

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for increase in water)
rates in Franklin County by)
Water Management Services, Inc.)
_____)

DOCKET NO. 100104-WU
FILED: May 25, 2010

APPLICATION FOR INTERIM AND PERMANENT INCREASE IN RATES AND CHARGES AND INCREASED SERVICE AVAILABILITY CHARGES

Applicant, WATER MANAGEMENT SERVICES, INC. ("WMSI" or the "Applicant"), by and through its undersigned attorney and pursuant to Sections 367.081, 367.082, and 367.101, Florida Statutes ("F.S."), and Chapter 25-30, Florida Administrative Code ("F.A.C."), files with the Florida Public Service Commission ("Commission") this Application for interim and permanent increase in its water rates and charges in Franklin County and increased service availability charges.

I. Applicant Information

1. The name of the Applicant as it appears on the Applicant's certificate and the address of the Applicant's principal place of business:

Water Management Services, Inc.
250 John Knox Road, Suite 4
Tallahassee, FL 32303-4234
(850) 668-0440 (phone)
(850) 577-0441 (fax)

WMSI provides water service to customers on St. George Island in Franklin County pursuant to Certificate No. 302-W.

2. The name and address of the Applicant's representative to receive notices and

_____ pleadings in this docket is:

COM _____
APA _____
BCP 12
GCL 2
RAD _____
SSC _____
ADM _____
OPC 1
CLK _____

DOCUMENT NUMBER-DATE
04383 MAY 25 2010
FPSC-COMMISSION CLERK

Lisa Scoles, Esquire
Radey Thomas Yon & Clark, P.A.
301 S. Bronough Street, Suite 200
Tallahassee, Florida 32301
(850) 425-6654 (phone)
(850) 425-6694 (fax)

with a copy to:

Gene Brown, Esquire
Water Management Services, Inc.
250 John Knox Road, Suite 4
Tallahassee, FL 32303-4234
(850) 668-0440 (phone)
(850) 577-0441 (fax)

3. St. George Island Utility Company, Ltd., a Florida limited partnership, was certificated on March 31, 1978, to provide water service to St. George Island. WMSI was incorporated on April 29, 1997, under the laws of the State of Florida, and is currently authorized to conduct business in the State of Florida. St. George Island Utility Co., Ltd., retains majority ownership of the Applicant. The names and addresses of the persons owning 5% or more of the Applicant's stock are:

St. George Island Utility Co., Ltd. 250 John Knox Road, Suite 4 Tallahassee, Florida 32303	85%
Brown Management Group, Inc. 250 John Knox Road, Suite 4 Tallahassee, Florida 32303	10%
T.E. Bronson 24060 Deer Run Road Brooksville, Florida 34601	5%

4. WMSI's last full-blown rate case proceeding was in Docket No. 940109-WI, utilizing a test year ending December 31, 1992, which culminated in Order No. PSC-94-1383-FOF-WU, issued November 14, 1994. In June 2000, the Applicant filed a petition for a limited proceeding in Docket No. 000694-WU, in which WMSI requested an increase in its water rates

to cover the cost of building a new water supply main to connect its wells on the mainland to its service territory on St. George Island. The new supply main was necessitated by the Department of Transportation's demolition of the existing bridge to St. George Island, to which WMSI's water main was attached. In Order No. PSC-00-2227-PAA-WU, issued November 21, 2000 (and consummated by Order No. PSC-00-2405-CO-WU, issued December 14, 2000), the Commission found that the construction of a new water supply main was justified and approved a phased-in increase, including a temporary rate increase. In May 2003, WMSI filed a supplemental petition, describing the numerous changes that had occurred since the filing of its original petition, which reduced the total project cost, and requesting the inclusion of the cost of fire flow protection improvement measures. By Order No. PSC-03-1005-PAA-WU, issued September 8, 2003, the Commission approved WMSI's request to include fire flow protection measures and approved an increase in the base facility and gallonage charges.¹ In October 2004, WMSI requested approval of its final rates. By Order No. PSC-05-1156-PAA-WU, issued November 21, 2005, the Commission approved the final revenue requirement and an inverted block rate structure for WMSI's rates.²

5. The address within the service area where the application is available for customer inspection during the time the rate application is pending is as follows:

Water Management Services, Inc.
139 Gulf Beach Drive West
St. George Island, FL 32328

¹ Protests of this order were ultimately resolved by Order No. PSC-04-0791-AS-WU, issued August 12, 2004, in which the Commission approved a settlement agreement between WMSI and the Office of Public Counsel.

² Protests of this order were ultimately resolved by Order No. PSC-06-0092-AS-WU, issued February 9, 2006, in which the Commission approved a settlement agreement between WMSI and the Office of Public Counsel.

6. The Applicant is requesting rates that would allow it to recover all expenses that WMSI will incur on a going-forward basis, and generate a fair rate of return on its investment.

7. An affidavit signed by Gene D. Brown, President of WMSI, stating that the Applicant will comply with Rule 25-22.0407, F.A.C., is attached hereto as **Exhibit A**.

8. The Applicant requests that this Application be scheduled for a formal administrative hearing rather than the Proposed Agency Action (“PAA”) procedure set forth in Section 367.081(8), F.S. As stated in WMSI’s letter dated March 8, 2010, WMSI anticipates that there is a strong likelihood of active customer participation in the case and a significant probability that any PAA order would be protested. Thus, setting the case for hearing will likely be a more efficient use of the time and resources of the Applicant, as well as Commission Staff, and will therefore minimize the rate case expense.

9. Two checks in the amount of \$3,500 and \$1,750 accompany this Application as the filing fees required by Section 367.091(6), F.S., and Rule 25-30.020, F.A.C., for WMSI’s requests for increased water rates and charges and increased service availability charges, respectively, based upon the Applicant having the existing capacity to serve 2,040 equivalent residential connections during the test year.

10. Except as may be specifically identified herein, WMSI does not know of any manner in which this Applicant deviates from the policies, procedures, or guidelines prescribed by relevant rules or the Applicant’s last rate case.

11. For any land recorded on the Applicant’s books since the 1994 rate case, copies of the document(s) required by Rule 25-30.436(4)(i), F.A.C., are provided as **Exhibit B**.

II. Increase in Water Rates and Charges

12. WMSI requests a permanent increase in its water rates, including a change to the existing inverted block rate structure. The necessity for a rate increase arises from the fact that, as adjusted for the test year ending December 31, 2009, the Applicant will have a negative net operating income of (\$247,662). The Applicant proposes in this proceeding to increase its water operating revenues by \$641,629 (including the amount requested for interim increase), which is sufficient to produce a 5.01% rate of return on its rate base. Several factors have led to this request for an increase, including decreased consumption, declining revenues, a slowed customer growth and increasing expenses.

13. Decreased consumption and revenues are due, in large part, to the increase of shallow wells on St. George Island. In recent years, contrary to the Department of Community Affairs' Development of Regional Impact order ("DRI") and a Franklin county ordinance, shallow wells began appearing in the St. George Island Plantation.³ WMSI attempted to stop the wells, which were prohibited by the state DRI and the county ordinance. However, on March 10, 2009, the First District Court of Appeals effectively overturned the DRI and ordinance, allowing such wells in the Plantation. *N.W. Fla. Water Mgmt. Dist. v. Dep't of Cmty. Affairs*, 7 So. 3d 1129 (Fla. 1st DCA 2009). In addition, on January 4, 2010, a Northwest Florida Water Management District ("NFWMD") rule went into effect allowing shallow wells without permitting. *See* Rule 40A-2.051(6), F.A.C. ("An Individual Water Use Permit shall not be required for nonpublic supply shallow wells four (4) inches or smaller in diameter, withdrawing an annual daily average of 15,000 gallons or less of water from the shallow sand aquifer in the portion of Permit Area A found in the counties of Bay, Franklin, Gulf, Okaloosa and Walton, and

³ The Plantation is the primary development on St. George Island.

which do not penetrate any competent and continuous confining formation.”). NFWMD is now actively encouraging such wells in Franklin County through a public relations campaign. The result has been a rapid increase in the drilling and use of shallow wells, and a corresponding decrease in consumption of water from WMSI, resulting in declining revenues, which is expected to continue.

14. Consumption and revenues – as well as growth on the island in general – have also declined due to the economic downturn’s negative impact on tourism in Florida and on visitors to St. George Island. For example, since 2006, the Applicant has lost 51 customers.

15. Because of the declining consumption and growth on St. George Island, the Applicant is requesting that the existing rate structure for residential service of a Base Facility Charge plus a three tiered, increasing block gallonage charge be changed to a Base Facility Charge plus a two tiered, increasing block gallonage charge.

16. The Applicant has experienced increased Operations and Maintenance expenses due to the aging infrastructure of the system, much of which was originally constructed over 30 years ago. In order to make the necessary capital improvements to WMSI’s aging infrastructure, the Applicant is requesting a rate increase to pay for the improvements, totaling an estimated \$2,202,481. A summary of the elements of the capital improvements and their costs are shown at page 3 of MFR, Volume I.

17. The Applicant notes that, although not required to do so, it has provided limited fire protection since 1992 by supplying hydrants and sufficient water pressure. To date, WMSI has provided more than 130 hydrants. In addition, WMSI personnel conduct routine maintenance of the hydrants, including inspecting and flushing.

18. The Applicant is also requesting an increase in miscellaneous service charges to better reflect its current costs.

19. Sixteen copies of WMSI's Financial, Rate and Engineering Minimum Filing Requirements ("MFRs"), in accordance with Rule 25-30.437, F.A.C., and Form PSC/ECR 19, and labeled Volume I of the MFRs, have been filed contemporaneously herewith. Copies of the Schedule E-14, Billing Analysis Schedule, as required by Rule 25-30.437(4), F.A.C., are labeled as Volume II of the MFRs and filed herewith. Copies of the Additional Engineering Information required in Rule 25-30.440(2)-(10), F.A.C., are labeled as Volume III of the MFRs and filed herewith.

20. Sixteen copies of the direct testimonies of WMSI's witnesses Gene D. Brown and Frank Seidman filed in support of this Application and MFRs in accordance with Rule 25-30.436(2), F.A.C., have been filed contemporaneously herewith.

21. One copy of a detailed map showing the location and size of the Applicant's distribution and collection lines as well as its plant site, and the location and respective classification of the Applicant's customers labeled as **Exhibit C** and filed herewith pursuant to Rule 25-30.440(1), F.A.C.

22. One copy of the Revised Tariff Sheets reflecting the proposed permanent rates are attached hereto as **Exhibit D**. An original and three copies have also been filed with the Commission clerk.

23. A reconciliation of the balances on the general ledger and in the Applicant's annual report on file with the Commission is included as **Exhibit E**.

III. Interim Rates

24. Pursuant to Section 367.082, F.S., WMSI seeks the authority to collect interim rates until the effective date of the Commission's Final Order on WMSI's application for a permanent increase in rates. WMSI's request for interim rates is based on the historic test year ended December 31, 2009, which is the same historic test year upon which WMSI's request for permanent rates is based. In accordance with Rule 25-30.437(5), F.A.C., WMSI has submitted schedules, included with the MFRs, reflecting rate base, cost of capital and net operating income on a historical basis, with schedules of all adjustments thereto, consistent with Commission Form PSC/ECR 19-W, to support the granting of interim rates. These schedules demonstrate that WMSI is earning well below the range of reasonableness on rate of return, as calculated in accordance with Section 367.082(5), F.S.

25. Adjustments were necessary in order to determine the revenue requirement for interim rates. Rate base and the related depreciation expense for non-used and useful plant were adjusted consistent with the most recent rate base proceeding. Minor corrections were made to expenses that were incurred during the test year but not booked until the following quarter. Finally, continuing expenses that originated during the test year but were not reflected on the books for a full 12 months were annualized. These adjustments are detailed in Witness Seidman's testimony and in the MFRs.

26. Consistent with the calculation for interim rate relief in Section 367.082, F.S., WMSI is entitled to an interim increase of \$327,504. The need for the interim increase is acute due to WMSI's current dire financial situation. The Applicant is proposing to place this amount in escrow, subject to refund with interest.

27. One copy of the Revised Tariff Sheets reflecting the proposed interim rates are attached hereto as **Exhibit F**. An original and three copies have also been filed separately with the Commission clerk.

IV. Service Availability Charge

28. Pursuant to Section 367.101, F.S., and Rules 25-30.565, F.A.C., the Applicant also requests the approval of increased service availability charges for its system in Franklin County.

29. Pursuant to the noticing requirements set forth in Rule 25-30.4345, F.A.C., upon filing of this Application, and upon approval by Commission Staff of the notice of the Application for Increased Service Availability Charges, WMSI will have such notice published in a newspaper of general circulation in its service area and mailed or hand-delivered to all persons in its service area who have been provided a written estimate for service within the 12 calendar months prior to the month this Application is filed. This proposed notice is attached hereto as **Exhibit G**. WMSI will also provide a copy of the published notice to the Commission upon receiving confirmation of publication.

30. The Commission Order that previously considered the charges or service availability policy for the Applicant's system is Order No. PSC-94-1383-FOF-WU. In that case, the service availability charges were substantially reduced, in anticipation of significant growth on St. George Island.

31. The requested increase to the service availability charge is needed in order to increase the Applicant's ratio of net contributions in aid of construction to net plant. The information and schedules supporting WMSI's request for increased service availability charges

and required by Rule 25-30.565, F.A.C., are contained in Exhibit (FS-3)___ to Witness Seidman's testimony.

32. A copy of this Application and its supporting exhibits for an increase in service availability charges will be made available for public inspection at WMSI's office located on St. George Island, during the office's regular business hours.

WHEREFORE, WMSI respectfully requests that the Commission:

a) Accept jurisdiction of this Application for increased water rates and service availability charges;

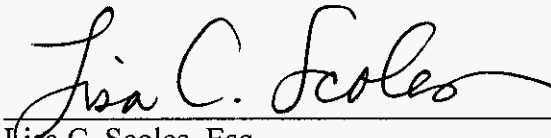
b) Approve the collection of interim rates as requested herein;

c) Approve final increased rates and service availability charges as requested herein;

and

d) Grant such further relief as the Commission deems fair, just, equitable and appropriate based on the evidence contained in the record.

Respectfully submitted this 25th day of May 2010.



Lisa C. Scoles, Esq.
Florida Bar No. 17033
Radey Thomas Yon & Clark, P.A.
301 S. Bronough Street, Suite 200
Tallahassee, Florida 32301
(850) 425-6654 (phone)
(850) 425-6694 (fax)
lscoles@radeylaw.com

NOTE: In accordance with Rule 25-22.0407(2), F.A.C., a copy of the MFRs when accepted by the Commission can be obtained from the Applicant upon request.

EXHIBIT A

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of)
WATER MANAGEMENT SERVICES, INC.)
for an increase in water rates in Franklin)
County, Florida)

Docket No. 100104-WU
Filed: May 25, 2010

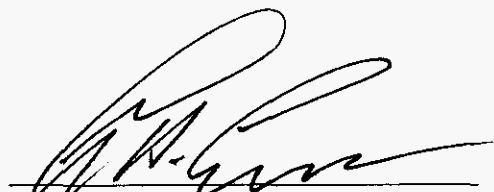
AFFIDAVIT OF GENE D. BROWN

STATE OF FLORIDA

COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared GENE D. BROWN, who after being duly sworn, deposes and says:

1. That I, Gene D. Brown, am the President of Water Management Services, Inc.;
2. That I hereby affirm that Water Management Services, Inc. will comply with the noticing requirements of Rules 25-22.0407 and 25-30.4345, Florida Administrative Code, for application for water rate increases and increased service availability charges; and
3. Further Affiant sayeth not.



 Gene D. Brown
 President, Water Management Services, Inc.

Sworn to and subscribed before me this 20th day of May 2010, by Gene D. Brown, who is personally known to me or who produced the following identification:

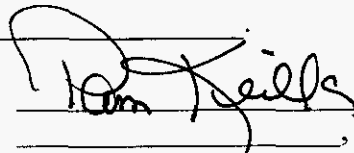

 _____, Notary Public,
 State of Florida
 My Commission Expires: _____



EXHIBIT B

FILED AND RECORDED
DATE 10/03/2000 TM 12:00

KENDALL WADE CLERK
CO:FRANKLIN ST:FL

This instrument was prepared by
and should be returned to:
Russell D. Gautier, Esquire
Williams & Gautier, P.A.
Post Office Box 4128
Tallahassee, Florida 32315-4128

DOC STAMPS .70
INTANG TAX .00

FL# 200005928 B 649 P 5
REC NO. 01027706353

CORRECTIVE WARRANTY DEED

St. George Island Utility Company, Ltd., a Florida limited partnership, whose address is 3848 Killlearn Court, Tallahassee, FL 32308, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from Water Management Services, Inc., whose address is 3848 Killlearn Court, Tallahassee, Florida 32308, hereinafter referred to as Grantee, hereby, effective as of the 20th day of September, 2000, conveys to the Grantee that real property located in Franklin County, Florida, described as follows:

WELL NO. 1

Lot 7, Block 1, DAVID H. BROWN ESTATES ADDITION TO EASTPOINT, FLORIDA, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 4 of the Public Records of Franklin County, Florida.

WELL NO. 2

RECORDED - VERIFIED
BY *Lisa Zupjarell* LDC

Commence at the Southwest corner of the Northwest Quarter of Fractional Section 31, Township 8 South, Range 6 West, Franklin County, Florida, and thence run North 407.50 feet to the Intersection of the West Line of said Fractional Section 31 with the Northerly right-of-way boundary of State Road No. 30 (U.S. Highway No. 98), thence run North 86 degrees 53 minutes East 800.00 feet, thence run North 00 degrees 00 minutes 54 seconds West 200.00 feet, thence run North 86 degrees 53 minutes East 318.10 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 86 degrees 53 minutes East 75.00 feet, thence run South 00 degrees 05 minutes 58 seconds West 75.00 feet, thence run South 86 degrees 53 minutes West 75.00 feet, thence run North 00 degrees 00 minutes 54 seconds West 75.00 feet to the POINT OF BEGINNING containing 0.13 of an acre, more or less.

WELL NO. 3

Lot 1, Block 9, DAVID H. BROWN ESTATES ADDITION TO EASTPOINT, FLORIDA, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 4 of the Public Records of Franklin County, Florida.

WELL SITE NO. 4

Commence at a concrete monument marking the Northeast corner of Section 30, Township 8 South, Range 6 West, Franklin County, Florida and thence run South 656.64 feet, thence run West 2640 feet to an iron pipe on the Southerly right-of-way boundary of Twin Lakes Road, thence run South 00 degrees 04 minutes 34 seconds West 1980.32 feet to an iron pipe, thence run North 89 degrees 54 minutes 30 seconds West 560.61 feet to the POINT OF BEGINNING. From said Point of Beginning continue North 89 degrees 54 minutes 30 seconds West 100 feet to an iron pipe, thence run North 00 degrees 04 minutes 59 second East 100 feet, thence run South 89 degrees 54 minutes 30 second East 100 feet, thence run South 00 degrees 04 minutes 59 seconds West 100 feet to the POINT OF BEGINNING containing 0.23 of an acre, more or less.

Together with a non-exclusive easement for ingress and egress, utilities and purposes commonly associated with access ways over, across and within: Commence at a concrete monument marking the Northeast corner of Section 30,

WAW

Township 8 South, Range 6 West, Franklin County, Florida and thence run South 656.64 feet, thence run West 2640.00 feet to an iron pipe on the Southerly right-of-way boundary of Twin Lakes Road for the POINT OF BEGINNING. From said POINT OF BEGINNING continue West 40 feet, thence run South 00 degrees 04 minutes 34 second West 1648.85 feet, thence run East 40 feet, thence run North 00 degrees 04 minutes 34 second East 1648.85 feet to the POINT OF BEGINNING containing 1.51 acres, more or less.

ELEVATED TANK

Lots 21 and 22, Block 5, West, Unit 1, ST. GEORGE ISLAND GULF BEACHES, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 7, of the Public Records of Franklin County, Florida.

GROUND STORAGE TANK AND ISLAND OFFICE.

Lots 6, 7, 8, 9 and 10, Block 5, West, Unit 1, ST. GEORGE ISLAND GULF BEACHES, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 7, of the Public Records of Franklin County, Florida.

SUBJECT to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby.

and the Grantor covenants that the said property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to the said property and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate. This Corrective Warranty Deed is executed and delivered to correct a scrivener's error in the legal description.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument this 20th day of September, 2000.

WITNESSES:

St. George Island Utility
Company, Ltd.

By: Leisure Properties, Ltd.
General Partner

By: Leisure Development
Services, Inc.
General Partner

By: Gene D. Brown
Gene D. Brown
Its: President

(Corporate Seal)

Charlene M. Sciamé
Charlene M. Sciamé

Print or type name.
Charlene M. Sciamé
Charlene M. Sciamé

Print or type name

(Signatures Continued)

and

By: St. George's Plantation, Inc.
General Partner

By: Gene D. Brown
Gene D. Brown
Its: President

(Corporate Seal)

Charlene M. Sciarra
Charlene M. Sciarra
Print or type name.

Russell D. Cartier
RUSSELL D. CARTIER
Print or type name.

Water Management Services, Inc.,
a Florida corporation

By: Gene D. Brown
Gene D. Brown
Its: President

(Corporate Seal)

Charlene M. Sciarra
Charlene M. Sciarra
Print or type name.

Russell D. Cartier
RUSSELL D. CARTIER
Print or type name.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of Sept, 2000, by Gene D. Brown, as President of St. George's Plantation, Inc., a general partner of Leisure Properties, Ltd., the sole general partner of St. George Island Utility Company, Ltd., on behalf of the partnership. He is personally known to me who has produced Florida Driver's License as identification.

Charlene M. Sciarra
Signature
Print or type name.
NOTARY PUBLIC
My Commission Expires:

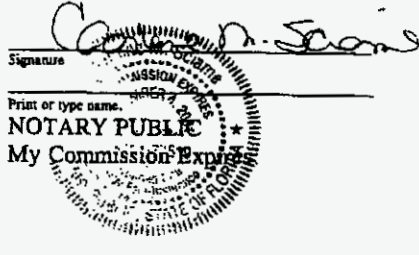
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of Sept, 2000, by Gene D. Brown, as President of Leisure Development Services, Inc., a general partner of Leisure Properties, Ltd., the sole general partner of St. George Island Utility Company, Ltd., on behalf of the partnership. He is personally known to me or who has produced Florida Driver's License as identification.

Charlene M. Sciarra
Signature
Print or type name.
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of Sept,
2000, by Gene D. Brown, as President of Water Management Services, Inc., a Florida
corporation, on behalf of the corporation. He is personally known to me or who has produced
Florida Driver's License as identification.

Carroll D. Jones
Signature
Print or type name
NOTARY PUBLIC
My Commission Expires


C:\Files\citizen\watermgt\correctwd2.wpd

MM

FILED AND RECORDED
DATE 10/03/2000 TM 12:00

KENDALL WADE CLERK
CO:FRANKLIN ST:FL

This instrument was prepared by
and should be returned to:
Russell D. Gautier, Esquire
Williams & Gautier, P.A.
Post Office Box 4128
Tallahassee, Florida 32315-4128

DOC STAMPS .70
INTANG TAX .00

FL# 200005928 B 647 P 5
REC NO. Q1027706353

CORRECTIVE WARRANTY DEED

St. George Island Utility Company, Ltd., a Florida limited partnership, whose address is 3848 Killlearn Court, Tallahassee, FL 32308, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from Water Management Services, Inc., whose address is 3848 Killlearn Court, Tallahassee, Florida 32308, hereinafter referred to as Grantee, hereby, effective as of the 20th day of September, 2000, conveys to the Grantee that real property located in Franklin County, Florida, described as follows:

WELL NO. 1

Lot 7, Block 1, DAVID H. BROWN ESTATES ADDITION TO EASTPOINT, FLORIDA, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 4 of the Public Records of Franklin County, Florida.

WELL NO. 2

RECORDED - VERIFIED
BY *Diana Zingarelli* LDC

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WELL SITE NO. 4

Commence at a concrete monument marking the Northeast corner of Section 30, Township 8 South, Range 6 West, Franklin County, Florida and thence run South 656.64 feet, thence run West 2640 feet to an iron pipe on the Southerly right-of-way boundary of Twin Lakes Road, thence run South 00 degrees 04 minutes 34 seconds West 1980.32 feet to an iron pipe, thence run North 89 degrees 54 minutes 30 seconds West 560.61 feet to the POINT OF BEGINNING. From said Point of Beginning continue North 89 degrees 54 minutes 30 seconds West 100 feet to an iron pipe, thence run North 00 degrees 04 minutes 59 second East 100 feet, thence run South 89 degrees 54 minutes 30 second East 100 feet, thence run South 00 degrees 04 minutes 59 seconds West 100 feet to the POINT OF BEGINNING containing 0.23 of an acre, more or less.

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APW

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SUBJECT to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby.

and the Grantor covenants that the said property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to the said property and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate. This Corrective Warranty Deed is executed and delivered to correct a scrivener's error in the legal description.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument this 20th day of September, 2000.

WITNESSES:

St. George Island Utility
Company, Ltd.

By: Leisure Properties, Ltd.
General Partner

By: Leisure Development
Services, Inc.
General Partner

By: Gene D. Brown
Gene D. Brown
Its: President

(Corporate Seal)

Charlene M. Sclams
Charlene M. Sclams

Print or type name.

Sharon M. Sclams
Sharon M. Sclams

Print or type name

(Signatures Continued)

and

By: St. George's Plantation, Inc.
General Partner

By: [Signature]
Gene D. Brown
Its: President

(Corporate Seal)

[Signature]
Charlene M. Scame
Print or type name.

[Signature]
MUSSEL D. GAUTIER
Print or type name.

Water Management Services, Inc.,
a Florida corporation

By: [Signature]
Gene D. Brown
Its: President

(Corporate Seal)

[Signature]
Charlene M. Scame
Print or type name.

[Signature]
MUSSEL D. GAUTIER
Print or type name.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of Sept, 2000, by Gene D. Brown, as President of St. George's Plantation, Inc., a general partner of Leisure Properties, Ltd., the sole general partner of St. George Island Utility Company, Ltd., on behalf of the partnership. He is personally known to me or Florida Driver's License who has produced as identification.

Signature

Print or type name.

NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of Sept, 2000, by Gene D. Brown, as President of Leisure Development Services, Inc., a general partner of Leisure Properties, Ltd., the sole general partner of St. George Island Utility Company, Ltd., on behalf of the partnership. He is personally known to me or Florida Driver's License who has produced as identification.

Signature

Print or type name.

NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of Sept,
2000, by Gene D. Brown, as President of Water Management Services, Inc., a Florida
corporation, on behalf of the corporation. He is personally known to me or who has produced

Florida Driver's License as identification.

Gene D. Brown
Signature
Print or type name
NOTARY PUBLIC
My Commission Expires [REDACTED]
STATE OF FLORIDA

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MM

EXHIBIT D

EIGHTH REVISED SHEET NO. 17
REPLACES SEVENTH REVISED SHEET NO. 17

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

GENERAL SERVICE
RATE SERVICE GS

- AVAILABILITY - Available throughout the area served by the company.
- APPLICABILITY - To any customer for which no other schedule applies.
- LIMITATIONS - Subject to all rules and regulations of this Tariff and General Rules and Regulations of the Commission.

MONTHLY RATES

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	\$ 58.42
3/4"	\$ 87.64
1"	\$ 146.10
1 1/2"	\$ 292.16
2"	\$ 467.50
3" Compound	\$ 876.53
3" Turbine	\$ 1,022.64
4" Compound	\$ 1,460.90
4" Turbine	\$ 1,753.07
6" Compound	\$ 2,921.76
6" Turbine	\$ 3,652.21
8" Compound	\$ 4,674.85
8" Turbine	\$ 5,259.17
10" Compound	\$ 6,720.08
10" Turbine	\$ 8,473.14
12" Compound	\$12,563.62
Gallonge Charge per 1,000 gallons	\$3.30

MINIMUM CHARGE - The minimum charge is \$58.42 per month. This charge covers the availability of water service, and accordingly continues to accrue whether water is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) working days' written notice, service may then be disconnected.

EFFECTIVE DATE: _____
TYPE OF FILING: Rate Increase

GENE D. BROWN
Issuing Officer
As its President

EIGHTH REVISED SHEET NO. 18
REPLACES SEVENTH REVISED SHEET NO. 18

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

RESIDENTIAL SERVICE
RATE SERVICE RS

- AVAILABILITY - Available throughout the area served by the company.
- APPLICABILITY - To any customer for which no other schedule applies.
- LIMITATIONS - Subject to all rules and regulations of this Tariff and General Rules and Regulations of the Commission.

MONTHLY RATES

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	\$ 58.42
3/4"	\$ 87.64
1"	\$ 146.10
1 1/2"	\$ 292.16

Gallonage Charge per 1,000 gallons	
0-8 kgal	\$2.99
8-15 kgal	\$2.99
Over 15 kgal	\$4.48

- MINIMUM CHARGE - The minimum charge is the base facility charge for the respective meter size. This charge covers the availability of water service and accordingly continues to accrue whether water is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) working days' written notice, service may then be disconnected.

EFFECTIVE DATE: _____
TYPE OF FILING: Rate Increase

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
250 John Knox Road, No. 4
Tallahassee, FL 32303
WATER TARIFF

ACCOUNT NO. _____

APPLICATION FOR WATER SERVICE
RESIDENTIAL AND GENERAL WATER SERVICE AGREEMENT

This agreement is between Water Management Services, Inc., (the "Utility") and
_____, (the "Customer").

Print Name Here

In consideration of the mutual covenants in this agreement, the Utility agrees to furnish water to the
Customer for _____ (choose one: residential, multi-family, commercial or public
authority) use at the following service location _____
Street Address of Service Location

Lot Block Number Subdivision

The Customer shall install and maintain at his own expense the service line which shall begin at the
property line and extend to the dwelling. The Customer must provide evidence that a structure is or will be
present at the service location. Evidence may include a building permit, or the installation of any device
capable of delivering water, such as a faucet on the property. The device must be inspected and approved
by the Utility. A meter will not be placed on the property until the evidence is produced.

The Customer shall pay for such water service at the following rates per month, effective as of the
date of this agreement:

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	\$ 58.42
3/4"	\$ 87.64
1"	\$ 146.10
1 1/2"	\$ 292.16
2"	\$ 467.50
3" Compound	\$ 876.53
3" Turbine	\$ 1,022.64
4" Compound	\$ 1,460.90
4" Turbine	\$ 1,753.07
6" Compound	\$ 2,921.76
6" Turbine	\$ 3,652.21
8" Compound	\$ 4,674.85
8" Turbine	\$ 5,259.17
10" Compound	\$ 6,720.08
10" Turbine	\$ 8,473.14
12" Compound	\$12,563.62

EFFECTIVE DATE: _____
TYPE OF FILING: Rate Increase

GENE D. BROWN
Issuing Officer
As its President

Customer Initials

Gallonge Charge per 1,000 gallons

Residential Service	
0-8kgal	\$2.99
8-15kgal	\$2.99
over 15,000 gallons	\$4.48
General Service	\$3.30

MINIMUM CHARGE - The minimum charge per month is the base facility charge for the respective meter size. This charge covers the availability of water service, and accordingly continues to accrue whether the Customer has any device capable of delivering water, whether water service is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

The Utility will purchase and install a water meter with a cut-off valve in each service. The meter is the exclusive property of the Utility and the Customer shall not tamper with the meter. The Utility shall have exclusive right to use of such cut-off valve and to turn it on and off according to the rules and regulations of the Utility. If the Customer wants the use of a cut-off valve, it must be installed in the Customer's water line on Customer's side of the meter and at Customer's expense. The Utility shall have the right to install the service line of the meter on the property of the Customer.

The Utility shall have final jurisdiction in any question of location of any service line connection to its distribution system; may shut off the water to a Customer who tampers with the meter or who allows a connection or extension to be made on his service line or the meter on the property of the Customer.

The Utility shall have final jurisdiction in any question of location of any service line connection to its distribution system; may shut off the water to a Customer who tampers with the meter or who allows a connection or extension to be made on his service line or the meter on the property of the Customer. The Customer will pay the cost of extending the line from the meter to the edge of the Customer's property if the Utility's service line is not already adjacent to the property line as well as all line extension expenses from the edge of the property to the Customer's residence.

The failure of a Customer to pay water and service charges duly imposed shall result in the automatic imposition of the following policies:

- A. Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) days written notice, service may be discontinued.
- B. If service is disconnected by reason of non-payment, a reconnect fee of \$21.00 will be paid for reconnection in addition to payment of past due accounts before reconnection of service is made.

EFFECTIVE DATE: _____
TYPE OF FILING: Rate Increase

GENE D. BROWN
Issuing Officer
As its President

Customer Initials

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

C. If a service representative visits a premises for the purpose of discontinuing service for non-payment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill, a premises visit fee of \$21.00 will be paid in addition to the payment for service.

The Customer agrees to abide by the Rules and Regulations of this Utility.

IN WITNESS WHEREOF, I (or We where applicable) make application for water service and have hereunto executed this agreement on the _____ day of _____, 20_____.

CUSTOMER BILLING ADDRESS:

CUSTOMER SIGNATURE

PHONE NO. _____

CUSTOMER SIGNATURE

CUSTOMER ADDRESS IF DIFFERENT FROM BILLING ADDRESS:

ACCEPTED:
WATER MANAGEMENT SERVICES, INC.

By: _____

Date: _____

Meter Deposit	_____
Meter Installation Fee	_____
Plant Capacity Charge	_____
Main Extension Charge	_____
Initial Connection Fee	_____
Allowance for Funds Prudently Invested	_____
TOTAL	_____

EFFECTIVE DATE: _____
TYPE OF FILING: Rate Increase

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF
(continued from sheet 15.0)

- 27.0 the Company shall file with the Commission copies of all Guaranteed Revenue Contracts or special contracts for the sale of its product or services in a manner not specifically covered by its standard regulations or approved rate schedules prior to execution.
- 28.0 MISCELLANEOUS SERVICE CHARGES - The Company may charge the following miscellaneous service charges in accordance with the terms also stated below. If both water and sewer services are provided, only a single charge is appropriate unless circumstances beyond the control of the company requires multiple actions.

INITIAL CONNECTION - This charge would be levied for service initiation at a location where service did not exist previously.

NORMAL CONNECTION - This charge would be levied for transfer of service to a new customer account at the same location or reconnection of service subsequent to a customer requested disconnection.

VIOLATION RECONNECTION - This charge would be levied subsequent to disconnection of service for cause including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge would be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection	\$21.00	\$42.00
Normal Connection	\$21.00	\$42.00
Violation Reconnection	\$21.00	\$42.00
Premises Visit (in lieu of disconnection)	\$21.00	\$42.00

EFFECTIVE DATE: _____
TYPE OF FILING: Rate Increase

GENE D. BROWN
Issuing Officer
As its President

EXHIBIT E

Company: Water Management Services, Inc.
Docket No.: 100104-WU
Test Year Ended: December 31, 2009

Reconciliation of MFR, Books (General Ledger) and Annual report

Line No.	Account	MFR	Books	Ann Rpt	Explanation
1	Plant in Service				
2	INTANGIBLE PLANT				
3	301.1 Organization	-			
4	302.1 Franchises	-			
5	399.1 Other Plant & Misc. Equipment	-			
6	SOURCE OF SUPPLY AND PUMPING PLANT	-			
7	303.2 Land & Land Rights	67,443	See Expl.	67,443	Account 303, Land and Land Rights, is carried on the books at its total amount, \$90,994. In the Annual Report and in the MFR it is broken down into subaccounts 303.2,303.4 and 303.5 based on use.
8	304.2 Structures & Improvements	73,741	See Expl.	73,741	Account 304, Structures and Improvements, is carried on the books at its total amount, \$356,329. In the Annual Report and in the MFR it is broken down into subaccounts 304.2,304.3 and 304.5 based on use.
9	305.2 Collect. & Impound. Reservoirs	-			
10	306.2 Lake, River & Other Intakes	-			
11	307.2 Wells & Springs	405,021	405,021	405,021	
12	308.2 Infiltration Galleries & Tunnels	-			
13	309.2 Supply Mains	3,984,508	3,984,508	3,984,508	
14	310.2 Power Generation Equipment	113,061	113,061	113,061	
15	311.2 Pumping Equipment	224,689	224,689	224,689	
16	339.2 Other Plant & Misc. Equipment	-			
17	WATER TREATMENT PLANT	-			
18	303.3 Land & Land Rights	-			
19	304.3 Structures & Improvements	134,122	See Expl.	134,122	Account 304, Structures and Improvements, is carried on the books at its total amount, \$356,329. In the Annual Report and in the MFR it is broken down into subaccounts 304.2,304.3 and 304.5 based on use.
20	320.3 Water Treatment Equipment	73,403	73,403	73,403	
21	339.3 Other Plant & Misc. Equipment	-			
22	TRANSMISSION & DISTRIBUTION PLANT	-			
23	303.4 Land & Land Rights	20,151	See Expl.	20,151	Account 303, Land and Land Rights, is carried on the books at its total amount, \$90,994. In the Annual Report and in the MFR it is broken down into subaccounts 303.2,303.4 and 303.5 based on use.
24	304.4 Structures & Improvements	-			
25	330.4 Dist. Reservoirs & Standpipes	362,073	362,073	362,073	
26	331.4 Trans. & Distribution Mains	2,524,926	2,524,926	2,524,926	
27	333.4 Services	235,616	235,616	235,616	
28	334.4 Meters & Meter Installations	212,013	212,013	212,013	
29	335.4 Hydrants	129,640	129,640	129,640	
30	339.4 Other Plant & Misc. Equipment	-			
31	GENERAL PLANT	-			Account 303, Land and Land Rights, is carried on the books at its total amount, \$90,994. In the Annual Report and in the MFR it is broken down into subaccounts 303.2,303.4 and 303.5 based on use.
32	303.5 Land & Land Rights	3,400	See Expl.	3,400	Account 304, Structures and Improvements, is carried on the books at its total amount, \$356,329. In the Annual Report and in the MFR it is broken down into subaccounts 304.2,304.3 and 304.5 based on use.
33	304.5 Structures & Improvements	148,735	See Expl.	148,735	

Company: Water Management Services, Inc.
Docket No.: 100104-WU
Test Year Ended: December 31, 2009

Reconciliation of MFR, Books (General Ledger) and Annual report

Line No.	Account	MFR	Books	Ann Rpt	Explanation
34	340.5 Office Furniture & Equipment	76,667	76,667	76,667	
35	341.5 Transportation Equipment	103,927	103,927	103,927	
36	342.5 Stores Equipment	-			
37	343.5 Tools, Shop & Garage Equipment	36,433	36,433	36,433	
38	344.5 Laboratory Equipment	-			
39	345.5 Power Operated Equipment	64,551	6,451	6,451	
40	346.5 Communication Equipment	-			
41	347.5 Miscellaneous Equipment	-			
42	348.5 Other Tangible Plant	-			
43					
44	Accumulated Depreciation				Note: The explanations reconciling Accum. Depr. also apply to Dep. Exp.
45	INTANGIBLE PLANT	-			
46	301.1 Organization	-			
47	302.1 Franchises	-			
48	399.1 Other Plant & Misc. Equipment	-			
49	SOURCE OF SUPPLY AND PUMPING PLANT	-			
50	303.2 Land & Land Rights	-			
					Account 304, Structures and Improvements, is carried on the books and in the Annual Report at its total amount, \$106,858. In the MFR it is broken down, as required into its subaccounts 304.2, 304.3 and 304.5. The total is allocated to the subaccounts in the same ratio as the balances in the PIS accounts.
51	304.2 Structures & Improvements	22,033	See Expl.	See Expl.	
52	305.2 Collect. & Impound. Reservoirs	-			
53	306.2 Lake, River & Other Intakes	-			
54	307.2 Wells & Springs	190,293	190,293	190,293	
55	308.2 Infiltration Galleries & Tunnels	-			
56	309.2 Supply Mains	863,306	863,306	863,306	
57	310.2 Power Generation Equipment	82,567	82,567	82,567	
58	311.2 Pumping Equipment	157,079	157,079	157,079	
59	339.2 Other Plant & Misc. Equipment	-			
60	WATER TREATMENT PLANT	-			
61	303.3 Land & Land Rights	-			
					Account 304, Structures and Improvements, is carried on the books and in the Annual Report at its total amount, \$106,858. In the MFR it is broken down, as required into its subaccounts 304.2, 304.3 and 304.5. The total is allocated to the subaccounts in the same ratio as the balances in the PIS accounts.
62	304.3 Structures & Improvements	40,221	See Expl.	See Expl.	
63	320.3 Water Treatment Equipment	40,980	40,980	40,980	
64	339.3 Other Plant & Misc. Equipment	-			
65	TRANSMISSION & DISTRIBUTION PLANT	-			
66	303.4 Land & Land Rights	-			
67	304.4 Structures & Improvements	-			
68	330.4 Dist. Reservoirs & Standpipes	242,272	242,272	242,272	
69	331.4 Trans. & Distribution Mains	1,200,241	1,200,241	1,200,241	
70	333.4 Services	145,068	145,068	145,068	

Company: Water Management Services, Inc.
Docket No.: 100104-WU
Test Year Ended: December 31, 2009

Reconciliation of MFR, Books (General Ledger) and Annual report

Line No.	Account	MFR	Books	Ann Rpt	Explanation
71	334.4 Meters & Meter Installations	153,734	153,734	153,734	
72	335.4 Hydrants	70,997	70,997	70,997	
73	339.4 Other Plant & Misc. Equipment	-			
74	GENERAL PLANT	-			
75	303.5 Land & Land Rights	-			
76	304.5 Structures & Improvements	44,604	See Expl.	See Expl.	Account 304, Structures and Improvements, is carried on the books and in the Annual Report at its total amount, \$106,858. In the MFR it is broken down, as required into its subaccounts 304.2, 304.3 and 304.5. The total is allocated to the subaccounts in the same ratio as the balances in the PIS accounts.
77	340.5 Office Furniture & Equipment	26,579	26,579	26,579	
78	341.5 Transportation Equipment	33,070	33,070	33,070	
79	342.5 Stores Equipment	-			
80	343.5 Tools, Shop & Garage Equipment	17,022	17,022	17,022	
81	344.5 Laboratory Equipment	-			
82	345.5 Power Operated Equipment	31,939	31,939	31,939	
83	346.5 Communication Equipment	-			
84	347.5 Miscellaneous Equipment	-			
85	348.5 Other Tangible Plant	-			
86					
87	CIAC				
88	Plant Capacity Fees	1,262,657	1,262,657	See Expl.	On the books and in the MFR, CIAC is carried according to type of fee. In the Annual Report this breakdown is not required. Only the total is shown.
89					
90	Line/Main Extension Fees	964,980	964,980	See Expl.	see above explanation
91					
92	Meter Installation Fees	554,664	554,664	See Expl.	see above explanation
93					
94	Contributed Property	375,659	375,659	See Expl.	see above explanation
95					
96	Contributed Services	9,497	9,497	See Expl.	see above explanation
97					
98	Contributed Fire Hydrants	68,556	68,556	See Expl.	see above explanation
99					
100	Contributed Fire Sprinkler Systems	3,500	3,500	See Expl.	see above explanation
101					
102	Total CIAC	3,239,514	3,239,514	3,239,514	see above explanation
103					
104					
105	Accumulated Amortization of CIAC				
106	Plant Capacity Fees	535,426		See Expl.	On the books, Accum. Amort of CIAC is carried only in total. It is also carried in total in the Annual Report, as that is all that is required. For the MFR, it was allocated to the various types of fees in the same ratio as the CIAC balances.
107					

Company: Water Management Services, Inc.
Docket No.: 100104-WU
Test Year Ended: December 31, 2009

Reconciliation of MFR, Books (General Ledger) and Annual report

Line No.	Account	MFR	Books	Ann Rpt	Explanation
108	Line/Main Extension Fees	409,197		See Expl.	see above explanation
109					
110	Meter Installation Fees	235,204		See Expl.	see above explanation
111					
112	Contributed Property	159,297		See Expl.	see above explanation
113					
114	Contributed Services	4,027		See Expl.	see above explanation
115					
116	Contributed Fire Hydrants	29,071		See Expl.	see above explanation
117					
118	Contributed Fire Sprinkler Systems	1,484		See Expl.	see above explanation
119					
120	Total Accum. Amort of CIAC	1,373,707	1,373,707	1,373,707	see above explanation
121					
122					
123	O&M Expenses				
124					
125	601 Salaries & Wages - Employees	314,455	314,455	314,455	General note: In the books, many of the accounts are subdivided into xxx.1, operations and xxx.8, administrative. In the Annual Report, these accounts are broken down further, by function, as required, based on analysis of activities. As shown here, the totals for each account are reconciled.
126	603 Salaries & Wages - Officers, Etc.	141,684	141,684	141,684	
127	604 Employee Pensions & Benefits	130,569	130,569	130,569	
128	610 Purchased Water	-	-	-	
129	615 Purchased Power	75,567	75,567	75,567	
130	616 Fuel for Power Purchased	2,284	2,284	2,284	
131	618 Chemicals	13,565	13,565	13,565	
132	620 Materials & Supplies	18,790	18,790	18,790	
133	631 Contractual Services - Engr.	27,500	27,500	27,500	
134	632 Contractual Services - Acct.	4,225	4,225	4,225	
135	633 Contractual Services - Legal	4,809	4,809	4,809	
136	634 Contractual Services - Mgmt. Fees	7,250	7,250	7,250	
137	635 Contractual Services - Testing	3,265	3,265	3,265	
138	636 Contractual Services - Other	46,407	46,407	46,407	
139	641 Rental of Building/Real Prop.	22,002	22,002	22,002	
140	642 Rental of Equipment	13,990	13,990	13,990	
141	650 Transportation Expenses	23,168	23,168	23,168	
142	656 Insurance - Vehicle	9,188	9,188	9,188	
143	657 Insurance - General Liability	25,768	25,768	25,768	
144	658 Insurance - Worker's Comp.	7,962	7,962	7,962	
145	659 Insurance - Other	16,927	16,927	16,927	
146	660 Advertising Expense	420	420	420	
147	666 Reg. Comm. Exp. - Rate Case Amort.	24,184	24,184	24,184	
148	667 Reg. Comm. Exp. - Other	-	-	-	
149	668 Water Resource Conservation Exp.	-	-	-	
150	670 Bad Debt Expense	1,500	1,500	1,500	
151	675 Miscellaneous Expenses	121,716	121,716	121,716	
152					

Company: Water Management Services, Inc.
Docket No.: 100104-WU
Test Year Ended: December 31, 2009

Reconciliation of MFR, Books (General Ledger) and Annual report

Line No.	Account	MFR	Books	Ann Rpt	Explanation
153	TOTAL	1,057,196	1,057,196	1,057,196	
154					
155					
156	Balance Sheet				
157	ASSETS				
158					
159	Utility Plant in Service	8,993,851	8,993,851	8,993,851	
160	Construction Work in Progress	-	-	-	
161	Other Utility Plant Adjustments	-	-	-	
162	GROSS UTILITY PLANT	8,993,851	8,993,851	8,993,851	
163	Less: Accumulated Depreciation	(3,362,005)	(3,362,005)	(3,362,005)	
164		-	-	-	
165	NET UTILITY PLANT	5,631,846	5,631,846	5,631,846	
166		-	-	-	
167	Investments in Assoc. Coa.	1,213,905	1,213,905	1,213,905	
168	Net Disallowed Investment in Plant	811,018	811,018	811,018	
169		-	-	-	
170	Cash & Special Deposits	(16,343)	(16,343)	(16,343)	Includes SubAccts 131.08, .09, .10, .11, .12, and 132.10 & 135.30
171	Accounts Rec'b - Cust., net of Uncoll.	89,908	89,908	89,908	Includes Accts 141, 142 & 143
172	Notes Receivable	-	-	-	
173	Notes Rec'b - Assoc. Coa.	100,000	100,000	100,000	
174	Accts. Rec'b - Other	-	-	-	
175	Accrued Interest Rec'b	-	-	-	
176	Prepayments/Deposits	32,575	32,575	32,575	Includes SubAccts 162.10 & 162.30
177	Materials & Supplies	-	-	-	
178	Miscellaneous Current & Accrued Assets	-	-	-	
179		-	-	-	
180	TOTAL CURRENT ASSETS	206,139	206,139	206,139	
181		-	-	-	
182	Net nonutility property	-	-	-	
183	Unamortized Debt Discount & Exp.	102,597	102,597	102,597	
184	Prelim. Survey & Investigation Charges	-	-	-	
185	Clearing Accounts	-	-	-	
186	Deferred Rate Case Expense	12,688	118,985	118,985	Includes deferred rate case SubAccts 186.05 & .07 and other deferred
187	Other Miscellaneous Deferred Debits	106,297	included above	included above	debits SubAccts 186.20 & .30 For MFR, deferred RC exp. set out separately
188	Accum. Deferred Income Taxes	-	-	-	
189		-	-	-	
190	TOTAL OTHER ASSETS	221,582	221,582	221,582	
191		-	-	-	
192	TOTAL ASSETS	8,084,490	8,084,490	8,084,490	
193		-	-	-	
194	EQUITY CAPITAL & LIABILITIES				
195		-	-	-	
196	Common Stock Issued	10,000	10,000	10,000	
197	Preferred Stock Issued	-	-	-	

Company: Water Management Services, Inc.
Docket No.: 100104-WU
Test Year Ended: December 31, 2009

Reconciliation of MFR, Books (General Ledger) and Annual report

Line No.	Account	MFR	Books	Ann Rpt	Explanation
198	Additional Paid in Capital	(488,548)	(488,548)	(488,548)	
199	Retained Earnings	(1,576,897)	(1,576,897)	(1,576,897)	
200	Other Equity Capital				
201		-	-	-	
202	TOTAL EQUITY CAPITAL	(2,055,446)	(2,055,446)	(2,055,446)	
203		-	-	-	
204	Bonds	-	-	-	
205	Reacquired Bonds	-	-	-	
206	Advances From Associated Companies	-	-	-	
207	Other Long-Term Debt	7,573,280	7,573,280	7,573,280	Includes SubAccts 224.17,18,.20,32,.33 & .37. Excludes current portion of LTD
208		-	-	-	
209	TOTAL LONG-TERM DEBT	7,573,280	7,573,280	7,573,280	
210		-	-	-	
211	Accounts Payable	201,615	201,615	201,615	
212	Notes Payable	-	-	-	
213	Notes & Accounts Payable - Assoc. Cos.	-	-	-	
214	Customer Deposits	103,669	103,669	103,669	
215	Accrued Taxes	104,324	104,324	104,324	Includes SubAccts 236.10, .20, .30, .40 & .50.
216	Current Portion Long Term Debt	157,596	157,596	157,596	Includes SubAccts 232.17, .18, .20, .33 & .37, the current portion of LTD. This is labeled as Notes Payable in the books & Annual Report.
217	Accrued Interest	23,386	23,386	23,386	Includes SubAccts 237.18,.33,.34,.41,.60 & .65
218	Accrued Dividends				
219	Misc. Current and Accrued Liabilities	9,521	9,521	9,521	
220		-	-	-	
221	TOTAL CURRENT & ACCRUED LIABILITIES	600,112	600,112	600,112	
222		-	-	-	
223	Advances for Construction	20,737	20,737	20,737	
224	Prepaid Capacity Charges				
225	Accum. Deferred ITC's				
226	Operating Reserves	80,000	80,000	80,000	
227		-	-	-	
228	TOTAL DEFERRED CREDITS & OPER. RESERVES	100,737	100,737	100,737	
229		-	-	-	
230	Contributions in Aid of Construction	3,239,514	3,239,514	3,239,514	
231	Less: Accum. Amortization of CIAC	(1,373,707)	(1,373,707)	(1,373,707)	
232		-	-	-	
233	Accumulated Deferred Income Taxes	-	-	-	
234		-	-	-	
235	Total Equity Capital and Liabilities	8,084,490	8,084,490	8,084,490	

EXHIBIT F

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

GENERAL SERVICE
RATE SERVICE GS

- AVAILABILITY - Available throughout the area served by the company.
- APPLICABILITY - To any customer for which no other schedule applies.
- LIMITATIONS - Subject to all rules and regulations of this Tariff
and General Rules and Regulations of the Commission.

MONTHLY RATES

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	\$ 34.41
3/4"	\$ 51.63
1"	\$ 86.07
1 1/2"	\$ 172.12
2"	\$ 275.41
3" Compound	\$ 516.38
3" Turbine	\$ 602.45
4" Compound	\$ 860.64
4" Turbine	\$ 1,032.76
6" Compound	\$ 1,721.26
6" Turbine	\$ 2,151.58
8" Compound	\$ 2,754.03
8" Turbine	\$ 3,098.26
10" Compound	\$ 3,958.90
10" Turbine	\$ 4,991.66
12" Compound	\$ 7,401.43
Gallonge Charge per 1,000 gallons	\$5.82

MINIMUM CHARGE - The minimum charge is \$34.41 per month. This charge covers the availability of water service, and accordingly continues to accrue whether water is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) working days' written notice, service may then be disconnected.

EFFECTIVE DATE: _____
TYPE OF FILING: Interim Rate Increase

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

RESIDENTIAL SERVICE
RATE SERVICE RS

- AVAILABILITY - Available throughout the area served by the company.
- APPLICABILITY - To any customer for which no other schedule applies.
- LIMITATIONS - Subject to all rules and regulations of this Tariff and General Rules and Regulations of the Commission.

MONTHLY RATES

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	\$ 34.41
3/4"	\$ 51.63
1"	\$ 86.07
1 1/2"	\$ 172.12

Gallonage Charge per 1,000 gallons	
0-8 kgal	\$4.09
8-15 kgal	\$5.11
Over 15 kgal	\$6.14

- MINIMUM CHARGE - The minimum charge is the base facility charge for the respective meter size. This charge covers the availability of water service and accordingly continues to accrue whether water is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) working days' written notice, service may then be disconnected.

EFFECTIVE DATE: _____
TYPE OF FILING: Interim Rate Increase

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
250 John Knox Road, No. 4
Tallahassee, FL 32303
WATER TARIFF

ACCOUNT NO. _____

APPLICATION FOR WATER SERVICE
RESIDENTIAL AND GENERAL WATER SERVICE AGREEMENT

This agreement is between Water Management Services, Inc., (the "Utility") and
_____, (the "Customer").

Print Name Here

In consideration of the mutual covenants in this agreement, the Utility agrees to furnish water to the
Customer for _____ (choose one: residential, multi-family, commercial or public
authority) use at the following service location _____

Street Address of Service Location

<u>Lot</u>	<u>Block Number</u>	<u>Subdivision</u>
_____	_____	_____

The Customer shall install and maintain at his own expense the service line which shall begin at the property line and extend to the dwelling. The Customer must provide evidence that a structure is or will be present at the service location. Evidence may include a building permit, or the installation of any device capable of delivering water, such as a faucet on the property. The device must be inspected and approved by the Utility. A meter will not be placed on the property until the evidence is produced.

The Customer shall pay for such water service at the following rates per month, effective as of the date of this agreement:

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	\$ 34.41
3/4"	\$ 51.63
1"	\$ 86.07
1 1/2"	\$ 172.12
2"	\$ 275.41
3" Compound	\$ 516.38
3" Turbine	\$ 602.45
4" Compound	\$ 860.64
4" Turbine	\$ 1,032.76
6" Compound	\$ 1,721.26
6" Turbine	\$ 2,151.58
8" Compound	\$ 2,754.03
8" Turbine	\$ 3,098.26
10" Compound	\$ 3,958.90
10" Turbine	\$ 4,991.66
12" Compound	\$ 7,401.43

EFFECTIVE DATE: _____
TYPE OF FILING: Interim Rate Increase

GENE D. BROWN
Issuing Officer
As its President

Customer Initials

Gallonage Charge per 1,000 gallons

Residential Service

0-8kgal \$4.09

8-15kgal \$5.11

over 15,000 gallons \$6.14

General Service \$5.82

MINIMUM CHARGE - The minimum charge per month is the base facility charge for the respective meter size. This charge covers the availability of water service, and accordingly continues to accrue whether the Customer has any device capable of delivering water, whether water service is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

The Utility will purchase and install a water meter with a cut-off valve in each service. The meter is the exclusive property of the Utility and the Customer shall not tamper with the meter. The Utility shall have exclusive right to use of such cut-off valve and to turn it on and off according to the rules and regulations of the Utility. If the Customer wants the use of a cut-off valve, it must be installed in the Customer's water line on Customer's side of the meter and at Customer's expense. The Utility shall have the right to install the service line of the meter on the property of the Customer.

The Utility shall have final jurisdiction in any question of location of any service line connection to its distribution system; may shut off the water to a Customer who tampers with the meter or who allows a connection or extension to be made on his service line or the meter on the property of the Customer.

The Utility shall have final jurisdiction in any question of location of any service line connection to its distribution system; may shut off the water to a Customer who tampers with the meter or who allows a connection or extension to be made on his service line or the meter on the property of the Customer. The Customer will pay the cost of extending the line from the meter to the edge of the Customer's property if the Utility's service line is not already adjacent to the property line as well as all line extension expenses from the edge of the property to the Customer's residence.

The failure of a Customer to pay water and service charges duly imposed shall result in the automatic imposition of the following policies:

A. Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) days written notice, service may be discontinued.

B. If service is disconnected by reason of non-payment, a reconnect fee of \$21.00 will be paid for reconnection in addition to payment of past due accounts before reconnection of service is made.

EFFECTIVE DATE: _____
TYPE OF FILING: Interim Rate Increase

GENE D. BROWN
Issuing Officer
As its President

Customer Initials

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

C. If a service representative visits a premises for the purpose of discontinuing service for non-payment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill, a premises visit fee of \$21.00 will be paid in addition to the payment for service.

The Customer agrees to abide by the Rules and Regulations of this Utility.

IN WITNESS WHEREOF, I (or We where applicable) make application for water service and have hereunto executed this agreement on the _____ day of _____, 20_____.

CUSTOMER BILLING ADDRESS:

CUSTOMER SIGNATURE

PHONE NO. _____

CUSTOMER SIGNATURE

CUSTOMER ADDRESS IF DIFFERENT FROM BILLING ADDRESS:

ACCEPTED:
WATER MANAGEMENT SERVICES, INC.

By: _____

Date: _____

Meter Deposit	_____
Meter Installation Fee	_____
Plant Capacity Charge	_____
Main Extension Charge	_____
Initial Connection Fee	_____
Allowance for Funds Prudently Invested	_____
TOTAL	_____

EFFECTIVE DATE: _____
TYPE OF FILING: Interim Rate Increase

GENE D. BROWN
Issuing Officer
As its President

EXHIBIT G

Notice of Application for Increase in Service Availability Charges

Pursuant to Section 367.101, Florida Statutes, and in accordance with Rules 25-30.4345 and 25-30.565, Florida Administrative Code, Water Management Services, Inc. ("WMSI"), 250 John Knox Road, Suite 4, Tallahassee, Florida 32303-4232, telephone 850-668-0440, is providing notice on this ___ day of _____ 2010, of its Application to Increase its Service Availability Charges ("SAC") for new WMSI water customers in Franklin County, Florida, on St. George Island. WMSI's application for an increase in SAC was filed with the Florida Public Service Commission on May 25, 2010. WMSI's normal business hours are 8:30 a.m. – 5:00 p.m., Monday through Friday.

The requested SAC charges are to pay for growth in the utility's system. Please note that the requested charges are to be paid by new, not existing customers. The existing and proposed SAC are as follows:

Description	Existing Charge	Proposed Charge
Plant Capacity Charge		
Residential per ERC (350 gpd)	\$845.00	\$4,058.35
All Others (per gallon)	\$2.4143	\$11.60
Main Extension Charge		
Residential per ERC (350 gpd)	\$525.00	\$525.00
All Others (per gallon)	\$1.50	\$1.50
Meter Installation Fee		
5/8" x 3/4"	\$250.00	\$250.00
Over 5/8" x 3/4"	Actual Cost	Actual Cost
Plan Review Charge		
	Actual Cost	Actual Cost
Inspection Fee		
	Actual Cost	Actual Cost
Customer Connection (Tap-in) Charge		
	Actual Cost	Actual Cost

A copy of the application is available for public inspection at WMSI's operations office located at 139 Gulf Beach Drive West, St. George Island, Florida 32328, during normal business hours of 8:30 a.m. – 5:00 p.m., Monday through Friday. Any comments concerning the proposed charges are to be addressed to the Florida Public Service Commission, Director of the Office of Commission Clerk at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0870, referencing Docket No. 100104-WU.