

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for grandfather certificate to
operate water and wastewater utility in Citrus
County, by CSWR-Florida Utility Operating
Company, LLC.

DOCKET NO. 20240130-WS
ORDER NO. PSC-2025-0280-PAA-WS
ISSUED: July 21, 2025

The following Commissioners participated in the disposition of this matter:

MIKE LA ROSA, Chairman
ART GRAHAM
GARY F. CLARK
ANDREW GILES FAY
GABRIELLA PASSIDOMO SMITH

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING
MISCELLANEOUS SERVICE CHARGES
AND
FINAL ORDER APPROVING WATER AND WASTEWATER
GRANDFATHER CERTIFICATES AND
CONTINUING EXISTING RATES AND CHARGES

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature, except with regard to acknowledgment of the grandfather water and wastewater certificates in Citrus County and approval of the rates and charges in effect when Citrus County transferred jurisdiction to this Commission, and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

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 this 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, we 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

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.*

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, F.A.C. CSWR's application was deficient, and our 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 order addresses the application for grandfather water and wastewater certificates and rates and charges. We have jurisdiction pursuant to Section 367.171, F.S.

DECISION

Grandfather certificates

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.

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.

Based on the above, we find that CSWR be granted Certificate No. 694-W and 587-S to serve the territory described in Attachment A. This order shall serve as CSWR's certificates and shall be retained by the Utility.

Existing Rates and Charges

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 Florida Statutes or rules. These shall be changed as discussed below. The Utility's existing violation reconnection charge for water shall remain unchanged.

The Utility's rates and charges for water and wastewater services that were approved by Citrus County and in effect when Citrus County transferred jurisdiction to the Commission, shown on the attached Schedule Nos. 1A and 1B, are hereby approved. In addition, the Utility's existing violation reconnection charges for water are approved. The violation reconnection charges for water, as well as the rates and charges shown in Schedule Nos. 1A and 1B, shall be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets. The Utility shall 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 this Commission in a subsequent proceeding.

Current terms of payment

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, we find that the Utility's methodology of billing a customer shall be revised to conform to Rule 25-30.335(6), F.A.C.

Initial customer deposits for CSWR

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, we have 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 our practice. Therefore, we find that the residential rental deposit of \$60 for water and \$75 for wastewater shall be removed.

Our 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, we find that the initial customer deposit for the water residential shall 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 shall be charged two times the average estimated bill for water pursuant to the Rule 25-30.311, F.A.C. For wastewater, we find that the initial customer deposit shall 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 shall be charged two times the average estimated bill for wastewater pursuant to the rule.

We find that the appropriate initial customer deposit shall 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 shall be two times the average estimated bill for water and wastewater. The residential rental deposit of \$60 for water and \$75 for wastewater shall be removed. The approved initial customer deposits shall 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 shall be required to collect the approved deposits until authorized to change them by this Commission in a subsequent proceeding.

Meter test deposit charges

The Utility's current water tariff, Second Revised Sheet No. 15.1, indicates meter test deposits for various meter sizes as shown in Table 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 2.

Table 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

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.*

Table 2
Approved 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, we find that the appropriate meter test deposits, consistent with Rule 25-30.266(2)(a), F.A.C, to be the amounts shown on Table 2.

Water and wastewater miscellaneous service charges

The Utility did not request to revise its existing miscellaneous service charges. Section 367.091, F.S., authorizes us to establish, increase, or change a rate or charge, other than monthly rates or service availability charges. Upon review we find that some of the Utility's existing charges shall be revised to conform to the Florida Statutes and our rules. However, as discussed above, the Utility's violation reconnection charge for water shall remain unchanged. The Utility's current miscellaneous service charges for water and wastewater are shown below on Table 3.

Table 3
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

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

As shown on Table 3, 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, the initial and normal reconnection charges shall be removed. For wastewater, the violation reconnection shall 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 our rules. For these reasons we find that the Utility's meter re-read charge shall be removed.

B. Late Payment Charge

As shown on Table 3, 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 above, we have conformed the Utility's terms of payment to Rule 25-30.335(6), F.A.C. Furthermore, a percentage of the bill due is not appropriate for a late payment charge because it is a cost-based charge.³ Therefore, the 1.5 percent and 3 percent shall be removed and the late payment charge shall be a single charge of \$5.10.

C. Adjustment of Meter Box

As shown on Table 3, 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, this charge shall be removed.

D. Testing of Backflow Prevention Device Charge and Tampering with Backflow Device

As shown on Table 3, 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

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.*

integrity of the entire water system. If a customer does not perform its testing, the Utility shall assess the charge if it has to undertake the testing of the backflow prevention device. We find that the testing charge is appropriate. For the tampering with backflow device, if the Utility has any occurrences, it can assess actual cost as ordered below for the tampering charge. For this reason, the tampering with backflow device charge shall be removed.

E. Developer Changing Meter Location

As shown on Table 3, 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. For this reason, the developer changing meter location charge is removed.

F. Tampering/Unauthorized Use Charge

As shown on Table 3, 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 their 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, we find that the Utility's tampering or prohibited connection or use charges are approved based on actual cost.

G. 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 shall be removed.

H. 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, we do not have the authority to implement a charge or any costs associated with property damage. Therefore, the damage to utility property section of the tariff shall be removed.

Based on the above, with the exception of the Utility's existing violation reconnection charge for water, the appropriate miscellaneous service charges shown on Table 4 are approved. The Utility shall be required to file a proposed customer notice to reflect the approved charges. The approved charges shall 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 shall be approved upon our staff's verification that the tariffs are consistent with our decision and that the proposed customer notice is adequate.

Table 4
Approved 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

CIAC Tax Impact charge

The Utility's tariff indicates a tax gross-up of CIAC. Due to changes in Federal Tax Law, we no longer require CIAC tax gross ups. Therefore, the Utility's CIAC Tax Impact charge shall be removed from the Utility's current tariff.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that CSWR-Florida Utility Operating Company, LLC is granted Certificate Nos. 694-W and 587-S, effective May 28, 2024, to serve the territory described in Attachment A hereto. This order shall serve as CSWR-Florida Utility Operating Company, LLC's certificate and shall be retained by the Utility. It is further

ORDERED that the rates and charges for water and wastewater services that were approved by Citrus County and in effect when Citrus County transferred jurisdiction to us, shown on the attached Schedule Nos. 1A and 1B, as well as the violation reconnection charge for water, are approved. These rates and charges shall be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets. The Utility shall charge the approved violation reconnection charge for water, as well as the rates and charges shown on Schedule Nos. 1A and 1B, until authorized to change them in a subsequent proceeding. It is further

ORDERED that the appropriate initial customer deposit shall be \$40 for residential 5/8 inch x 3/4 inch meter size for water and \$60 for wastewater. The initial customer deposits for all other residential meter sizes and all general service meter sizes shall be two times the average estimated bill for water and wastewater. The residential rental deposit of \$60 for water and \$75 for wastewater shall be removed. The approved initial customer deposits shall be effective for service 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 shall be required to collect the approved deposits until authorized to change them in a subsequent proceeding. It is further

ORDERED that the meter test deposits shall be revised to conform to Rule 25-30.266(2)(a), F.A.C. It is further

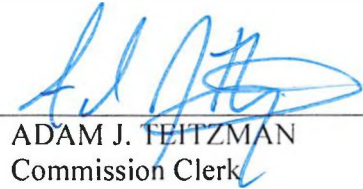
ORDERED that with the exception of the existing violation reconnection charge for water, the miscellaneous service charges shown on Table 4 are approved. The Utility shall be required to file a proposed customer notice to reflect the approved charges. The approved charges shall be effective for service 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 shall be approved upon our staff's verification that the tariffs are consistent with our decision and that the proposed customer notice is adequate. It is further

ORDERED that the Utility's CIAC Tax Impact charge shall be removed from its current tariff. It is further

ORDERED that the provisions of this order, issued as proposed agency action, shall become final and effective upon the issuance of a consummating order unless an appropriate petition, in the form provided by Rule 28-106.201, F.A.C., is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

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

By ORDER of the Florida Public Service Commission this 21st day of July, 2025.



ADAM J. FEITZMAN
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399
(850) 413-6770
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

SBr

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing that is available under Section 120.57, Florida Statutes, as well as the procedures and time limits that apply. This notice shall not be construed to mean all requests for an administrative hearing will be granted or result in the relief sought.

Mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing.

The action proposed for all issues discussed herein, except the granting of Certificate Nos. 694-W and 587-S and approval of rates and charges in effect when Citrus County transferred jurisdiction to this Commission, are preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on August 11, 2025.

In the absence of such a petition, this order shall become final and effective upon the issuance of a Consummating Order.

Any objection or protest filed in this/these docket(s) before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action in this matter may request:
1) reconsideration of the decision by filing a motion for reconsideration with the Office of

Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water and/or wastewater utility by filing a notice of appeal with the Office of Commission Clerk, and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

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>
PSC-2025-0280-PAA-WS	07/21/25	20240130-WS	Grandfather Certificate

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>
PSC-2025-0280-PAA-WS	07/21/25	20240130-WS	Grandfather Certificate

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

**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