

State of Florida



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FPSC - COMMISSION CLERK

Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: June 19, 2025

TO: Docket No. 20240130-WS

FROM: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

A handwritten signature in blue ink, appearing to be "AJT".

RE: Rescheduled Commission Conference Item

Commission staff's memorandum assigned DN 03828-2025 was filed on May 21, 2025, for the June 3, 2025 Commission Conference. As the vote sheet reflects, this item was withdrawn. This item has been placed on the July 1, 2025 Commission Conference Agenda.

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: May 21, 2025

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Engineering (Lewis, Ramos, Smith II) *LVR*
Division of Accounting and Finance (Bardin, Cicchetti, Norris, Sowards) *ALM*
Division of Economics (Bruce, Sibley) *CS*
Office of the General Counsel (Brownless) *JSC*

RE: Docket No. 20240130-WS – Application for grandfather certificate to operate water and wastewater utility in Citrus County, by CSWR-Florida Utility Operating Company, LLC.

AGENDA: 06/03/25 – Regular Agenda – Proposed Agency Action for Issues 3, 4, 5, 6, and 7 – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Graham

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

On May 28, 2024, the Board of County Commissioners of Citrus County (County) adopted Resolution No. 2024-040 (Resolution), transferring regulation of the privately-owned, for profit water and wastewater utilities in Citrus County to the Florida Public Service Commission (Commission). Effective upon the adoption of the Resolution, all non-exempt water and wastewater systems in Citrus County became subject of the provisions of Chapter 367, Florida

Statutes (F.S.). By Order No. PSC-2024-0267-FOF-WS, the Commission acknowledged the Resolution.¹

Pursuant to Section 367.171(2)(b), F.S., each utility engaged in the operation or construction of a system shall be entitled to receive a certificate for the area served by such utility on the day the chapter becomes applicable to the utility. On August 26, 2024, CSWR-Florida Utility Operating Company, LLC (CSWR or Utility) filed an application for certificates under grandfather rights to provide water and wastewater service in Citrus County pursuant to Section 367.171(2), F.S., and Rule 25-30.035, Florida Administrative Code (F.A.C.). CSWR's application was deficient, and staff sent a deficiency letter to the Utility on September 19, 2024. The Utility cured the deficiencies on March 19, 2025.

CSWR provides water service to approximately 6,229 customers and wastewater service to approximately 5,474 customers in the Beverly Hills/Rolling Oaks subdivision. The Utility's service area is located in the Southwest Florida Water Management District. This recommendation addresses the application for grandfather water and wastewater certificates and rates and charges. The Commission has jurisdiction pursuant to Section 367.171, F.S.

¹ Order No. PSC-2024-0267-FOF-WS, issued July 25, 2024, in Docket No: 20240095-WS, *In re: Resolution of the Board of County Commissioners of Citrus County declaring Citrus County subject of the provisions of Sections 367, F.S.*

Date: May 21, 2025

Discussion of Issues

Issue 1: Should CSWR-Florida Utility Operating Company, LLC's application for grandfather water and wastewater certificates in Citrus County be acknowledged?

Recommendation: Yes. CSWR's statutory right should be acknowledged and the Utility should be granted Certificate Nos. 694-W, and 587-S, effective May 28, 2024, to serve the territory described in Attachment A. The resultant order should serve as CSWR's certificate and should be retained by the Utility. (Lewis, Bardin)

Staff Analysis: The Utility's application for certificates under grandfather rights to provide water and wastewater services in Citrus County is in compliance with Section 367.171(2)(b), F.S., and Rule 25-30.035, F.A.C. An adequate service territory description and system maps were provided. As the Utility has its own treatment facilities, the application contains a warranty deed as proof of ownership of the land on which the Utility's facilities are located as required by Rule 25-30.035(11), F.A.C. A description of the Utility's territory is described in Attachment A.

As stated in the case background, CSWR serves approximately 6,629 water and 5,474 wastewater customers. The Utility does not currently have any outstanding citations, violations, or consent orders on file with the Florida Department of Environmental Protection.

The Utility is aware of its obligation to submit its 2024 Annual Report pursuant to Rule 25-30.110, F.A.C., and is also aware of its obligation to pay regulatory assessment fees pursuant to Rule 25-30.120, F.A.C. In addition, the Utility is aware that it must maintain its books and records according to the National Association of Regulatory Utility Commissioners' Uniform System of Accounts.

Conclusion

Based on the above, staff recommends that CSWR be granted Certificate No. 694-W and 587-S to serve the territory described in Attachment A. The resultant order should serve as CSWR's certificates and should be retained by the Utility.

Date: May 21, 2025

Issue 2: What rates and charges should be approved for CSWR-Florida Utility Operating Company, LLC?

Recommendation: Of the Utility's rates, charges, and deposits for water and wastewater services that were approved by Citrus County and in effect when Citrus County transferred jurisdiction to the Commission, the rates and charges shown on Schedule Nos. 1A and 1B, should be approved. In addition, the Utility's existing violation reconnection charge for water should be approved. This charge, as well as the rates and charges shown in Schedule Nos. 1A and 1B, should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets. The Utility should be required to charge the approved violation reconnection charge for water as well as the rates and charges shown in Schedule Nos. 1A and 1B, until authorized to change them by the Commission in a subsequent proceeding. (Bruce)

Staff Analysis: Citrus County Water and Wastewater Authority approved the Utility's current monthly water and wastewater rates by Final Order No. 22-06 on October 10, 2022. The monthly water rates consist of a base facility charge (BFC) and a five-tier inclining block rate structure per meter size. The wastewater rates consist of a BFC and a gallonage charge, including a 6,000 gallonage cap.

The Utility's water and wastewater charges consist of miscellaneous service charges and service availability charges. The miscellaneous service charges and the service availability charges were established under the prior owner; however, some of the miscellaneous service charges are not consistent with the Florida Statutes or Commission Rules. Staff recommends they be modified in Issue 6. The Utility's existing violation reconnection charge for water should remain unchanged and should be approved.

Staff recommends that the Utility's rates, charges, and deposits for water and wastewater services that were approved by Citrus County and in effect when Citrus County transferred jurisdiction to the Commission, shown on Schedule Nos. 1A and 1B, should be approved. In addition, the Utility's existing violation reconnection charges for water should be approved. This charge, as well as the rates and charges shown in Schedule Nos. 1A and 1B, should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets. The Utility should charge the approved violation reconnection charge for water, as well as the rates and charges shown in Schedule Nos. 1A and 1B, until authorized to change them by the Commission in a subsequent proceeding.

Issue 3: Should the Utility's current terms of payment be revised to conform to Rule 25-30.335(6), F.A.C.?

Recommendation: Yes. The Utility's current terms of payment should be revised to conform to Rule 25-30.335(6), F.A.C. (Bruce)

Staff Analysis: The Utility's current water and wastewater tariff indicates that a customer residing in Florida will become delinquent if their bill is not paid within 16 days while a non-Florida resident has 21 days to pay their bill before becoming delinquent. However, Rule 25-30.335(6), F.A.C. states that a Utility may not consider a customer delinquent in paying his or her bill until the 21st day after the Utility has mailed or presented the bill for payment. Therefore, staff recommends that the Utility's methodology of billing a customer should be revised to conform to Rule 25-30.335(6), F.A.C.

Issue 4: What are the appropriate initial customer deposits for CSWR?

Recommendation: The appropriate initial customer deposit should be \$40 for the residential 5/8 inch x 3/4 inch meter sizes for water and \$60 for wastewater. The initial customer deposits for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for water and wastewater. Staff recommends that the residential rental deposit of \$60 for water and \$75 for wastewater be removed. The approved initial customer deposits should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding. (Bruce)

Staff Analysis: Rule 25-30.311, F.A.C., provides the criteria for collecting, administering, and refunding customer deposits. Customer deposits are designed to minimize the exposure of bad debt expense for the Utility and, ultimately, the general body of ratepayers. An initial customer deposit ensures that the cost of providing service is recovered from the cost causer. Historically, the Commission has set initial customer deposits equal to two times the average estimated bill.

As shown in the Utility's tariff, the initial customer deposits for the water residential 5/8 inch x 3/4 inch meter size is \$40 and \$50 for general service. The general service consists of deposit amounts for each meter size up to 12 inches. For wastewater, the initial customer deposits for the wastewater residential 5/8 inch x 3/4 inch meter size is \$60. The wastewater general service also consists of deposit amounts for each meter size up to 12 inches. Furthermore, the Utility's tariff indicates a residential rental deposit of \$60 for water and \$75 for wastewater. However, Rule 25-30.311, F.A.C., does not state that a residential homeowner in the service area can be charged a different deposit amount nor is it Commission practice. Therefore, staff recommends that the residential rental deposit of \$60 for water and \$75 for wastewater be removed.

The Commission's practice has been to set initial customer deposits equal to two billing periods based on the average consumption for a 12-month period for each class of customers.² However, the Utility did not provide billing data or the average consumption for its customer base to determine the appropriate customer deposit for its water and wastewater customers. Therefore, staff recommends that the initial customer deposit for the water residential remain at \$40 for the residential 5/8 inch x 3/4 inch meter size. All other residential meter sizes as well as all general service meter sizes should be charged two times the average estimated bill for water pursuant to the Rule 25-30.311, F.A.C. For wastewater, staff also recommends that the initial customer deposit remain at \$60 for the residential 5/8 inch x 3/4 inch meter size. All other residential meter sizes and all general service meter sizes should be charged two times the average estimated bill for wastewater pursuant to the rule.

² Order Nos. PSC-2017-0428-PAA-WS, issued November 7, 2017, in Docket No. 20160195-WS, *In re: Application for staff-assisted rate case in Lake County by Lakeside Waterworks, Inc.* and PSC-17-0113-PAA-WS, issued March 28, 2017, in Docket No. 20130105-WS, *In re: Application for certificates to provide water and wastewater service in Hendry and Collier Counties, by Consolidated Services of Hendry & Collier, LLC.*

Date: May 21, 2025

Conclusion

Staff recommends that the appropriate initial customer deposit should be \$40 for the residential 5/8 inch x 3/4 inch meter sizes for water and \$60 for wastewater. The initial customer deposits for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for water and wastewater. Staff recommends that the residential rental deposit of \$60 for water and \$75 for wastewater be removed. The approved initial customer deposits should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

Issue 5: What are the appropriate meter test deposit charges for CSWR?

Recommendation: Staff recommends that the appropriate meter test deposits be revised to conform to Rule 25-30.266(2)(a), F.A.C. (Bruce)

Staff Analysis: The Utility's current water tariff, Second Revised Sheet No. 15.1, indicates meter test deposits for various meter sizes as shown in Table 5-1 below. However, pursuant to Rule 25-30.266(2)(a), F.A.C., the Utility may not exceed meter test deposits, shown below in Table 5-2.

Table 5-1
Utility's Current Meter Test Deposits

Meter Size	Fee
5/8" x 3/4"	\$81.20
3/4"	\$86.30
1"	\$96.45
1 1/2"	\$101.50
2" and over	Actual Cost

Table 5-2
Staff Recommended Meter Test Deposits

Meter Size	Fee
5/8" and 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost of Test

Therefore, staff recommends that the appropriate meter test deposits be revised pursuant to Rule 25-30.266(2)(a), F.A.C, to the amounts shown on Table 5-2.

Issue 6: What are the appropriate water and wastewater miscellaneous service charges for CSWR?

Recommendation: With the exception of the Utility's existing violation reconnection charge for water (which is discussed in Issue 2), the appropriate miscellaneous service charges shown on Table 6-2 should be approved. The Utility should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets will be approved upon staff's verification that the tariffs are consistent with the Commission's decision and that the proposed customer notice is adequate. (Bruce)

Staff Analysis: The Utility did not request to revise its existing miscellaneous service charges. Section 367.091, F.S., authorizes the Commission to establish, increase, or change a rate or charge, other than monthly rates or service availability charges. Staff believes that some of the Utility's existing charges should be revised to conform to the Florida Statutes or the Commission's rules. However, as discussed in Issue 2, staff recommends that the Utility's violation reconnection charge for water remain unchanged. The Utility's current miscellaneous service charges for water and wastewater are shown below on Table 6-1. Staff's recommended miscellaneous service charges are shown on Table 6-2.

Table 6-1
CSWR-Florida Utility Operating Company, LLC
Existing Miscellaneous Service Charges

	<u>Existing Water</u>	<u>Existing Wastewater</u>
Initial Connection Fee	\$50.75	\$50.75
Normal Reconnection Fee	\$50.75	\$50.75
Violation Reconnection Fee	\$50.75	\$50.75
Premise Visit Fee – (In Lieu of Disconnection)	\$50.75	\$50.75
Late Payment Charge	\$5.10	\$5.10
	or 1.5 percent	or 3 percent
Tampering/Unauthorized Use Charges		
5/8 x 3/4"	\$152.25	\$152.25
1"	\$172.55	\$172.55
1 1/2"	\$192.85	\$192.85
2"	\$253.75	\$253.75
All Others	\$253.75 plus cost	\$253.75 plus cost
Developer Changing Meter Location	\$147.20	N/A
Tampering with Backflow Device	\$147.20	N/A
Meter Re-read Fee	\$40.60	N/A
Adjustment of Meter Box		
5/8 x 3/4"	\$50.75	N/A
All Others	Actual Cost	N/A
Testing of Backflow Prevention Device	\$101.50	N/A

Source: Utility's current tariff

Initial, Reconnection Charge, Premises Visit, Violation Reconnection (Wastewater), and Meter Re-Read

As shown on Table 6-1, the Utility currently has an initial connection charge, reconnection charge, a violation reconnection charge, and a premises visit charge (in lieu of disconnection) of \$50.75 for water and wastewater. However, pursuant to Rule 25-30.460(2)(a), F.A.C., initial and reconnection charges are subsumed within the definition of the premises visit charge. Therefore, staff recommends that the initial and normal reconnection charges be removed. For wastewater, the violation reconnection should be at actual cost pursuant to Rule 25-30.460, F.A.C. The Utility has a meter re-read charge of \$40.60 in place. This charge was put in place under the prior owner and according to the Utility this charge has not been assessed. Although the Utility has not assessed a meter re-read charge, if a customer requests a meter re-read it is covered as a premises visit charge under the Commission's rules. Therefore, staff recommends that the Utility's meter re-read charge should be removed.

Late Payment Charge

As shown on Table 6-1, the Utility's tariff states that a customer will be charged a late payment charge of \$5.10 or 1.5 percent of the payment due for water and 3 percent for wastewater, whichever is greater. This charge is levied when a customer's billing account is not paid within 16 days for a Florida resident. As discussed in Issue 3, staff is recommending that the Utility's terms of payment be conformed to Rule 25-30.335(6), F.A.C. Furthermore, staff does not believe that a percentage of the bill due is appropriate for a late payment charge because it is a cost-based charge that the Commission has approved for other water utilities, historically.³ Therefore, staff recommends that the 1.5 percent and 3 percent be removed and the late payment charge be a single charge of \$5.10.

Adjustment of Meter Box

As shown on Table 6-1, the Utility currently has an adjustment of meter box charge of \$50.75 for the 5/8 x 3/4" meter size and actual cost for all other meter sizes for water service. The Utility indicated that this charge was put in place under the prior owner and has never been assessed. The Utility does not plan to assess an adjustment of meter box charge. Therefore, staff recommends this charge be removed.

Testing of Backflow Prevention Device Charge and Tampering with Backflow Device

As shown on Table 6-1, the Utility has a testing of backflow prevention device charge of \$101.50 for water, as well as a tampering with backflow device charge of \$147.20. The Utility representative indicated that these charges were put in place under the prior owner and have never been assessed. However, it is the responsibility of the customer to annually test their backflow prevention assembly. The proper functioning of backflow devices are essential to the integrity of the entire water system. Staff believes that if a customer does not perform its testing, the Utility should assess the charge if it has to undertake the testing of the backflow prevention device. Staff believes the testing charge is appropriate. For the tampering with backflow device,

³ Order No. PSC-93-0816-FOF-WS, dated May 27, 1993, in Docket No. 19921098-WS, *In re: Application for certificates to provide water and wastewater service in Alachua County under grandfather rights by Turkey Creek, Inc. and Family Diner, Inc. d/b/a Turkey Creek Utilities.*

Date: May 21, 2025

if the Utility has any occurrences, it can assess actual cost as recommended below for the tampering charge. Therefore, the tampering with backflow device charge should be removed.

Developer Changing Meter Location

As shown on Table 6-1, the Utility has a developer changing meter location charge, which is assessed if a developer changes a meter location and the move requires the company to adjust the meter, change the meter in any way in order to either provide continuing service, or to read the meter. However, the Utility also indicated that this charge was put in place under the prior owner and has not been assessed because all of the Utility's meters are stable and the Utility does not plan to assess the developer changing meter location in the future. Therefore, staff recommends that the developer changing meter location charge be removed.

Tampering/Unauthorized Use Charge

As shown on Table 6-2, the Utility has tampering/unauthorized use charges of various amounts per meter size plus actual cost for all meter sizes over 2 inches for water and wastewater. However, Rule 25-30.320(2)(j), F.A.C., provides that a utility may refuse or discontinue service without notice in the event of unauthorized or fraudulent use of service. Whenever service is discontinued for fraudulent use of such service, the utility, before restoring service, may require the customer to make, at his own expense, all changes in piping or equipment necessary to eliminate illegal use and to pay an amount reasonably estimated as the deficiency in revenue resulting from the customer's fraudulent use before restoring service. Based on the above, staff recommends that the Utility's tampering or prohibited connection or use charges be approved based on actual cost.

Landlord Service

The Utility's tariff shows a landlord service notification, which states that the homeowner is responsible for the water and wastewater service at the time a renter terminates their service. If a renter notifies the Utility that they are terminating service, the responsibility for the water bill will be automatically transferred to the homeowner on the date that the renter's service has terminated. There are no subsections in Rule 25-30, F.A.C., which indicates that a landlord is responsible if service is terminated by a renter. Only the customer of record who applied for service is responsible. A homeowner is not required to have water and wastewater service when a renter terminates service or during periods of vacancy of the property. Therefore, this provision in the Utility's existing tariff should be removed.

Damage to the Utility Property

The Utility's tariff states that a person who causes damage to the Utility's property will be responsible for payment of the total cost, plus any taxes, of the repair of the property whether the repair is completed by an independent contractor or the Utility's employees. If the Utility experiences any damage to its property, staff believes that it is not within the Commission's authority to implement a charge or any costs associated with property damage. Therefore, staff recommends that the damage to utility property be removed.

Conclusion

Based on the above, with the exception of the Utility's existing violation reconnection charge for water (which is discussed in Issue 2), the appropriate miscellaneous service charges shown on Table 6-2 should be approved. The Utility should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets should be approved upon staff's verification that the tariffs are consistent with the Commission's decision and that the proposed customer notice is adequate.

Table 6-2
Staff Recommended Miscellaneous Service Charges

	<u>All Hours</u>
Premises Visit	\$50.75
Violation Reconnection Charge (Water)	\$50.75
Violation Reconnection Charge (Wastewater)	Actual Cost
Tampering or Prohibited Connection or Use Charge	Actual Cost
Late Payment Charge	\$5.10

Date: May 21, 2025

Issue 7: Should the Commission approve the removal of the CIAC Tax Impact charge from the Utility's current tariff?

Recommendation: Yes. Staff recommends that the Commission approve the removal of the Utility's CIAC Tax Impact charge from its current tariff. (Bruce)

Staff Analysis: The Utility's tariff indicates a tax gross-up of CIAC. Due to changes in Federal Tax Law, the Commission no longer requires CIAC tax gross ups. Therefore, staff recommends that the Commission approve the removal of the Utility's CIAC Tax Impact charge from its current tariff.

Issue 8: Should this docket be closed?

Recommendation: If no person whose substantial interests are affected by the proposed agency action portion of this recommendation files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets have been filed by the Utility and approved by staff. Once this action is complete, this docket should be closed administratively if no timely protest has been filed. (Brownless)

Staff Analysis: If no person whose substantial interests are affected by the proposed agency action portion of this recommendation files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets have been filed by the Utility and approved by staff. Once this action is complete, this docket should be closed administratively if no timely protest has been filed.

SERVICE AREA LEGAL DESCRIPTION

ROLLING OAKS

A parcel of land being located in Sections 1, 2, 11, 12, 13, 14 ,15 and 22 of Township 18 South, Range 18 East, and Sections 6, 7 and 8 of Township 18 South, Range 19 East, and in Section 36 of Township 17 South, Range 18 East, all in Citrus County, Florida, and being more particularly described as follows:

Beginning at the SE corner of said Section 13, Township 18 South, Range 18 East, thence run along the south lines of said Sections 13 and 14 (also being the south lines of Beverly Hills subdivision) the following calls: run South 89° 50' 33" West for 2,592.330 feet; run South 89° 45' 05" West for 4,063.93 feet; thence run South 89° 32' 46" West for 647.17 feet; thence run South 89° 35' 21" West for 1,037.92 feet; thence run South 89° 36' 28" West for 1,395.00 feet; thence run South 89° 36' 28" West for 721.80 feet to the NE corner of Section 22; thence run South 00° 09' 21" East for 1,269.01 feet; thence run North 89° 42' 21" West for 962.01 feet; thence run South 00° 18' 00" West for 690.65 feet; thence run South 89° 48' 45" West for 395.97 feet; thence run North 00° 34' 14" West for 694.06 feet; thence run North 89° 54' 42" West for 2,194.73 feet to the eastern right-of-way of N. Lecanto Highway 491; thence run in a northerly direction along said right-of-way the following calls: run North 23° 28' 45" East for 1,567.82 feet; thence run North 23° 35' 44" East for 1,518.340 feet; thence run along a curve to the right for 686.89 feet, said curve having a radius of 2,988.609 feet and a chord of North 30° 24' 41" East for 685.37 feet; thence run North 39° 09' 53" East for 767.89 feet; thence run South 53° 55' 21" East for 24.76 feet; thence run North 40° 01' 51" East for 239.12 feet; thence run North 50° 44' 06" West for 29.99 feet; thence run North 39° 01' 54" East for 207.11 feet; thence run South 50° 55' 25" East for 30.09 feet; thence run North 38° 40' 08" East for 592.82 feet; thence run North 51° 38' 37" West for 29.99 feet; thence run North 38° 40' 44" East for 729.39 feet; thence run North 40° 02' 02" East for 1,507.23 feet; thence run North 02° 06' 46" West for 32.94 feet; thence run North 39° 03' 13" East for 879.32 feet; thence run North 38° 55' 57" East for 700.68 feet; thence run North 39° 00' 00" East for 2,500.00 feet; thence run North 39° 00' 00" East for 300.00 feet; thence run North 39° 00' 00" East for 350.00 feet; thence run North 44° 53' 47" East for 96.96 feet; thence run North 38° 54' 49" East for 4,000.55 feet; thence run along a curve to the left for 1,680.13 feet, said curve having a radius of 7,383.57 feet and a chord of North 32° 14' 47" East for 1,676.51 feet; thence run North 25° 04' 23" East for 1,601.41 feet; thence run North 88° 25' 28" East for 404.43 feet; thence run South 00° 32' 20" West for 931.21 feet; thence run North 88° 25' 04" East for 1,376.98 feet; thence run North 00° 31' 56" West for 1,696.23 feet; thence run South 88° 17' 21" West for 942.97 feet; thence run North 25° 00' 37" East for 1,512.58 feet; thence run along a curve to the right for 1,134.33 feet said curve having a radius of 2,415.11 feet and a chord of North 38° 28' 04" East for 1,123.93 feet; thence run North 52° 27'

46" East for 75.00 feet; thence run North 52° 35' 09" East for 697.31 feet to the east line of said Section 36, Township 17 South, Range 18 East; thence leaving said highway right-of-way run South 00° 18' 15" West for 2,662.29 feet to the NW corner of Section 6, Township 18 South, Range 19 East; thence run North 89° 25' 26" East for 2,670.32 feet; thence run North 89° 44' 51" East for 2,615.94 feet to the NE corner of said Section 6; thence run South 00° 09' 35" East for 2,656.03 feet; thence run South 89° 31' 11" West for 2,637.06 feet; thence run South 00° 26' 40" East for 2,648.82 feet to the north line of Section 7; thence run North 89° 57' 14" East for 5,278.23 feet; thence run South 00° 09' 43" East for 2,670.04 feet; thence run North 89° 37' 03" West for 5,306.56 feet; thence run South 00° 08' 13" East for 2,657.88 feet to the north line of Section 18; thence run North 89° 32' 18" West for 2,650.16 feet to the NW corner of said section 18, said point also being the NE corner of Beverly Hills Unit 8 subdivision; thence run South 00° 05' 30" West for 3,456.35 feet; thence run South 00° 22' 11" West for 1,830.61 feet back to the Point of Beginning. Said parcel contains 4,089 acres, more or less.

FLORIDA PUBLIC SERVICE COMMISSION

**authorizes
CSWR-Florida Utility Operating Company, LLC
pursuant to
Certificate Number 587-S**

to provide wastewater service in Citrus County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
*	*	20240130-WS	Grandfather Certificate

*Order Number and date to be provided at time of issuance.

FLORIDA PUBLIC SERVICE COMMISSION

authorizes
CSWR-Florida Utility Operating Company, LLC
pursuant to
Certificate Number 694-W

to provide water service in Citrus County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
*	*	20240130-WS	Grandfather Certificate

*Order Number and date to be provided at time of issuance.

**CSWR-Florida Utility Operating Company, LLC
Existing Monthly Water Rates**

Meter Size	Base Facility Charge	Gallons Tier, Charge per 1,000 gallons									
5/8 x 3/4"	\$12.11	0 -10,000	\$0.73	10,001 - 20,000	\$1.39	20,001 - 30,000	\$2.09	30,001 - 40,000	\$2.79	Over 40,000	\$3.46
1"	\$30.19	0 -25,000	\$0.73	25,001 - 50,000	\$1.39	50,001 - 75,000	\$2.09	75,001 - 100,000	\$2.79	Over 100,000	\$3.46
1-1/2"	\$60.34	0 -50,000	\$0.73	50,001 - 100,000	\$1.39	100,001 - 150,000	\$2.09	150,001 - 200,000	\$2.79	Over 200,000	\$3.46
2"	\$96.51	0 -80,000	\$0.73	80,001 - 160,000	\$1.39	160,001 - 240,000	\$2.09	240,001 - 320,000	\$2.79	Over 320,000	\$3.46
3"	\$192.96	0 -160,000	\$0.73	160,001 - 320,000	\$1.39	320,001 - 480,000	\$2.09	480,001 - 640,000	\$2.79	Over 640,000	\$3.46
4"	\$301.48	0 -250,000	\$0.73	250,001 - 500,000	\$1.39	500,001 - 750,000	\$2.09	750,001 - 1,000,000	\$2.79	Over 1,000,000	\$3.46
6"	\$602.51	0 -250,000	\$0.73	250,001 - 500,000	\$1.39	500,001 - 750,000	\$2.09	750,001 - 1,000,000	\$2.79	Over 1,000,000	\$3.46

Miscellaneous Service Charges - Water

Violation Reconnection Charge (Water)	\$50.75
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**CSWR-Florida Utility Operating Company, LLC
Existing Monthly Wastewater Rates**

Residential and General Service

Base Facility Charge by Meter Size

5/8" X 3/4"	\$18.55
3/4"	\$46.27
1"	\$92.48
1 1/2"	\$147.94
2"	\$295.81
3"	\$461.91
4"	\$665.50
6"	\$924.29

Residential Service – Charge Per 1,000 gallons (6,000 Gallonage cap)	\$3.49
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General Service – Charge Per 1,000 gallons	\$4.24
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Service Availability Charges

Wastewater Lateral	\$629.30
Plant Capacity Charge	\$137.00
Main Extension Charge	\$491.00