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President of the Senate

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DANIEL PEREZ
*Speaker of the House of
Representatives*

October 1, 2025

VIA: ELECTRONIC FILING

Adam Teitzman
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Docket No. 20250052 – Application for increase in water and wastewater rates in Brevard, Citrus, Duval, Highlands, Marion, and Volusia Counties by CSWR-Florida Utility Operating Company.

Dear Mr. Teitzman:

The intent of this letter is to advise the Commission staff and CSWR-Florida Utility Operating Company (CSWR or Utility) of the Office of Public Counsel's (OPC) observations, based on a review of the Utility's Aquarina interim request filing and the Commission Staff's September 25, 2025, interim recommendation. As always, the OPC appreciates the Commission Staff's hard work on this interim recommendation given the numerous revised interim schedules filed by the Utility.

Land

Regarding the Commission Staff's used and useful adjustments in Table 1-2 on page 5 of its recommendation, it cites to Order No. PSC-2016-0583-PAA-WS, issued December 29, 2016, in Docket No. 20150010-WS, *In re: Application for staff-assisted rate case in Brevard County by Aquarina Utilities, Inc.* On page 9 of that order,¹ it states the following:

¹ This PAA order became effective and final with the issuance of Consummating Order No. 2017-0031-CO-WS, issued January 23, 2017.

C. Land & Land Rights

The Utility recorded test year land values of \$62,080 for potable water and \$33,680 for wastewater. Based on our review, an adjustment was made to allocate a portion of land to non-potable water based on the ratio of potable to non-potable plant. Accordingly, we reduced the balance for potable water and increased the balance for non-potable water by \$24,498. Therefore, we find that the appropriate land balances are \$37,582 (\$62,080 – \$24,498) for potable water and \$24,498 for non-potable water. No adjustment was required to the Utility's wastewater land balance of \$33,680.

Further, on page 6 of Order No. PSC-2022-0115-PAA-WS,² it states the following:

Land

The Utility's general ledger reflected potable water, non-potable water, and wastewater land balances of \$37,582, \$24,498, and \$33,680, respectively, as of August 16, 2021. There have been no additions to land since December 31, 2014. Therefore, we make no adjustments to the land balances.

The total Utility land balance for potable water, non-potable water, and wastewater is \$95,760 (\$37,582 + \$24,498 + \$33,680) as reflected in the Commission Order Nos. PSC-2016-0583-PAA-WS and PSC-2022-0115-PAA-WS. On Schedule Nos. 1-A and 1-B on pages 16-18 of the Commission Staff's recommendation, it reflects per Utility and Staff, land and land rights balances of \$83,093 for potable water, \$27,487 for non-potable water, and \$67,076 for wastewater. This represents a total Utility land balance for potable water, non-potable water, and wastewater is \$177,656 (\$83,093 + \$27,487 + \$67,076) which also represents an increased total Utility land balance of \$81,896 (\$177,656 - \$95,760).

² Order No. PSC-2022-0115-PAA-WS, issued March 15, 2022, in Docket No. 20210093-WS, *In re: Application for transfer of water and wastewater systems of Aquarina Utilities, Inc., water Certificate No. 517-W, and wastewater Certificate No. 450-S to CSWR-Florida Utility Operating Company, LLC, in Brevard County*. This PAA order became effective and final with the issuance of Consummating Order No. 2022-0133-CO-WS, issued April 8, 2022.

In Aquarina Utilities, Inc.'s 2021 Annual Report filed with the Commission on April 13, 2022,³ it reflects land balances of \$37,582, \$24,498, and \$33,680, respectively. In the Utility's 2022 Annual Report for Aquarina,⁴ CSWR failed break out for potable water and non-potable water as well as failed to the previous year balance for water plant and land accounts on Schedule W-4(a). However, the Utility reflected total water land additions of \$68,059 which is \$5,979 greater than the total potable water and non-potable water land balance of \$62,080 (\$37,582+\$24,498) reflected in Commission Order Nos. PSC-2016-0583-PAA-WS and PSC-2022-0115-PAA-WS. Also, the Utility failed to reflect the previous year balance for wastewater plant and land accounts on Schedule S-4(a), while it reflected total wastewater land additions of \$39,659 which is \$5,979 greater than the total wastewater land balance of \$33,680 reflected in Commission Order Nos. PSC-2016-0583-PAA-WS and PSC-2022-0115-PAA-WS.

In the Utility's 2023 Annual Report for Aquarina,⁵ CSWR did not break out the amounts by potable water and non-potable water, while also failing to include the previous year balance for water plant and land accounts on Schedule W-4(a). The CSWR also reflected no water and wastewater land additions in 2023. In the Utility's 2024 Annual Report for Aquarina, filed with the Commission on August 22, 2025,⁶ CSWR once again failed to break out amounts by potable water and non-potable water. CSWR also reflected no water and wastewater land additions in 2024. Without the breakdown between the potable water and non-potable water systems in the Utility's 2022 through 2024 Annual Report and given that there is a significant difference in the number of the potable water customers and the non-potable water customers, it is unclear to the OPC how it is or will be possible to effectively carry out earnings surveillance for these separate and distinct systems during this timeframe.

Interestingly, on MFR Schedule A-5 for Aquarina, the Utility reflected potable water and non-potable water land balances of \$83,093 and \$27,487, respectively, from January 2024 through

³ <https://www.floridapsc.com/pscfiles/library/Financials/WS949-DOCS/ANNUAL-REPORTS/WS949-21-AR.pdf>

⁴ <https://www.floridapsc.com/pscfiles/library/Financials/WS985-DOCS/ANNUAL-REPORTS/WS985-22-AR.pdf>

⁵ <https://www.floridapsc.com/pscfiles/library/Financials/WS985-DOCS/ANNUAL-REPORTS/WS985-23-AR.pdf>

⁶ <https://www.floridapsc.com/pscfiles/library/Financials/WS985-DOCS/ANNUAL-REPORTS/WS985-24-AR.pdf>

January 2025. In addition, on MFR Schedule A-6 for Aquarina, CSWR reflected a wastewater land balance of \$67,076 from January 2024 through January 2025. The purported land balances are cause for concern.

First, on page 162 of 196 of the PDF file for Document No. 04078-2025 filed with the Commission on May 30, 2025,⁷ the OPC would note that CSWR's reconciliation reflects a water land balance of \$110,580.83 (\$83,093+\$27,487) in its MFRs and of \$68,059 in its 2024 Annual Report with the \$42,521.83 difference explanation of "Asset Capitalization." In addition, CSWR's reconciliation reflects a wastewater land balance of \$67,076 in its MFRs and one of \$39,659 in its 2024 Annual Report with the \$27,417 difference explanation of "Asset Capitalization." Given that this reconciliation was filed with the Commission on May 30, 2025 and the Utility's 2024 Annual Report filed with the Commission subsequently on August 22, 2025 (almost three months later), any "Asset Capitalization" for water and wastewater land balances, to be accurate reflections of the 2024 actuals, should have already been included as land additions in the 2024 Annual Report.

Second, on Schedules W-14 and S-13 in the Utility's 2021 through 2024 Annual Reports, the OPC would further note that the reports reflected no plans for any enlargements or improvements of the potable water, non-potable water, and wastewater systems that would have necessitated any anticipated land additions for Aquarina.

Third, to calculate the interim increase or revenue subject to refund, the interim test year is the most recent twelve-month period of accounting data as defined in the interim statute and the Commission is obligated to review a utility's filing for accuracy and make certain adjustments pursuant the Commission's Administrative Procedure Manual (APM) 13.12 D. Specifically, provision 1. of the Commission's APM 13.12 D, it states the following:

1. Corrections:

⁷ <https://www.floridapsc.com/pscfiles/library/filings/2025/04078-2025/04078-2025.pdf>

Adjustments to correct errors in the interim test year data are appropriate. Examples of errors include mathematical errors, inclusion of non-jurisdictional or unregulated amounts, multiple inclusion of the same adjustment or account, and improper booking of an expenditure. Corrections should be made whether they increase or decrease revenue requirements. Immaterial corrections should be made, but if a correction would materially increase the amount requested, staff should notify the utility, OPC, and all parties.

(Underline emphasis added)

The test year for interim purposes is the historical period ended January 31, 2025. As such, the 2024 property bill(s) can be utilized to determine any additional land acquisitions after the issuance of the Commission 2022 transfer order mentioned above. The table below reflects the publicly available 2024 information for the Utility properties in Brevard County.

COMPILATION OF CSWR-FLORIDA UTILITY OPERATING COMPANY LLC PROPERTIES IN BREVARD COUNTY					
Account	System	Parcel ID	Property Use	Acreage	Attachment
2959961	Aquarina	29-38-36-QO-*-1D	9170-WATER & SEWER SERVICE	2.37	A
2400508	Non-Utility Related	24-35-01-25-1-19	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)	0.18	B
2400344	Non-Utility Related	24-35-01-04-A	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)	10.00	C
2400270	Non-Utility Related	24-35-01-00-1	9909 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, UNPLATTED)	7.57	D
3013931	TKCB	24-35-01-00-5	9170-WATER & SEWER SERVICE	0.47	E

Attachment F reflects the 2015 Property Tax Bill for Account 2959961 under the previous owner, Aquarina Utilities, Inc., which also shows the same 2.37 acres. Thus, contrary to MFR

Schedules A-5 and A-6, based on representation to the taxing authority, the Utility has not acquired any more land associated with its Aquarina-systems from January 2024 through December 2024.

Based on the above and consistent with the Commission Order Nos. PSC-2016-0583-PAA-WS and PSC-2022-0115-PAA-WS, for interim purposes, the total Utility land balance for potable water, non-potable water, and wastewater should be reduced by \$81,896 (\$177,656-\$95,760). Specifically, land for potable water, non-potable water, and wastewater should be reduced by \$45,511 (\$83,093-\$37,582), \$2,989 (\$27,487-\$24,498), and \$33,396 (\$67,076-\$33,680), respectively. For further detail, see the table below.

Line No.	Description	MFR Schedules A-5 & A-6 for Land	MFR B-1 Potable Water	MFR B-1 Non- Potable	MFR B-2 Wastewater	Total
1	Water	\$110,581	<u>\$83,093</u>	<u>\$27,487</u>		\$110,580
2	Wastewater	<u>67,076</u>			<u>\$67,076</u>	<u>67,076</u>
3	Total (Line 1+Line 2)	<u>\$177,657</u>				<u>\$177,656</u>
4						
5	Last Rate Case Order		<u>\$37,582</u>	<u>\$24,498</u>	<u>\$33,680</u>	<u>\$95,760</u>
6						
7	Transfer Order		<u>\$37,582</u>	<u>\$24,498</u>	<u>\$33,680</u>	<u>\$95,760</u>
8						
9	Percentage (System/Total from Line 7)		<u>39.25%</u>	<u>25.58%</u>	<u>35.17%</u>	<u>100.00%</u>
10						
11	OPC Adjs. Per System (Line 7-Line 1)		<u>(\$45,511)</u>	<u>(\$2,989)</u>	<u>(\$33,396)</u>	<u>(\$81,896)</u>

Alternatively, the land balances on February 2024 for interim purposes should be set at the land balances set forth in Commission Order Nos. PSC-2016-0583-PAA-WS and PSC-2022-0115-PAA-WS to determine the simple average land balances which is consistent the Commission Staff's simple average adjustments to rate base discussed on pages 4 and 5 of the recommendation. This would produce simple average land balances of \$60,338 [(\$37,582+\$83,093)/2] for potable water, \$25,993 [(\$24,498+\$27,487)/2] for non-potable water, and \$50,378 [(\$33,680+\$67,076)/2] for wastewater. Correspondingly, the land for potable water, non-potable water, and wastewater

should be reduced by \$22,7551 (\$83,093-\$60,338), \$1,494 (\$27,487-\$25,993), and \$16,698 (\$67,076-\$50,378), respectively.

Property Taxes

MFR Schedule B-15, reflects water and wastewater property taxes of \$7,486 and \$7,480, respectively. On this schedule, the Utility failed to provide a breakdown of the water amount between potable and non-potable. The following table reflects the difference between MFR Schedule B-15 and Schedules W-3 and S-3 on the 2024 Annual Report for Aquarina.

Description	MFR Sch B-15	2024 Annual Report	Difference
Water	\$7,486	\$7,462	\$24
Wastewater	7,480	7,462	18
Total	<u>\$14,966</u>	<u>\$14,924</u>	<u>\$42</u>

In Audit Finding 9 of the Staff Audit dated April 3, 2015, issued in Docket No. 20150010-WS, it stated, in relevant part:

Real Estate Tax

We reduced water and wastewater property taxes by \$89 and \$44, respectively, to remove the 2013 property taxes paid which are included in the 2014 general ledger and include the 2014 property taxes at the maximum discount per the property tax bill. The water and wastewater plant occupies the same parcel of land.

(Underline emphasis added) This represented a total property tax reduction of \$133 (\$89+\$44).

Pursuant to provision 1. of the Commission's APM 13.12 D, adjustments for improper booking of an expenditure can be made for interim. Also and more importantly, pursuant to the Interim statute and provision 2. of the Commission's interim ratemaking accounting procedure contained in APM 13.12 D, adjustments should be made consistent with the last rate case. On page 20 of Order No. PSC-2016-0583-PAA-WS, it states, in pertinent part, "[w]e have decreased property taxes by \$118 for potable water, non-potable water, and wastewater, to reflect the

appropriate test year property taxes.” In October of 2016, the OPC received the Commission Staff’s Excel file containing the revenue requirement workpapers. Specifically, on the “ANOI-1” tab in Cell I117, the \$133 audit property tax adjustment mentioned above was included as part of the \$118 Commission-order property tax adjustments to potable water, non-potable, and wastewater.

As stated earlier, Attachment A contains the 2024 Property Tax Bill for Aquarina (Account 2959961). The following table reflects the OPC recommended property tax reduction.

Line No.	Description	Tax Bill Assessment
1	Total Ad Valorem Taxes	\$14,877.07
2	Total Non-Ad Valorem Taxes	<u>17.13</u>
3	Total Property Taxes (Line 1 + Line 2)	<u>\$14,894.20</u>
4		
5	Total Ad Valorem Taxes	\$14,877.07
6	100% less 4% Discount ⁸	<u>.96</u>
7	Discount Amount (Line 5 * Line 6)	\$14,281.99
8	Total Non-Ad Valorem Taxes	<u>17.13</u>
9	Total Discounted Property Taxes (Line 7 + Line 8)	<u>\$14,299.12</u>
10		
11	Total Utility Property Taxes Per MFR Sch B-15	<u>\$14,966</u>
12		
13	OPC Recommended Reduction (Line 9 - Line 11)	<u>(\$668.88)</u>

⁸ Pursuant to the Brevard Tax Collector’s website, it states in pertinent part the following: “Tax statements are mailed on or about November 1st of each year, with the following discounts in effect for early payment: A 4% discount is allowed for the first 30 days after the original mailing date. Thereafter, a 3% discount is allowed in December, a 2% discount in January, a 1% discount in February, and 0% discount allowed in March. All discounts are based on postmark.” See - <https://www.brevardtaxcollector.com/services/important-dates-and-discount-periods/>.

Consistent with the Interim Statute, Audit Finding 9 of the 2015 SARC, the Commission's practice,⁹ and the Commission's APM interim procedure, the Aquarina customers should not have to bear foregone property tax discounts by the Utility for either interim or final purposes. Based on the above, the total \$669 recommended property tax reduction should be made in determining interim rates for Aquarina.

Conclusion

In conclusion, the OPC respectfully requests that, in its determination of CSWR's Aquarina interim request in this docket, the Commission consider the observations and recommendations set out above.

Respectfully submitted,

Bart Fletcher

Bart Fletcher
Legislative Analyst

Attachments

CC: Parties of Record

⁹ See Order No. PSC-2025-0289-PAA-SU, p. 21, issued July 28, 2025, in Docket No. 20240108-SU, *In re: Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.* (Wherein the Commission found the following – “[i]t is our practice to include the lowest property tax amount in expenses so the ratepayers do not pay for the Utility's decision to pay late.” This PAA order became effective and final with the issuance of Consummating Order No. 2025-0312-CO-SU, issued August 19, 2025.

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #2959961

Owner:
CSWR-Florida Utility Operating Company LLC

Situs:
235 AQUARINA BLVD WTRPLT
MELBOURNE BEACH

[Parcel details](#)
[Form to Change Mailing Address](#)
[Property Appraiser](#)



[Get bills by email](#)

2024 Annual Bill

BREVARD COUNTY TAX COLLECTOR Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	2959961	—	3400	\$0.00	PAID  Print (PDF)

If paid by: Dec 31, 2024
Please pay: \$14,447.37

Combined taxes and assessments: \$14,894.20

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
COUNTY GENERAL FUND	2.9207	\$1,247,250.00	\$0.00	\$1,247,250.00	\$3,642.84
BREVARD LIBRARY DISTRICT	0.3306	\$1,247,250.00	\$0.00	\$1,247,250.00	\$412.34
BREVARD MOSQUITO CONTROL	0.1367	\$1,247,250.00	\$0.00	\$1,247,250.00	\$170.50
S BREVARD REC DIST	0.2178	\$1,247,250.00	\$0.00	\$1,247,250.00	\$271.65
SCHOOL - BY STATE LAW	3.0630	\$1,247,250.00	\$0.00	\$1,247,250.00	\$3,820.33
SCHOOL - BY LOCAL BOARD	0.7480	\$1,247,250.00	\$0.00	\$1,247,250.00	\$932.94
BPS VOTED TEACHER PAY	1.0000	\$1,247,250.00	\$0.00	\$1,247,250.00	\$1,247.25
SCHOOL - CAPITAL OUTLAY	1.5000	\$1,247,250.00	\$0.00	\$1,247,250.00	\$1,870.88
FIRE CONTROL MSTU	0.4929	\$1,247,250.00	\$0.00	\$1,247,250.00	\$614.77
LAW ENFORCEMENT MSTU	0.8699	\$1,247,250.00	\$0.00	\$1,247,250.00	\$1,084.98
ROAD & BRIDGE DIST 3 MSTU	0.1901	\$1,247,250.00	\$0.00	\$1,247,250.00	\$237.10
ST JOHNS RIVER WATER MGMT DST	0.1793	\$1,247,250.00	\$0.00	\$1,247,250.00	\$223.63
FLA INLAND NAVIGATION DIST	0.0288	\$1,247,250.00	\$0.00	\$1,247,250.00	\$35.92
SEBASTIAN INLET DISTRICT	0.1628	\$1,247,250.00	\$0.00	\$1,247,250.00	\$203.05
ENV END LD/WTR LTD	0.0467	\$1,247,250.00	\$0.00	\$1,247,250.00	\$58.25
ENV END LD/WTR LTD(DBTP)	0.0078	\$1,247,250.00	\$0.00	\$1,247,250.00	\$9.73
S BREVARD REC DIST (DBTP)	0.0328	\$1,247,250.00	\$0.00	\$1,247,250.00	\$40.91
Total Ad Valorem Taxes	11.9279				\$14,877.07

Non-Ad Valorem Assessments

NON-AD VALOREM ASSESSMENTS

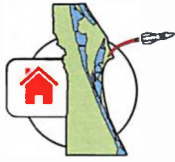
LEVYING AUTHORITY	RATE	AMOUNT
STORMWATER DIST 3	Varies	\$17.13
Total Non-Ad Valorem Assessments		\$17.13

Parcel Details

Owner:	CSWR-Florida Utility Operating Company LLC	Account	2959961	Assessed value:	\$1,247,250
		Alternate Key	2959961	School assessed value:	\$1,247,250
Owner Address:	1630 Des Peres RD Ste 140 Saint Louis, MO 63131-1871	Millage code	3400 - Unincorp District 3		
		Millage rate	11.9279		
Situs:	235 AQUARINA BLVD WTRPLT MELBOURNE BEACH				

2024 TAX AMOUNTS		LEGAL DESCRIPTION	LOCATION	
Ad valorem:	\$14,877.07	AQUARINA P.U.D. STAGE 1, TRACTS C & D, STAGE 2, TRACTS B, D & H, STAGE 3, STAGE 4, TRACTS B, I, & X, ... View More	Geo number:	29 3836-QO-*--1D
Non-ad valorem:	\$17.13		Property class:	
Total Discountable:	\$14,894.20		Township:	29
Total tax:	\$14,894.20		Range:	38
			Section:	36
			Block:	*
			Lot:	1D
			Value code:	70
			Use code:	9170
			Total acres:	2.37

E-Check Payments: E-Check payments are FREE! *May not be used to pay delinquent property taxes, E-Titles or toll violations



REAL PROPERTY DETAILS
 Account 2959961 - Roll Year 2025

Owners	CSWR-FLORIDA UTILITY OPERATING COMPANY LLC
Mailing Address	1630 DES PERES RD, STE 140 SAINT LOUIS MO 63131
Site Address	235 AQUARINA BLVD UNIT WTRPLT MELBOURNE BEACH FL 32951
Parcel ID	29-38-36-QO-*-1D
Taxing District	3400 - UNINCORP DISTRICT 3
Exemptions	NONE
Property Use	9170 - WATER & SEWER SERVICE
Total Acres	2.37
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0041/0088
Subdivision	AQUARINA P.U.D. STAGE 1, TRACTS C & D, STAGE 2, TRACTS B, D & H, STAGE 3, STAGE 4, TRACTS B, I, & X, AQUARINA P.U.D. STAGE 1, TRACTS C & D, STAGE 2, TRACTS B, D & H, STAGE 3, STAGE 4, TRACTS B, I, & X, LOT 1D
Land Description	



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$1,193,250	\$1,247,250	\$1,301,250
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,193,250	\$1,247,250	\$1,301,250
Assessed Value School	\$1,193,250	\$1,247,250	\$1,301,250
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,193,250	\$1,247,250	\$1,301,250
Taxable Value School	\$1,193,250	\$1,247,250	\$1,301,250

SALES / TRANSFERS

Date	Price	Type	Instrument
05/10/2022	\$2,500,000	WD	9506/1421
02/17/2011	\$550,000	WD	6339/2535
04/15/2010	—	CT	6148/1799
12/01/1995	\$1,000	QC	3532/2148

No Data Found

ADDITIONAL EXTRA FEATURES

Description	Units
Treatment Plant - Wastewater Greater Than OR Equal To 100,000	300,000
Water Treatment 0 To 500,000 Gpd	300,000

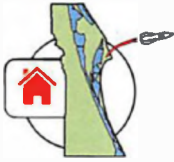
Dana Blickley, CFA, Brevard County Property Appraiser

(321) 264-6700

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REAL PROPERTY DETAILS
 Account 2400508 - Roll Year 2025

Owners CSWR-FLORIDA UTILITY OPERATING COMPANY LLC
Mailing Address 1630 DES PERES RD, STE 140 SAINT LOUIS MO 63131
Site Address NONE
Parcel ID 24-35-01-25-1-19
Taxing District 1400 - UNINCORP DISTRICT 1
Exemptions NONE
Property Use 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres 0.18
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 00-/-
Subdivision -
Land Description CANAVERAL GROVES SUBD SB 2 PG 58 LOT 19 BLK 1 & 1/2 OF ADJ RDS PER ORB 1646 PG 130 EXC ORB 2977 PG 4237

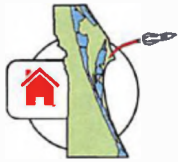
**VALUE SUMMARY**

Category	025	2024	2023
Market Value	\$500	\$500	\$500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$500	\$500	\$500
Assessed Value School	\$500	\$500	\$500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$500	\$500	\$500
Taxable Value School	\$500	\$500	\$500

SALES / TRANSFERS

Date	Price	Type	Instrument
12/22/2023	\$425,000	WD	9961/0092
05/31/1984	-	QC	2517/2460
01/14/1983	\$3,000	WD	2407/2341
06/24/1982	\$2,500	WD	2378/1948

No Data Found

**Dana Blickley, CFA, Brevard County Property Appraiser**

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REAL PROPERTY DETAILS

Account 2400344 - Roll Year 2025

Owners	CSWR-FLORIDA UTILITY OPERATING COMPANY LLC
Mailing Address	1630 DES PERES RD, STE 140 SAINT LOUIS MO 63131
Site Address	NONE
Parcel ID	24-35-01-04-A
Taxing District	1400 - UNINCORP DISTRICT 1
Exemptions	NONE
Property Use	0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres	10.00
Site Code	0318 - CANAVERAL GROVES
Plat Book/Page	0031/0026
Subdivision	SUN LAKE ESTATES UNIT 1
Land Description	SUN LAKE ESTATES UNIT 1 TRACT A

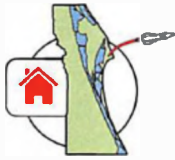
**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$10,000	\$10,000	\$10,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$10,000	\$10,000	\$6,050
Assessed Value School	\$10,000	\$10,000	\$10,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$10,000	\$10,000	\$6,050
Taxable Value School	\$10,000	\$10,000	\$10,000

SALES / TRANSFERS

Date	Price	Type	Instrument
12/22/2023	\$425,000	WD	9961/0092
12/15/1987	—	QC	2887/1321
04/22/1986	\$1,037,400	PT	2690/2582

No Data Found


Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

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REAL PROPERTY DETAILS
 Account 2400270 - Roll Year 2025

Owners	CSWR-FLORIDA UTILITY OPERATING COMPANY LLC
Mailing Address	1630 DES PERES RD, STE 140 SAINT LOUIS MO 63131
Site Address	616 EMERALD LAKE DR UNIT SWRPLN COCOA FL 32926
Parcel ID	24-35-01-00-1
Taxing District	1400 - UNINCORP DISTRICT 1
Exemptions	NONE
Property Use	9909 - VACANT RESIDENTIAL LAND (SINGLE-FAMILY, UNPLATTED)
Total Acres	7.57
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Subdivision	-
Land Description	PART OF S 1/2 OF NE 1/4 OF SECT AS DESC IN SB 13 PG'S 72 & 73 A/K/A 320 FT WIDE FPL ESMT

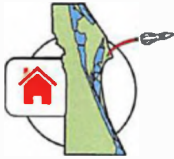

VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$7,570	\$7,570	\$7,570
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$7,570	\$7,570	\$6,080
Assessed Value School	\$7,570	\$7,570	\$7,570
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$7,570	\$7,570	\$6,080
Taxable Value School	\$7,570	\$7,570	\$7,570

SALES / TRANSFERS

Date	Price	Type	Instrument
12/22/2023	\$425,000	WD	9961/0092
12/14/1983	\$402,700	WD	2475/1959
12/14/1983	-	WD	2475/1958
10/29/1982	\$250,000	WD	2394/0554

No Data Found

**Dana Blickley, CFA, Brevard County Property Appraiser**

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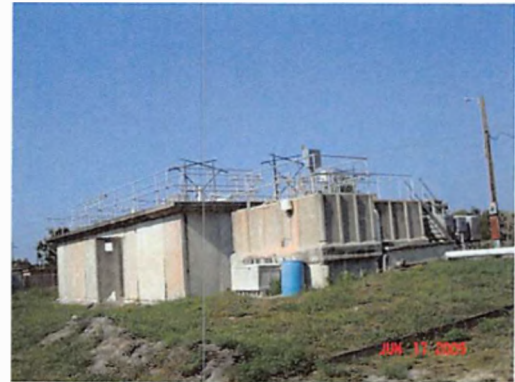
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REAL PROPERTY DETAILS
 Account 3013931 - Roll Year 2025

Owners CSWR-FLORIDA UTILITY OPERATING COMPANY LLC
Mailing Address 1630 DES PERES RD, STE 140 SAINT LOUIS MO 63131
Site Address NONE
Parcel ID 24-35-01-00-5
Taxing District 1400 - UNINCORP DISTRICT 1
Exemptions NONE
Property Use 9170 - WATER & SEWER SERVICE
Total Acres 0.47
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page —
Subdivision —
Land Description PART OF S 1/2 OF NE 1/4 AS DESC IN SB 13 PG'S 76 & 77
 EXC LOT 19 BLK 1 OF SB 2 PG 56

**VALUE SUMMARY**

Category	2025	2024	2023
Market Value	\$281,920	\$303,520	\$325,120
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$281,920	\$303,520	\$229,610
Assessed Value School	\$281,920	\$303,520	\$325,120
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$281,920	\$303,520	\$229,610
Taxable Value School	\$281,920	\$303,520	\$325,120

SALES / TRANSFERS

Date	Price	Type	Instrument
12/22/2023	\$425,000	WD	9961/0092

No Data Found

ADDITIONAL EXTRA FEATURES

Description	Units
Treatment Plant - Wastewater Greater Than OR Equal To 100,000	135,000

8

Rec \$
Doc Stamps \$

Prepared by/Record & Return to
Thomas J Dobbins, Esquire
Trow & Dobbins, P.A
1301 NE 14th Street
Ocala, FL 34470-4641
(352) 369-8830

For Recorder's Use Only

CORPORATE WARRANTY DEED

THIS INDENTURE, made this 22 day of December 2023 by and between TKCB, INC., a Florida corporation, whose mailing address is 5600 North U.S. Highway 1, Cocoa, County of Brevard, State of Florida 32927, GRANTOR, and CSWR-FLORIDA UTILITY OPERATING COMPANY, LLC, a Florida limited liability company, whose mailing address is 1630 Des Peres Road, Suite 140, St. Louis, County of St. Louis, State of Missouri 63131, GRANTEE.

WITNESSETH, that the said GRANTOR for and in consideration of the sum of Ten and no/100 Dollars, to it in hand paid by the GRANTEE has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever the lands described on Exhibit "A" attached hereto.

SUBJECT to Easements, Agreements, Covenants, and Restrictions of record which shall not be re-imposed hereby.

SUBJECT to taxes for 2024 and thereafter.

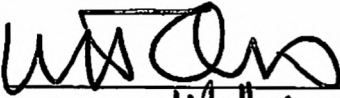
Brevard County Property Appraiser's Parcel Number: 24-35-01-04-A, 24-35-01-00-1, 24-35-01-25-1-19 and 24-35-01-00-5.

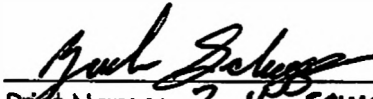
Together with all tenements, hereditaments, and appurtenances thereto, belonging or in any way appertaining, to have and to hold in the same in fee

simple forever. The GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be hereunto subscribed and the corporate seal to be affixed by its officers hereunto duly authorized, this 22 day of December 2023.


Witnesses as to Grantor:


Print Name: William Owens
Address: 428 Coyote Dr
Cocoa FL 32927


Print Name: Zach Scruggs
Address: 155 Seminole Ave
Titusville FL, 32780

GRANTOR:

TKCB, INC., a Florida corporation

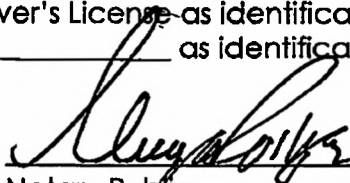
By: 
THAD A. TERRY a/k/a
THAD A. TERRY, SR.,
its President

(corporate seal)

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged and executed before me by means of ☒ physical presence or ☐ online notarization this 22 day of December 2023 by THAD A. TERRY a/k/a THAD A. TERRY, SR., as President of TKCB, INC., a Florida corporation. Such person(s): (notary must check applicable box)

- ☐ is personally known to me.
☒ produced a current Florida Driver's License as identification.
☐ produced _____ as identification.


Notary Public
State of Florida, at Large
My Commission Expires: 5/25/2027

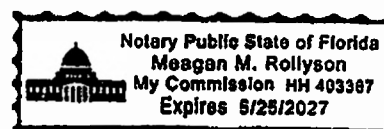


EXHIBIT "A"

PARCEL 1 a/k/a SITE 1:

TRACT A, SUN LAKE ESTATES UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 26, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL 2 a/k/a SITE 2 and SITE 3a North:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT:

SUN LAKE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 31, PAGE 26, PUBLIC RECORDS OF SAID BREVARD COUNTY.

AND LESS AND EXCEPT:

SUN LAKE ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 31, PAGE 54, PUBLIC RECORDS OF SAID BREVARD COUNTY.

AND LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BEING A PORTION OF CANAVERAL GROVES SUBDIVISION, RECORDED IN SURVEY BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1, AND RUN SOUTH 01°01'56"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 2444.14 FEET TO A POINT ON THE NORTH LINE OF LOT 17 OF SAID CANAVERAL GROVES SUBDIVISION; THENCE RUN SOUTH 89°27'30" EAST, ALONG THE NORTH LINE OF LOTS 17 AND 18, BLOCK 1, A DISTANCE OF 340.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 1; THENCE RUN SOUTH 01°02'22" WEST, ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 63.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°02'22" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 287.15 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DETROIT AVENUE (A 60 FOOT WIDE RIGHT OF WAY) AS SHOWN ON SAID SUBDIVISION MAP; THENCE RUN SOUTH 89°20'45" EAST, ALONG SAID RIGHT OF WAY LINE, A

DISTANCE OF 5.01 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 15 OF SAID SUBDIVISION; THENCE RUN SOUTH 01°02'22" WEST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 256.70 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 148.31 FEET; THENCE RUN SOUTH 01°14'26" WEST, A DISTANCE OF 7.50 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 01°14'26" WEST, A DISTANCE OF 50.50 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 528.00 FEET; THENCE RUN NORTH 01°14'26" EAST, 50.00 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 45.29 TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE FLORIDA GAS TRANSMISSION EASEMENT; THENCE RUN NORTH 22°09'21" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1292.52 FEET TO AN ANGLE POINT; THENCE RUN NORTH 01°14'26" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 428.68 FEET TO A POINT ON THE SOUTH LINE OF SUN LAKE ESTATES, UNIT ONE, RECORDED IN PLAT BOOK 31, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN NORTH 88°45'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 269.37 FEET TO AN ANGLE POINT; THENCE RUN NORTH 01°01'56" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 28.01 FEET TO AN ANGLE POINT; THENCE RUN NORTH 88°45'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF THE 320 FOOT WIDE FLORIDA POWER AND LIGHT CO. EASEMENT, PER OFFICIAL RECORDS BOOK 594, PAGE 145 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°01'56" WEST, ALONG SAID EAST LINE, A DISTANCE OF 891.14 FEET; THENCE RUN SOUTH 88°30'58" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 01°01'56" WEST, A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 88°30'58" WEST, A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING.

BEING PART OF LOT 19 AND ALL OF LOTS 20 AND 21, BLOCK 1, CANAVERAL GROVES SUBDIVISION SECTION 1, AND PART OF LOTS 4, 6, 7, 13, 14, 15, 16 AND ALL OF LOT 5, BLOCK 15, CANAVERAL GROVES SUBDIVISION SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST AS RECORDED IN SURVEY BOOK 2, PAGE 58, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA CONTAINED IN THE FOLLOWING DESCRIPTION:

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE S 89°27'30" E, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 1, A DISTANCE OF 909.94 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT GAS TRANSMISSION LINE EASEMENT PER OFFICIAL RECORDS BOOK 587, PAGE 29 OF THE PUBLIC RECORDS OF SAID BREVARD COUNTY AND THE POINT OF BEGINNING; THENCE N 22°09'21" W, ALONG SAID CENTERLINE, A DISTANCE OF 614.87 FEET;

THENCE, CONTINUE ALONG SAID CENTERLINE, N 01°14'26", A DISTANCE OF 428.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE ERIE PLACE AND THE LIMITS OF THE PLAT OF SUN LAKE ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 31, PAGE 54 OF SAID PUBLIC RECORDS; THENCE ALONG THE LIMITS OF SAID PLAT OF SUN LAKE ESTATES UNIT TWO, THE FOLLOWING BEARINGS AND DISTANCES: S 88°45'34" E, A DISTANCE OF 544.00 FEET; THENCE N 01°14'26" E, A DISTANCE OF 50.00 FEET; THENCE S 88°45'34" E, A DISTANCE OF 95.25 FEET; THENCE N 01°14'48" E, A DISTANCE OF 108.18; THENCE S 88°29'53" E, A DISTANCE OF 25.00 FEET; THENCE N 01°14'48" E, A DISTANCE OF 25.00 FEET TO THE SW CORNER OF VISTA DEL LAGO UNIT NO. 2, AS RECORDED IN PLAT BOOK 26, PAGE 105, OF SAID PUBLIC RECORDS; THENCE S 88°29'40" E, ALONG THE SOUTH LINE OF SAID VISTA DEL LAGO UNIT NO. 2 AND THE SOUTH LINE OF VISTA DEL LAGO UNIT NO. 3, AS RECORDED IN PLAT BOOK 28, PAGE 9, OF SAID PUBLIC RECORDS, A DISTANCE OF 1334.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 1; THENCE S 01°27'58" W, ALONG SAID EAST LINE, A DISTANCE OF 1684.48 FEET TO THE NE CORNER OF LOT 32, BLOCK 1, CANAVERAL GROVES SUBDIVISION OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, AS RECORDED IN SURVEY BOOK 2, PAGE 58 OF SAID PUBLIC RECORDS; THENCE N 89°06'58" WEST, ALONG THE NORTH LINE OF SAID LOT 32, A DISTANCE OF 175.04 FEET TO THE NW CORNER OF SAID LOT 32, BLOCK 1; THENCE S 31°19'08" W, A DISTANCE OF 374.95 FEET TO THE NE CORNER OF LOT 30, BLOCK 1, OF SAID CANAVERAL GROVES SUBDIVISION; THENCE N 88°39'40" W, ALONG THE NORTH LINE OF SAID LOT 30 AND LOT 29, BLOCK 1, A DISTANCE OF 324.67 FEET TO THE NW CORNER OF SAID LOT 29, BLOCK 1; THENCE N 26°01'06" W, A DISTANCE OF 953.00 FEET TO THE NE CORNER OF LOT 23, BLOCK 1 OF SAID CANAVERAL GROVES SUBDIVISION TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 1; THENCE N 89°27'26" W, ALONG SAID SOUTH LINE, A DISTANCE OF 623.87 FEET TO THE POINT OF BEGINNING.

PARCEL 3 a/k/a SITE 3b South:

THE EAST 170 FEET OF THE WEST 510 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

ALSO KNOWN AS TRACT 19, BLOCK 1 OF MAP RECORDED IN BREVARD COUNTY, FLORIDA, SURVEY BOOK 2, AT PAGE 58, INCLUDING ONE-HALF OF ROAD AND A PROPOSED CANAL.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BEING A PORTION OF CANAVERAL GROVES SUBDIVISION, RECORDED IN SURVEY BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1, AND RUN SOUTH 01°01'56"W, ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 2444.14 FEET TO A POINT ON THE NORTH LINE OF LOT 17 OF SAID CANAVERAL GROVES SUBDIVISION; THENCE RUN SOUTH 89°27'30" EAST, ALONG THE NORTH LINE OF LOTS 17 AND 18, BLOCK 1, A DISTANCE OF 340.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 1; THENCE RUN SOUTH 01°02'22" WEST, ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 63.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°02'22" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 287.15 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DETROIT AVENUE (A 60 FOOT WIDE RIGHT OF WAY) AS SHOWN ON SAID SUBDIVISION MAP; THENCE RUN SOUTH 89°20'45" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5.01 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 15 OF SAID SUBDIVISION; THENCE RUN SOUTH 01°02'22" WEST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 256.70 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 148.31 FEET; THENCE RUN SOUTH 01°14'26" WEST, A DISTANCE OF 7.50 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 01°14'26" WEST, A DISTANCE OF 50.50 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 528.00 FEET; THENCE RUN NORTH 01°14'26" EAST, 50.00 FEET; THENCE RUN SOUTH 88°45'34" EAST, A DISTANCE OF 45.29 TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE FLORIDA GAS TRANSMISSION EASEMENT; THENCE RUN NORTH 22°09'21" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1292.52 FEET TO AN ANGLE POINT; THENCE RUN NORTH 01°14'26" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 428.68 FEET TO A POINT ON THE SOUTH LINE OF SUN LAKE ESTATES, UNIT ONE, RECORDED IN PLAT BOOK 31, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN NORTH 88°45'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 269.37 FEET TO AN ANGLE POINT; THENCE RUN NORTH 01°01'56" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 28.01 FEET TO AN ANGLE POINT; THENCE RUN NORTH 88°45'34" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE EAST LINE OF THE 320 FOOT WIDE FLORIDA POWER AND LIGHT CO. EASEMENT, PER OFFICIAL RECORDS BOOK 594, PAGE 145 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°01'56" WEST, ALONG SAID EAST LINE, A DISTANCE OF 891.14 FEET; THENCE RUN SOUTH 88°30'58" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 01°01'56" WEST, A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 88°30'58" WEST, A DISTANCE OF 130.01 FEET TO THE POINT OF BEGINNING.

BEING PART OF LOT 19 AND ALL OF LOTS 20 AND 21, BLOCK 1, CANAVERAL GROVES SUBDIVISION SECTION 1, AND PART OF LOTS 4, 6, 7, 13, 14, 15, 16 AND ALL OF LOT 5, BLOCK 15, CANAVERAL GROVES SUBDIVISION SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST AS RECORDED IN SURVEY BOOK 2, PAGE 58, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS FOLLOWS:

PARCEL 1:

TRACT A, SUN LAKE ESTATES UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 26, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCELS 2 & 3 PER SURVEY BOOK 13 PAGE 72 AND SURVEY BOOK 13 PAGE 76:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 1, THENCE S01°01'56"W, ALONG THE WEST LINE OF SAID NE 1/4 OF SAID SECTION 1 AND THE WEST LINE OF TRACT 'A' OF SUN LAKE ESTATES UNIT ONE, AS RECORDED IN PLAT BOOK 31, PAGE 26 OF THE PUBLIC RECORDS OF SAID BREVARD COUNTY, A DISTANCE OF 1412.29 FEET TO THE SW CORNER OF SAID TRACT "A" AND THE POINT OF BEGINNING; THENCE S88°45'34"E, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 320.00 FEET TO THE SE CORNER OF SAID TRACT "A"; THENCE S01°01'56' W, PARALLEL TO SAID WEST LINE OF SAID NE 1/4, A DISTANCE OF 1027.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4; THENCE N89°27'30"W, ALONG SAID SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 320.00 FEET TO THE SW CORNER OF SAID NE 1/4, POINT ALSO BEING THE CENTER OF SAID SECTION 1; THENCE N01°01'56"E, ALONG SAID WEST LINE OF SAID NE 1/4, A DISTANCE OF 1031.85 FEET TO THE POINT OF BEGINNING.

AND ALSO:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, TOGETHER WITH A PORTION OF LOT 19, BLOCK 1, CANAVERAL GROVES SUBDIVISION OF SAID SECTION 1, AS RECORDED IN SURVEY BOOK 2, PAGE 58, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 1, SAID POINT ALSO BEING THE NW CORNER OF THE NE 1/4 OF SAID SECTION 1; THENCE S01°01'56"W, ALONG THE WEST LINE OF SAID NE 1/4 OF SAID SECTION 1, A DISTANCE OF 2444.14 FEET TO THE CENTER OF SAID SECTION 1, SAID POINT BEING THE NW CORNER OF LOT 17, BLOCK 1, OF SAID CANAVERAL GROVES SUBDIVISION; THENCE S89°27'30"E, ALONG THE SOUTH LINE OF SAID NE 1/4 AND THE NORTH LINE OF LOTS 17 AND 18, BLOCK 1, OF SAID CANAVERAL GROVES SUBDIVISION, A DISTANCE OF 320.01 FEET TO THE SE CORNER OF A 320.00 FOOT F.P.L. EASEMENT AND THE POINT OF

BEGINNING; THENCE N01°01'56"E, ALONG THE EAST LINE OF SAID F.P.&L. CO. EASEMENT, A DISTANCE OF 136.81 FEET; THENCE S88°30'58"E, A DISTANCE OF 150.00 FEET; THENCE SOUTH 01°01'56"W, A DISTANCE OF 200.00 FEET; THENCE N88°30'58"W, A DISTANCE OF 130.01 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18 AND THE WEST LINE OF SAID LOT 19; THENCE N01°02'22"E, ALONG SAID EAST LINE OF LOT 18 AND SAID WEST LINE OF LOT 19, A DISTANCE OF 63.52 FEET TO THE NE CORNER OF SAID LOT 18 AND THE NW CORNER OF SAID LOT 19, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 1; THENCE N89°27'30"W, ALONG THE NORTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #2959961

Owner:

AQUARINA UTILITIES INC

Situs:
235 AQUARINA BLVD WTRPLT
MELBOURNE BEACH 32951
[Parcel details](#)
[Form to Change Mailing Address](#)
[Property Appraiser](#)

[Get bills by email](#)

2015 Annual Bill

BREVARD COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2015 Annual Bill	2959961	—	3400	\$0.00

PAID
[Print \(PDF\)](#)

If paid by: Mar 31, 2016
Please pay: \$11,995.30

Combined taxes and assessments: \$11,995.30

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
COUNTY GENERAL FUND	4.5497	\$743,400.00	\$0.00	\$743,400.00	\$3,382.25
BREVARD LIBRARY DISTRICT	0.5555	\$743,400.00	\$0.00	\$743,400.00	\$412.96
BREVARD MOSQUITO CONTROL	0.1995	\$743,400.00	\$0.00	\$743,400.00	\$148.31
S BREVARD REC DIST 2001-2020	0.1841	\$743,400.00	\$0.00	\$743,400.00	\$136.86
SCHOOL - BY STATE LAW	5.0270	\$743,400.00	\$0.00	\$743,400.00	\$3,737.07
SCHOOL - BY LOCAL BOARD	0.7480	\$743,400.00	\$0.00	\$743,400.00	\$556.06
SCHOOL - CAPITAL OUTLAY	1.5000	\$743,400.00	\$0.00	\$743,400.00	\$1,115.10
FIRE CONTROL MSTU	0.7580	\$743,400.00	\$0.00	\$743,400.00	\$563.50
LAW ENFORCEMENT MSTU	1.2691	\$743,400.00	\$0.00	\$743,400.00	\$943.45
ROAD & BRIDGE DIST 3 MSTU	0.3045	\$743,400.00	\$0.00	\$743,400.00	\$226.37
ST JOHNS RIVER WATER MGMT DST	0.3023	\$743,400.00	\$0.00	\$743,400.00	\$224.73
FLA INLAND NAVIGATION DIST	0.0320	\$743,400.00	\$0.00	\$743,400.00	\$23.79
SEBASTIAN INLET DISTRICT	0.1069	\$743,400.00	\$0.00	\$743,400.00	\$79.47
ENV END LD/WTR LTD 05-24	0.0543	\$743,400.00	\$0.00	\$743,400.00	\$40.37
ENV END LD/WTR LTD (DBTP) 05-24	0.1102	\$743,400.00	\$0.00	\$743,400.00	\$81.92
S BREVARD REC DIST (DBTP) 01-20	0.4159	\$743,400.00	\$0.00	\$743,400.00	\$309.18
Total Ad Valorem Taxes	16.1170				\$11,981.39

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
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Total Non-Ad Valorem Assessments

\$13.91

Parcel Details

Owner:	AQUARINA UTILITIES INC	Account	2959961	Assessed value:	\$743,400
Owner Address:	1726 NE DALICH AVE JENSEN BEACH, FL 34957	Alternate Key	2959961	School assessed value:	\$743,400
Situs:	235 AQUARINA BLVD WTRPLT MELBOURNE BEACH 32951	Millage code	3400		
		Millage rate	16.1170		

2015 TAX AMOUNTS

LEGAL DESCRIPTION

LOCATION

Ad valorem: \$11,981.3929 3836QO 1D 235 AQUARINA BLVD
WTRPLT AQUARINA P.U.D. STAGE 1,
TRACTS C MELBOURNE BEACH LOT 1D**Geo number:** 29 3836QO 1D**Non-ad valorem:** \$13.91**Township:** 29**Total Discountable:** \$11,995.30**Range:** 38**Total tax:** \$11,995.30**Section:** 36**Neighborhood:** 066102**Block:** 00000.0**Lot:** 001D.00**Use code:** 9170**Total acres:** 2.37

E-Check Payments: E-Check payments are **FREE!** *May not be used to pay delinquent property taxes, E-Titles or toll violations