

ORIG

Raintree Utilities, Inc.  
2100 Lake Eustis Drive  
Tavares, FL 32778  
352-343-3036 Office  
352-461-4246 Cell

07 SEP 27 11:17:22

September 25, 2007

Ms. Ann Cole  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL ~~32778~~ 32399

070627-WU

RECEIVED-FPSC  
07 SEP 27 AM 9:29  
COMMISSION  
CLERK

RE: Staff Assisted Rate Case, Certificate 539-W, Raintree Utilities, Inc.

Dear Ms. Cole:

Enclosed are the original and seven copies of our application for a Staff Assisted Rate Case. Our main issue is the new Bentwood Water Plant which should come on line within the next two months. We request a revision to the Plant Capacity Charge that was approved with our application to extend the service territory to include Bentwood.

The costs for that system substantially exceeded the estimates we used in calculating that charge, and the number of lots was reduced from 99 to 91. With the current real estate market, we now estimate a seven year sell out as opposed to five years. Accordingly, we have included a calculation requesting increasing the plant capacity charge from \$800 as authorized by the tariff to \$2,900. The supporting schedules and invoice/contract copies are included with this submission, and I believe that charge is within PSC guidelines.

I have additionally included a copy of our new agreement with Utility Technicians, Inc. for billing and other services. We would like to establish the allowable pass through costs at a rate to

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR 4 \_\_\_\_\_
- GCL 1 \_\_\_\_\_
- OPC \_\_\_\_\_
- RCA \_\_\_\_\_
- SCR \_\_\_\_\_
- SGA \_\_\_\_\_
- SEC \_\_\_\_\_
- OTH CLK:2 \_\_\_\_\_

We are undergoing several changes presently. Where the bookkeeping was done previously by Shamrock Homes' employees, including myself, and costs were reimbursed to Shamrock Homes, those costs now are being paid directly to individuals. Amy Shamrock will be taking over the office and bookkeeping duties, and I will become more involved with the overall management of the utility. I will remain as Vice President.

I mention that because the historical costs used on the application may not reflect the going forward costs. We still need to do proforma projections including the Bentwood Plant to determine the actual rate analysis.

DOCUMENT NUMBER-DATE

08873 SEP 27 5

FPSC-COMMISSION CLERK

I know staff will help us with that, but we request an emergency approval of the increased Plant Capacity Charge, even if the money is escrowed until we have final approval of the rates. To wait to approve the capacity charge would only increase our exposure as lots sell.

One lot is built on and will be connecting to the water system when the system is complete. We request approval to charge the \$2,900 for that lot. That connection should occur within the next six weeks to two months. We also request permission to charge pass through costs that cover our actual costs.

I will be out of town until November 20, but I will be available by cell phone and will check my emails. The cell phone is listed on this letterhead.

Thank you for your consideration and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Fred Brown", with a long horizontal flourish extending to the right.

Fred Brown  
Vice President

FLORIDA PUBLIC SERVICE COMMISSION

070627-WU

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility RAINTREE UTILITIES, INC.

B. Address 2100 LAKE EUSTIS DRIVE  
TAVARES, FL 32778

1. Telephone Nos. (352) 343-3036 (352) 461-4246 (CELL-PREFERRED)

2. County LAKE Nearest City TAVARES

3. General area served EUSTIS-RAINTREE HARBOR SUBDIVISION  
LEESBURG - BENTWOOD SUBDIVISION (UNDER CONSTRUCTION)

C. Authority:

1. Water Certificate No. 539 W Date Received 8/17/05 AMENDED

2. Wastewater Certificate No. N/A Date Received N/A

3. Date utility started operations: Water 1/88 Wastewater N/A

D. How system was acquired TRANSFER OF MATURITY CONTROL

If utility was purchased, give date 5/17/2000 Amount Paid \$50,000

1. Name of Seller DOV MONN

2. Was seller affiliated with present owners? NO

3. Did you purchase: Stock YES - 100% or assets only \_\_\_\_\_

E. Type of legal entity: Corporation, Partnership or Sole Proprietorship  
CORPORATION

F. Ownership & Officers:

Name	Title	Percent Ownership
1. <u>KEITH SHAMROCK</u>	<u>PRES</u>	<u>100%</u>
2. <u>FRED BROWN</u>	<u>V.P.</u>	<u>0%</u>
3. _____	_____	_____
4. _____	_____	_____

G. List of Associated Companies and Addresses:

1. N/A
2. \_\_\_\_\_
3. \_\_\_\_\_

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

II. Accounting Data

A. Outside Accountant (INCOME TAXES ONLY)

1. Name STACEY SCHROEFFEL
2. Firm BPKH
3. Address 1560 N. ORANGE AVE.
4. Telephone (407) 998-9000

B. Individual to contact on accounting matters:

1. Name FRED BROWN
2. Telephone (352) 461-4246

C. Location of books and records 2100 LAKE EUSTIS DR. TAVARES, FL 32778

D. Have you filed an Annual Report with the Commission? YES  
 Date Last Filed 2006 REPORT EN 7/13/2007

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? YES

F. Basic Rate Base Data (Most recent two years)

1. Water		20 <u>06</u>	20 <u>05</u>
Cost of Plant In Service:	(INCLUDES CONSTR WIP # 183,750)	\$ <u>255251</u>	\$ <u>71471</u>
Less Accumulated Depreciation:		<u>17919</u>	<u>16059</u>
Less Contributed Plant:		<u>—</u>	<u>—</u>
Net Owner's Investment:		\$ <u>237,332</u>	\$ <u>55412</u>

2. Wastewater	20 <u>06</u>	20 <u>05</u>
Cost of Plant In Service:	\$ <u>N/A</u>	\$ <u>N/A</u>
Less Accumulated Depreciation:	_____	_____
Less Contributed Plant:	_____	_____
New Owner's Investment:	\$ <u>_____</u>	\$ <u>_____</u>

G. Basic Income Statement (Most recent two years):

1. Water	20 <u>06</u>	20 <u>05</u>
Revenues (By Class):		
a. _____	\$ _____	\$ _____
b. _____	_____	_____
c. <u>RESIDENTIAL</u>	<u>45,950</u>	<u>51,648</u> **
Total Operating Revenues:	\$ <u>45,950</u>	\$ <u>51,648</u>
Less Expenses:		
a. Salaries & Wages - Employees	_____	<u>1800</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	<u>4200</u>	<u>4200</u>
c. Employee Pensions & Benefits	_____	_____
d. Purchased Water	_____	_____
e. Purchased Power	<u>4359</u>	<u>3442</u>
f. Fuel for Power Production	_____	_____
g. Chemicals	<u>649</u>	<u>717</u>
h. Materials & Supplies	_____	_____
i. Contractual Services	<u>27600</u>	<u>42119</u>
j. Rents	<u>1800</u>	<u>1500</u>
k. Transportation Expenses	_____	_____
l. Insurance Expense	<u>1500</u>	<u>1500</u>
m. Regulatory Commission Expense	_____	_____
n. Bad Debt Expense	_____	_____
o. Miscellaneous Expense	<u>360</u>	<u>323</u>
p. Depreciation Expense	<u>1860</u>	<u>1860</u>
q. Property Taxes	_____	_____
r. Other Taxes	<u>3022</u>	<u>3227</u>
s. Income Taxes	_____	<u>640</u>
Operating Income (Loss) *	\$ <u>600</u>	\$ <u>8700</u>

\* DOES NOT INCLUDE INT. EXP. OF \$ 7278 IN 2006 AND \$ 4000 IN 2005

\*\* DOES NOT INCLUDE INT. INCOME OF \$ 161 IN 2005 AND \$ 0 IN 2006

2.	Wastewater	20__	20__
	Revenues (By Class):		
	a. _____	_____	_____
	b. _____	_____	_____
	c. _____	_____	_____
	Total Operating Revenues:	\$ _____	\$ _____
	Less Expenses:		
	a. Salaries & Wages - Employees	\$ _____	\$ _____
	b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
	c. Employee Pensions & Benefits	_____	_____
	d. Purchased Wastewater Treatment	_____	_____
	e. Sludge Removal Expense	_____	_____
	f. Purchased Power	_____	_____
	g. Fuel for Power Production	_____	_____
	h. Chemicals	_____	_____
	i. Materials & Supplies	_____	_____
	j. Contractual Services	_____	_____
	k. Rents	_____	_____
	l. Transportation Expenses	_____	_____
	m. Insurance Expense	_____	_____
	n. Regulatory Commission Expense	_____	_____
	o. Bad Debt Expense	_____	_____
	p. Miscellaneous Expense	_____	_____
	q. Depreciation Expense	_____	_____
	r. Property Taxes	_____	_____
	s. Other Taxes	_____	_____
	t. Income Taxes	_____	_____
	Operating Income (Loss)	\$ _____	\$ _____

H. Outstanding Debt:

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

- \_\_\_\_\_ Form 1120 - Corporation
- \_\_\_\_\_ Form 1120S - Subchapter S Corporation
- \_\_\_\_\_ Form 1065 - Partnership
- \_\_\_\_\_ Form 1040 - Schedule C - Individual (Proprietorship)

III. Engineering Data

A. Outside Engineering Consultant:

1. Name SCOTT PURVIS
2. Firm UTILITY TECHNICIANS, INC.
3. Address 630 GOODBAR AVENUE, UMATILLA, FL 32784
4. Telephone (352) 669-5822

B. Individual to contact on engineering matters:

1. Name SCOTT PURVIS
2. Telephone (352) 669-5822

C. Is the utility under citation by the Department of Environmental Protection (DEP) or county health department? If yes, explain.

N/A

D. List any known service deficiencies and steps taken to remedy problems.

N/A

E. Name of plant operator (s) and DEP operator certificate number (s) held. PLANT TECHNICIANS, INC  
E 83141

F. Is the utility serving customers outside of its certificated area? NO

If yes, explain \_\_\_\_\_

G. Wastewater:

1. Gallons per day capacity of treatment facilities existing \_\_\_\_\_  
under construction \_\_\_\_\_ proposed \_\_\_\_\_
2. Type and make of present treatment facilities \_\_\_\_\_  
\_\_\_\_\_
3. Approximate average daily flow of treatment plant effluent \_\_\_\_\_  
\_\_\_\_\_
4. Approximate length of wastewater mains:  
Size (diameter) \_\_\_\_\_  
Linear feet \_\_\_\_\_
5. Number of manholes \_\_\_\_\_
6. Number of liftstations \_\_\_\_\_
7. How do you measure treatment plant effluent? \_\_\_\_\_

8. Is the treatment plant effluent chlorinated? \_\_\_\_\_ If yes, what is the normal dosage rate? \_\_\_\_\_
9. Tap in fees - Wastewater \$ \_\_\_\_\_
10. Service availability fees - Wastewater \$ \_\_\_\_\_
11. Note DEP Treatment Plant Certificate Number and date of expiration: Number \_\_\_\_\_ Expiration Date \_\_\_\_\_
12. Total gallons treated during most recent twelve months \_\_\_\_\_
13. Wastewater treatment purchased during most recent twelve months \_\_\_\_\_

H. Water

1. Gallons per day capacity of treatment facilities existing 94000 under construction \_\_\_\_\_ proposed \_\_\_\_\_
2. Type of treatment DISINFECTION
3. Approximate average daily flow of treated water 60000
4. Source of water supply GROUND WATER - FLORIDIAN AQUIFER
5. Types of chemicals used and their normal dosage rates SODIUM HYPOCHLORITE 3 gpd
6. Number of wells in service 3 Total capacity in gallons per minute (gpm) \_\_\_\_\_  

Diameter/Depth	<u>4" ?</u>	<u>4" ?</u>	<u>10" ?</u>
Motor horsepower	<u>5</u>	<u>7 1/2</u>	<u>50</u>
Pump capacity (gpm)	<u>75</u>	<u>100</u>	<u>600</u>
7. Reservoirs and/or hydropneumatic tanks:  

Description	<u>HYDROTANK</u>	_____	_____
Capacity	<u>5000</u>	_____	_____
8. High service pumping:  

Motor horsepower	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Pump capacity (gpm)	_____	_____	_____	_____
9. How do you measure treatment plant production? FLOW METER
10. Approximate feet of water mains:  

Size (diameter)	<u>4"</u>	<u>6"</u>	_____	_____
Linear feet	<u>840'</u>	<u>7660'</u>	_____	_____
11. Note any fire flow requirements and imposing government agency LAKE COUNTY 500 GPM
12. Number of fire hydrants in service 10



13. Do you have a meter change out program? AS NEEDED
14. Meter installation or tap in fees - Water \$ 250
15. Service availability fees - Water \$ N/A
16. Has the existing treatment facility been approved by DEP? YES
17. Total gallons pumped during most recent twelve months ~~22,134,000~~ 21,914,000
18. Total gallons sold during most recent twelve months ~~19,672,000~~ 19,308,000
19. Gallons unaccounted for during most recent twelve months 2,031,800
20. Gallons purchased during most recent twelve months NONE

IV. Rate Data

A. Individual to contact on tariff matters:

1. Name FRED BROWN
2. Telephone Number (352) 343-6677

B. Schedule of present rates (Attach additional sheets if more space is needed):

1. Water:

- a. Residential Water 1.40 PER THOUSAND GALLONS
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other 39.00 BASE RATE PER QUARTER

2. Wastewater:

- a. Residential Wastewater N/A
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other \_\_\_\_\_


C. Number of Customers (Most recent two years):

- |                     |              |              |
|---------------------|--------------|--------------|
| 1. Water Metered    | 20 <u>06</u> | 20 <u>07</u> |
| a. Residential      | <u>117</u>   | <u>117</u>   |
| b. General Service  | _____        | _____        |
| c. Special Contract | _____        | _____        |
| d. Other - Specify  | _____        | _____        |
| 2. Water Unmetered  | 20 <u>06</u> | 20 <u>06</u> |
| a. Residential      | <u>NONE</u>  | <u>NONE</u>  |
| b. General Service  | _____        | _____        |
| c. Special Contract | _____        | _____        |
| d. Other - Specify  | _____        | _____        |

- |                     |       |       |
|---------------------|-------|-------|
| 3. Wastewater       | 20__  | 20__  |
| a. Residential      | _____ | _____ |
| b. General Service  | _____ | _____ |
| c. Special Contract | _____ | _____ |
| d. Other - Specify  | _____ | _____ |

V. Affirmation

I, FRED BROWN the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge and belief.

Signed   
 Title V.P.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Raintree Utilities, Incl -- The Bentwood Water System (91 Lots Final Development)**  
**Request for Revised Plant Capacity Charge**  
**Summary of Costs**

Naruc Account	Description Item	Vendor	Qty	U/M	Unit Price	Total	Engrg	Contg	Total	Class C Years	Depr Rate	1 Year
<b>Well Construction</b>												
307	Well Construction Permit	Diversified Drilling	1	LS	\$ 1,000	\$ 1,000	\$ 40		\$ 1,040	27	0.037	\$ 38
307	Mobilization/Demobilization	Diversified Drilling	1	LS	\$ 36,350	\$ 36,350	\$ 1,436		\$ 37,786	27	0.037	\$ 1,398
307	Drive and Install 18 inch casing	Diversified Drilling	190	LF	\$ 175	\$ 33,250	\$ 1,422		\$ 34,672	27	0.037	\$ 1,283
307	Drill and Install 12 inch casing	Diversified Drilling	255	LF	\$ 150	\$ 38,250	\$ 1,636		\$ 39,886	27	0.037	\$ 1,476
307	Cement 12 inch Casing	Diversified Drilling	255	CUFT	\$ 20	\$ 5,100	\$ 218		\$ 5,318	27	0.037	\$ 197
307	Drill 12 inch Hole for Open Hole Interval	Diversified Drilling	120	LF	\$ 130	\$ 15,600	\$ 667		\$ 16,267	27	0.037	\$ 602
307	Specific Capacity Testing	Diversified Drilling	3	EA	\$ 300	\$ 900	\$ 39		\$ 939	27	0.037	\$ 35
307	Well Development Less than 1 ntu	Diversified Drilling	18	HR	\$ 300	\$ 5,400	\$ 231		\$ 5,631	27	0.037	\$ 208
307	Set-Up for Well Testing	Diversified Drilling	1	LS	\$ 6,000	\$ 6,000	\$ 257		\$ 6,257	27	0.037	\$ 231
307	Well Step-Drawdown Testing	Diversified Drilling	8	HR	\$ 300	\$ 2,400	\$ 103		\$ 2,503	27	0.037	\$ 93
307	Plumbness and Alignment Testing	Diversified Drilling	1	LS	\$ 1,000	\$ 1,000	\$ 43		\$ 1,043	27	0.037	\$ 39
307	Well Disinfection	Diversified Drilling	1	LS	\$ 3,000	\$ 3,000	\$ 128		\$ 3,128	27	0.037	\$ 116
307	FDEP Drinking Water Analysis	Diversified Drilling	1	LS	\$ 7,000	\$ 7,000	\$ 299		\$ 7,299	27	0.037	\$ 270
307	Credit on 20 Ft. 18"Casing and 25' Grout	Diversified Drilling	1	LS	\$ (4,000)	\$ (4,000)	\$ (171)		\$ (4,171)	27	0.037	\$ (154)
	Total Contract Without Extras					\$ 151,250	\$ 6,348	\$ -	\$ 157,598			\$ 5,831
	Extras											
307	Geophysical Logging	Diversified Drilling	1	LS	\$ 3,500	\$ 3,500	\$ 150		\$ 3,650	27	0.037	\$ 135
307	Video Logging	Diversified Drilling	1	LS	\$ 2,000	\$ 2,000	\$ 86		\$ 2,086	27	0.037	\$ 77
307	Gravel Fit for Well (Estimate)	Diversified Drilling	100	CF	\$ 2	\$ 200	\$ 9		\$ 209	27	0.037	\$ 8
307	Cement Grout (Est)	Diversified Drilling	100	CF	\$ 20	\$ 2,000	\$ 86		\$ 2,086	27	0.037	\$ 77
	<b>Total Well Construction</b>					<b>\$ 158,950</b>	<b>\$ 6,678</b>	<b>\$ -</b>	<b>\$ 165,628</b>			<b>\$ 6,128</b>
<b>Pumping Equipment</b>												
330	Hydropneumatic Tank	Utility Technicians				\$ 49,325	\$ 2,110		\$ 51,435	30	0.0333	\$ 1,713
311	Well Pump and Controls	Utility Technicians				\$ 62,345	\$ 2,667		\$ 65,012	15	0.0667	\$ 4,336
320	Chlorination Equipment	Utility Technicians				\$ 17,935	\$ 767		\$ 18,702	7	0.1429	\$ 2,673
304	Site Work and Fencing	Utility Technicians				\$ 15,446	\$ 661		\$ 16,107	27	0.037	\$ 596
309	Piping	Utility Technicians				\$ 32,063	\$ 1,372		\$ 33,435	32	0.0313	\$ 1,047
311	Electrical	Utility Technicians				\$ 51,826	\$ 2,217		\$ 54,043	15	0.0667	\$ 3,605
	Vendor Subtotal					\$ 228,940	\$ 9,794	\$ -	\$ 238,734			\$ 13,969
307	<b>Design and Construction Coordination</b>	SMW GeoSciences, Inc.				\$ 11,300	\$ 483		\$ 11,783	27	0.037	\$ 436
<b>Water System Contributed</b>												
331	Connection to Proposed Water Treatment Plant	Jim's Logging (M/I Homes)	1	EA	\$ 750	\$ 750	\$ 32		\$ 782	40	0.025	\$ 20
331	8" C-900 DR-18 PVC Water Main		6060	LF	\$ 16	\$ 98,475	\$ 4,213		\$ 102,688	40	0.025	\$ 2,567
331	8" MJ Gate Valve & Box		19	EA	\$ 965	\$ 18,335	\$ 784		\$ 19,119	40	0.025	\$ 478
331	DIP Fittings		1	EA	\$ 25,000	\$ 25,000	\$ 1,070		\$ 26,070	40	0.025	\$ 652
335	Fire Hydrant Assemblies		8	EA	\$ 2,375	\$ 19,000	\$ 813		\$ 19,813	40	0.025	\$ 495
335	2" Blow Off Assemblies		1	EA	\$ 495	\$ 495	\$ 21		\$ 516	40	0.025	\$ 13
333	Single Services		11	EA	\$ 475	\$ 5,225	\$ 224		\$ 5,449	35	0.0286	\$ 156

Naruc Account	Description Item	Vendor	Qty	U/M	Unit Price	Total	Engrg	Contg	Total	Class C Years	Depr Rate	1 Year
333	Double Services		40	EA	\$ 515	\$ 20,600	\$ 881		\$ 21,481	35	0.0286	\$ 614
331	Temporary Jumper Assembly		1	EA	\$ 785	\$ 785	\$ 34		\$ 819	40	0.025	\$ 20
331	Pressure Test and Chlorination		1	EA	\$ 3,500	\$ 3,500	\$ 150		\$ 3,650	40	0.025	\$ 91
<b>Total System Contributed</b>						<b>\$ 192,165</b>	<b>\$ 8,221</b>	<b>\$ -</b>	<b>\$ 200,386</b>			<b>\$ 5,107</b>
<b>Meters and Meter Installation by Raintree (Not Contributed)</b>												
334	Meter Costs		91	EA	\$ 180	\$ 16,380	\$ 701		\$ 17,081	17	0.0588	\$ 1,004
	Land and Land Rights					\$ 5,800	\$ -	0	\$ 5,800	0	0	\$ -
<b>Total System Costs</b>						<b>\$ 613,535</b>	<b>\$ 25,877</b>	<b>\$ -</b>	<b>\$ 639,412</b>			<b>\$ 26,644</b>
Engineering Costs						\$ 26,000						
Percent Engineering Allocation						4.28%						

Raintree Utilities, Inc.  
 Request for Revised Plant Capacity Charge -- Bentwood Plant

Design a Service Availability Policy (Assume a 7 Year Sell Out)

A. Imputed CIAC Less Existing Amortization and Additional Amortization for 7 Years

Existing Cost of Lines	\$	25,440	Per 2006 Annual Report
Exist Amort 2006	\$	8,576	Per 2006 Annual Report
7 Years	\$	3,801	543 25440
<b>A. Total</b>	<b>\$</b>	<b>13,063</b>	

B. Bentwood Water System Contributed less Composite Amortization for 5 Years

Cost of Contributed Lines	\$	200,386	
Composite Amort 7 Years	\$	51,339	0.0366 200386
<b>B. Total</b>	<b>\$</b>	<b>149,047</b>	

C. Plant Charge Assume \$2900 and 13 Connections Each Year

Yearly Amort	2900	\$	263,900	
0.0366	13	\$	9,659	7 Years
	13	\$	8,279	6 Years
	13	\$	6,899	5 Years
	13	\$	5,519	4 Years
	13	\$	4,139	3 Years
	13	\$	2,760	2 Years
	13	\$	1,380	1 Year
<b>Total C</b>		<b>\$</b>	<b>225,265</b>	

D. Raintree Harbor Plant and Lines less Previous Depreciation plus 7 Years

Plant	\$	71,471
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Depr per 2006 Report	\$	17,919	
7 Years	\$	13,020	1860

<b>Total D</b>	<b>\$</b>	<b>40,532</b>	
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E.	Bentwood Plant	\$	639,412	
	0.0366 7 Years	\$	163,817	

<b>E. Total</b>	<b>\$</b>	<b>475,595</b>	
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A + B + C =	\$	387,375	
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D + E +	\$	516,127	
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Ratio		75.05%	
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# DIVERSIFIED DRILLING CORPORATION

1031 Crown Park Circle Winter Garden, FL 34787 407.654.6970 Fx 407.654.7049  
Corporate: 8801 Maislin Drive Tampa, FL 33687 813.988.1132 Fx 813.985.6636

Date: 07.07.06

To: Fred Brown, Controller 352.343.7378 fx

cc: Rob Ern - Farner Barley 352.343.8495 fx

cc: Sarah Whitaker - SMW Geo Sciences, Inc. 407.999.8399 fx

From: Keith Myers

Number of Pages Including Cover: 5

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FAX TO  
ROBERTN  
SARAH WHITAKER  
KEITH MYERS

Return this to me.

*JS*  
Done *JS*

**RAINTREE UTILITIES 12-INCH SUPPLY WELL**

**REVISED SCHEDULE OF VALUES INC CHANGE ORDER 06/06/06 :**

Item	Description	Qty.	U / M	UNIT PRICE	TOTAL PRICE
1	Well Construction Permit	1	LS	1,000	1,000
2	Mobilization / Demobilization	1	LS	36,350	36,350
3	Drive and Install 18 - inch Casing	190	LF	175	33,250
4	Drill & Install 12-inch Casing	255	LF	150	38,250
5	Cement 12-inch Casing	255	cuft	20	5,100
6	Drill 12-inch Hole for Open Hole Interval	120	LF	130	15,600
7	Specific Capacity Testing	3	EA	300	900
8	Well Development less than 1 ntu	18	HR	300	5,400
9	Set-Up for Well Testing	1	LS	6,000	6,000
10	Well Step-Drawdown Testing	8	HR	300	2,400
11	Plumbness & Alignment Testing	1	LS	1,000	1,000
12	Well Disinfection	1	LS	3,000	3,000
13	FDEP Drinking Water Analysis	1	LS	7,000	7,000
14	Additional Items Required			see option prices below	
15	Less credit on 20ft 18" casing and 25' Grout	1	LS	-4,000	(4,000)
<b>TOTAL REVISED BID WITH CHANGE ORDER 1 INCLUDED</b>					<b>\$ 151,250.00</b>
	Geophysical Logging		LS	3,500	
	Video Logging		LS	2,000	
	Gravel Fill for Well		CF	2	
	Cement Grout		CF	20	



## RAINTREE LITHOLOGY LOG

Raintree Test Drill

Drilled 8/9th June DDC Dade City Office

Description	Thickness ft	Depth ft
Fine Sand	149.0	149.0
Sandy Clay	6.0	155.0
Clay	3.0	158.0
Rock Phosphate	1.5	159.5
Green Clay	3.5	163.0
Lime rock	1.0	164.0
Hard Clay	7.0	171.0
Soft Clay	2.0	173.0
Hard Clay	2.0	175.0
Lime rock	1.0	176.0
Clay	0.5	176.5
Rock	2.5	179.0
Clay ( Lost Circulation)	0.5	179.5
Rock with Clay stringers	5.5	185.0

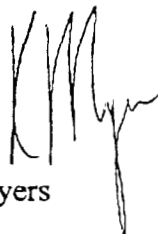
The original contractual clauses will still apply namely:

1. The price is based on the assumption of reasonable access to the drilling site by 2 wheel drive vehicles
2. The well will be drilled at the exact location determined by you
3. There is no guarantee of water quality.
4. You will be billed for the work on a monthly basis, with payment due 30 days from date of invoice and will bear interest at the rate of 1 1/2% per month if not timely paid
5. The execution of this letter (including the terms and conditions attached here to) shall constitute the revised agreement between the two parties.

We attach a revised copy of the Contract Schedule of Values

If the forgoing is acceptable to you, please so indicate by signing and returning a copy of this letter.

Sincerely,  
for DDC



Keith W Myers

Agreed and Accepted This <sup>th</sup> 12 day of July, 2006  
Raintree Utilities Inc

By   
Name / Title

# PROPOSAL

NAME / ADDRESS  
MI Homes of Lake County LLC  
DBA/Shamrock Homes  
Attention : Ben Driver  
2100 Lake Eustis Drive  
Tavares, FL 32778

DATE 1/12/2007 PROPOSAL 2419  
JOB:  
Bentwood Subdivision

Utility Technicians will furnish material, equipment, and labor to install a potable water treatment plant for the Bentwood Subdivision per plans and specification supplied by B.E.S.&H. dated 10-30-06 with the following scope:

1-1100 G.P.M. @ 195' TDH turbine well pump with 45' of 8" diameter column and shaft and a 75 HP motor.

1-15,000 Gallon hydropneumatic water tank with saddles and precast concrete foundation pads.

Tank mounted automatic air compressor.

Misc. tank fittings

12" ductile iron piping from well head to hydro tank with water meter.

10" ductile iron bypass piping with gate valves.

10" ductile piping from hydro tank to point of connection at the fence boundary.

Concrete pump base, housekeeping pad at well discharge, splash pad, chlorine building pad, and eyewash pad.

Chlorination equipment and building.

Combination eyewash and shower with audible and visual alarms

Electrical service to be 480 volt / 3 phase as per plans and specs BESH / Bailey date 12/28/06.

Electrical equipment and 100 feet of underground electric service.

Chain link fence and gates.

Sod inside fenced area.

Silt fence for erosion control.

Exclusions:

Gravel or ground cover

Paved or stabilized road.

Electrical service to the water plant greater than 100 feet.

**TOTAL:** \$228,850.00

All material and workmanship is guaranteed for for one year or as stated. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an additional charge over and above estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Terms: Proposal valid for thirty (30) days from date of proposal.

Payment due as listed above.

SIGNATURE: Todd Lealy DATE: 1/12/2007

ACCEPTANCE OF CONTRACT: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above:

SIGNATURE: [Signature] DATE: 1/15/07

# Utility Technicians, Inc.

*Water and Sewer Specialty Contractor*  
State Licensed Utility Contractor #CUC052605

Office (352) 669-5822

Fax (352) 669-6037

March, 23, 2007

630 Goodbar Avenue  
Umatilla, Florida 32784

In regards to: Bentwood Subdivision Water Plant

## Schedule of Values

Mr. Fred Brown  
Raintree Utilities  
2100 Lake Eustis Dr.  
Tavares, Florida 32778

Dear Mr. Brown,

This is the Schedule of Values that you have requested for the equipment and labor for the water plant at the Bentwood Subdivision.

• Hydropneumatic Tank	<u>\$49,235.00</u>
• Well Pump and Controls	<u>\$62,345.00</u>
• Chlorination Equipment	<u>\$17,935.00</u>
• Site Work & Fencing	<u>\$15,446.00</u>
• Piping	<u>\$32,063.00</u>
• Electrical	<u>\$51,826.00</u>

Sincerely,  
Todd Lealy

518,826  
\_\_\_\_\_

Special Projects Manager



SMW GeoSciences, Inc.  
Hydrogeological & Environmental Services

# FAX Cover Sheet

1401-B Edgewater Drive  
Orlando, Florida 32804  
Phone: (407) 426-2836  
Fax: (407) 999-8399

To: Fred Brown From: Sarah Whitaker

Company: Starrock Pages w/cover: 5

Fax: 352-343-7378 Date: 7/14/06 \*

Re: Bentwood Well Construction

Hard copy will be sent in the mail.

If you have any questions or concerns, please call me.

\* Resending with correction to first page.

Water Resources, Geological, Geophysical,  
Environmental and Marine Survey Studies

**SMW GeoSciences, Inc.**  
**Hydrogeological & Environmental Services**

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1401-B Edgewater Drive  
Orlando, Florida 32804

Office: 407-426-2836  
Fax: 407-999-8399  
www.hydro-geologist.com

July 13, 2006

**TO:** Mr. Fred Brown  
Raintree Utilities, Inc.  
2100 Lake Eustis Drive  
Tavares, FL 32778

**SUBJECT:** **Proposal for Professional Services**  
**Public Supply Well Construction**  
Bentwood, CUP # 98980  
Lake County Florida

---

Dear Mr. Brown,

SMW GeoSciences, Inc. submits this proposal to provide assistance in coordinating the design and construction of the public supply well associated with the above Consumptive Use Permit (CUP).

We are familiar with the construction requirements of the SJRWMD, Lake County and the FDEP, and, based upon discussions with Diversified Drilling Corporation and Rob Ern, P.E., SMW GeoSciences, Inc. anticipates the following services are required:

**Task 1. Project Management, Well Design, and Permitting Assistance**

We will review formation samples from the pilot hole drilled June 2006, other nearby drilling logs and readily available regional hydrogeologic information necessary to assist with well construction and well testing specifications to be performed by the driller. The proposed construction details will be reviewed with the St. Johns River Water Management District and Lake County to confirm acceptance of proposed drilling methodology

*Please note, these services were requested by the engineer and driller in June 2006 and most of Task 1's services have been completed to date.*

Fee not to exceed:

\$1,500

**Task 2. Construction Phase Project Management and Field Inspection Services**

We will provide a State of Florida Registered Professional Geologist for inspection services during critical periods of the drilling operation. Services will include:

- on-site meeting prior to placement of the drill rig to review and coordinate well construction procedures with the driller
- periodic collection and review of lithologic cuttings as they return from the production well
- providing recommendations on setting surface and production casings
- selection of depth for setting the inner/production casing
- observation of grouting procedures
- verification of top of grout tags following each stage of grout placement
- selection of depth of the final open-hole segment
- review of geophysical and video logs
- verification of plumbness and alignment testing
- delivery of lithologic cuttings to SJRWMD

Without any unforeseen circumstances, we anticipate approximately 60 hours (includes travel time) will be required to complete this task.

Cost estimate based upon hourly rates and mileage not to exceed: \$6,500

**Task 3. Step Drawdown Test**

For the step drawdown test we monitor and verify drawdown water levels during the test. We will provide results of the test to the engineer for use in design of setting final production pump.

Fee not to exceed: \$800

**Task 4. Final Report**

We will prepare a final report, suitable for submittal to SJRWMD, Lake County and FDEP, that summarizes the as-built well condition, lithologic descriptions, geophysical logs and step drawdown and plumbness/alignment test results.

Fee not to exceed: \$2,500

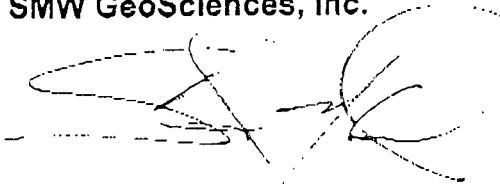
**Total fee for services requested: \$11,300**

These cost estimates are based upon our review of conditions contained in the CUP, the location of the proposed well and the anticipated scope of work described above.

For all work, we will invoice only for the work performed using the unit rates or hourly fees provided in this proposal. The budget for Task 2 is based upon our estimated hours required for construction of similar wells in the area. We will not exceed the estimated budget unless conditions encountered while drilling require extended services and these extended services and additional fees are approved by the client.

We appreciate the opportunity to submit this proposal for your review and look forward to working with you on this project. If you have any questions concerning this proposal or any other aspect of the project, please feel free to contact our office.

Sincerely,  
**SMW GeoSciences, Inc.**



Sarah M. Whitaker, P.G.  
Principal  
Florida Registration No. 929

Conditions of acceptance: The above proposal is acceptable. This proposal constitutes a binding contract between SMW GeoSciences, Inc. and the client. It is agreed by the client and SMW GeoSciences, Inc. that there are no additional terms, conditions, or agreements with respect to the project, other than the items referenced in the proposal. Payment terms are "net thirty", and for past due invoices, interest shall be accrued at a rate of 1.5% per month. Client also agrees to reimburse SMW GeoSciences, Inc. for reasonable attorney fees, in the event that payment is not submitted to SMW GeoSciences, Inc. for services rendered.

APPROVED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_



## SMW GeoSciences

### 2006 FEES FOR SERVICES

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#### Labor

The following hourly rates will be applicable for time spent for project coordination, direction, management, consultations, evaluations of field and laboratory data, preparation of reports, conferences and inspections related to groundwater, environmental and geophysical services.

Principal	\$150.00/hour
Senior Professional Engineer	\$125.00/hour
Professional Engineer	\$110.00/hour
Professional Geologist	\$100.00/hour
Senior Hydrogeologist	\$105.00/hour
Project Geologist	\$90.00/hour
Project Engineer	\$90.00/hour
Wetlands Biologist	\$90.00/hour
Drafting/GIS Technician	\$75.00/hour
Field Technician	\$60.00/hour
Clerical/Administrative	\$55.00/hour

#### Additional

Expenses:	cost + 20%
Subcontractors	cost + 20%

All Invoices will be due and payable within 30-days of receipt.

**ROADS**

11	12" STABILIZED SUB GRADE	16444	SY	2.25	36,999.00
12	6" LIMEROCK BASE PRIMED	13975	SY	6.00	83,850.00
13	1 1/4" TYPE S-III ASPHALT	13700	SY	7.75	106,175.00
14	TYPE A CURB	485	LF	14.50	7,032.50
15	TYPE F CURB	435	LF	14.50	6,307.50
16	MIAMI CURB	9876	LF	8.85	87,402.60
17	STREET SIGNS	5	EA	225.00	1,125.00
18	STOP SIGNS	5	EA	175.00	875.00
19	STOP BARS - THERMO	5	EA	200.00	1,000.00
20	REGULATORY SIGNS	5	EA	175.00	875.00
<b>OFFSITE ROAD IMPROVEMENTS - POE STREET</b>					
21	REMOVE EXISTING STRIPING	1	EA	1,500.40	1,500.40
22	MILL EXISTING ASPHALT 1.75 "	1360	SY	8.25	11,220.00
23	2 1/2" TYPE S-I ASPHALT	1075	SY	14.50	15,587.50
24	1" FC-3 FRICTION COURSE OVERLAY	1530	SY	9.50	14,535.00
25	8" LIMEROCK BASE	1075	SY	7.85	8,438.75
26	12" STABILIZED SUB GRADE	1075	SY	2.25	2,418.75
27	8" STABILIZED SUBGRADE	455	SY	2.00	910.00
28	BAHIA SOD	925	SY	2.00	1,850.00
29	MAINTENANCE OF TRAFFIC	1	EA	2,500.00	2,500.00
30	SILT FENCE	1060	LF	1.20	1,272.00
31	THERMOPLASTIC STRIPING	1	EA	6,500.00	6,500.00
32	SIGNAGE	1	EA	1,000.00	1,000.00
<b>TOTAL ROADS</b>					<b>399,374.00</b>

**STORM DRAINAGE**

33	30" FRCP STORM PIPE	944	LF	55.00	51,920.00
34	24" FRCP STORM PIPE	1664	LF	37.50	62,400.00
35	18" FRCP STORM PIPE	848	LF	21.50	18,232.00
36	TYPE 6 MODIFIED INLETS	19	EA	2,450.00	46,550.00
37	TYPE 6 INLET	1	EA	2,850.00	2,850.00
38	STORM MANHOLE	1	EA	2,325.00	2,325.00
39	JUNCTION MANHOLE	4	EA	2,350.00	9,400.00
40	VALLEY GUTTER INLET	1	EA	2,400.00	2,400.00
41	TYPE C INLET	3	EA	2,425.00	7,275.00
42	30" FES WITH SPLASH PAD	4	EA	2,400.00	9,600.00
43	24" FES WITH SPLASH PAD	1	EA	2,750.00	2,750.00
44	18" FES WITH SPLASH PAD	2	EA	1,700.00	3,400.00
45	EARTHEN POND WEIRS	50	LF	175.00	8,750.00
46	FILTER FABRIC POND & SWALE BERM EXCEPT WEIRS	4700	SY	5.00	23,500.00
47	CONSTRUCT DISCHARGE SUMPS	2	EA	1,000.00	2,000.00
<b>TOTAL STORM DRAINAGE</b>					<b>253,352.00</b>

**WATER DISTRIBUTION SYSTEM**

48	CONNECTION TO PROPOSED WATER TREATMENT PLANT	1	EA	750.00	750.00
49	8" C-900 DR-18 PVC WATER MAIN	6060	LF	16.25	98,475.00
50	8" MJ GATE VALVE & BOX	19	EA	965.00	18,335.00
51	DIP FITTINGS	1	EA	25,000.00	25,000.00

52	FIRE HYDRANT ASSEMBLIES	8	EA	2,375.00	19,000.00
53	2" BLOW OFF ASSEMBLIES	1	EA	495.00	495.00
54	SINGLE SERVICES	11	EA	475.00	5,225.00
55	DOUBLE SERVICES	40	EA	515.00	20,600.00
56	TEMPORARY JUMPER ASSEMBLY	1	EA	785.00	785.00
57	PRESSURE TEST & CHLORINATION	1	EA	3,500.00	3,500.00
<b>TOTAL WATER DISTRIBUTION SYSTEM</b>					<b>192,165.00</b>
<b>MISCELLANEOUS</b>					
58	GEOTECHNICAL TESTING	1	EA	9,968.50	9,968.50
59	CONSTRUCTION LAYOUT	1	EA	34,250.00	34,250.00
60	AS BUILT DRAWINGS	1	EA	12,000.00	12,000.00
<b>TOTAL MISCELLANEOUS</b>					<b>56,218.50</b>
<b>TOTAL PROJECT</b>					<b><u>1,555,935.00</u></b>

**Exclusions:**

1. Site survey
2. Unsuitable or contaminated soils
3. Permits or related fees
4. Water meters by others
5. Irrigation or landscaping except as noted
6. Sod except as noted
7. Retaining, screen or buffer walls
8. Concrete sidewalks
9. There were no geo-technical reports presented and it is assumed that all materials excavated on site are suitable for project usage.
10. Proposal is based on usage of import fill from the Etowah project. If this material is not available and Shamrock does not have fill in a location in the same approximate distance then import fill will have to be furnished at a cost of \$ 1.75 to \$ 2.50 per cubic yard.

Due to constantly changing fuel pricing we reserve the right to adjust our proposal for fuel price increases based on actual usage indexed from the date of contract agreement and to credit any base price reductions that also could occur based on the same index.

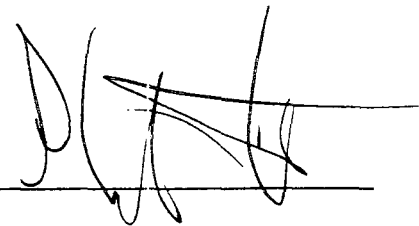
Jim's Logging & Landclearing, Inc.

Shamrock Homes



Larry B. Morris

Date: 6/2/06



Date: \_\_\_\_\_



FINAL  
CONTRACT

# JIM'S LOGGING & LANDCLEARING, INC.



P.O. Box 244  
1620 EAST SR 46  
Geneva, Florida 32732

407-349-5678

Fax 407-349-5259

June 2, 2006

Mr. Keith Shamrock  
Mr. Steve Shamrock  
Mr. Ben Driver  
Shamrock Homes  
2100 Lake Eustis Drive  
Tavares, Florida 32778

Re: Bentwood Subdivision  
Lake County, Florida

Gentleman:

We are pleased to have the opportunity to offer our proposal for the above referenced project based on plans and specifications by Farner Barley & Associates pages 1-17 with the latest revisions dated March 17, 2006.

Our proposal includes all materials, labor, equipment, supervision and insurance for a turnkey project as described in the below-described proposal:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
<b>SITE WORK</b>					
1	CLEARING & GRUBBING	50.44	AC	2,400.00	121,056.00
2	TYPE III SILT FENCE	7880	LF	1.20	9,456.00
3	EARTHWORK - CUT	53190	CY	1.75	93,082.50
4	EARTHWORK - FILL	58915	CY	1.80	106,047.00
5	IMPORT FILL FROM SHAMROCK ETOWAH	43100	CY	4.75	204,725.00
6	LOT GRADING	91	EA	780.00	70,980.00
8	SEED & MULCH	25780	SY	0.55	14,179.00
9	SODDING - RETENTION POND SLOPES	15450	SY	2.00	30,900.00
10	SODDING 2 FOOT BEHIND CURBS	2200	SY	2.00	4,400.00
<b>TOTAL SITE WORK</b>					<b>654,825.50</b>

*Engineering*

**Fred Brown**

---

**From:** "Rob Ern" <ern@besandh.com>  
**To:** <fbrown77@cfl.rr.com>  
**Sent:** Monday, September 24, 2007 2:59 PM  
**Subject:** FW: Contact Numbers

Fred

Here is the email I sent Friday to the address you had contacted us at below. Thanks,

Robert A. Ern, Jr., P.E., Principal  
 Booth, Ern, Straughan & Hiott, Inc.  
 (352) 343-8481 Phone  
 (352) 343-8495 Fax  
[ern@besandh.com](mailto:ern@besandh.com)

....\_o  
 ..O>'O....

Booth, Ern, Straughan & Hiott, Inc. (BESH).  
 This data is for general information only and shall  
 not be used to produce documents of any kind without  
 same being submitted to, reviewed by and approved by  
 BESH in writing. All data is subject to change. User  
 assumes all liability relating to the use of this data and  
 agrees to release, indemnify, and hold harmless BESH  
 from any and all claims relating to said use. User is  
 responsible for checking for any viruses before use.

**From:** Rob Ern [mailto:[ern@besandh.com](mailto:ern@besandh.com)]  
**Sent:** Friday, September 21, 2007 9:37 AM  
**To:** 'fred@raintreeutilities.com'  
**Cc:** 'Chiott@Besandh. Com'  
**Subject:** FW: Contact Numbers

Fred:

The design fees were \$12,000.00 for BESH, and \$7,000.00 for Bailey Engineering Consultants, our electrical engineer.

I talked to Purvis last night and he tells me the electrician finished his underground work Wednesday and Scott will be in there next week hopefully finishing up the concrete and site work. He wouldn't give me a direct answer last night, but it sounds like they should be able to start up the equipment in about 2-3 weeks. 20 bact samples have to be pulled at the plant and then we can submit to FDEP for clearance.

Hope this helps. Thanks,

Robert A. Ern, Jr., P.E., Principal  
 Booth, Ern, Straughan & Hiott, Inc.  
 (352) 343-8481 Phone  
 (352) 343-8495 Fax  
[ern@besandh.com](mailto:ern@besandh.com)

....\_o  
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 assumes all liability relating to the use of this data and

agrees to release, indemnify, and hold harmless BESH from any and all claims relating to said use. User is responsible for checking for any viruses before use.

**From:** Pam McRee [mailto:pmcree@besandh.com]  
**Sent:** Friday, September 21, 2007 8:22 AM  
**To:** 'Rob Ern'  
**Subject:** RE: Contact Numbers

041352.0001 Bent Wood +/- 91 Lots, 50 Acres

Task 012 ~~Additional Electrical Engineering Design (Bailey)~~  
Limit \$7,000.00  
Billed to date \$4,800.00  
Remainder \$2,200.00

Task 011 is Additional Civil Engineering Design but is not a consultant.

Let me know if this isn't what you wanted.

**Pam McRee**  
Office Manager  
**Booth, Ern, Straughan & Hiott**  
350 North Sinclair Ave  
Tavares, FL 32778  
Phone: 352-343-8481  
Fax: 352-343-8495

-----Original Message-----

**From:** Rob Ern [mailto:ren@besandh.com]  
**Sent:** Thursday, September 20, 2007 4:53 PM  
**To:** 'Pam McRee'  
**Subject:** FW: Contact Numbers

Could you please email me the total consulting fees under our contract for the bentwood wtp job. I believe that they were part of the overall development proposal, and that there were "additional tasks" associated with the plant portion of the job. Thanks,

Robert A. Ern, Jr., P.E., Principal  
Booth, Ern, Straughan & Hiott, Inc.  
(352) 343-8481 Phone  
(352) 343-8495 Fax  
ren@besandh.com

....\_O  
..O>'O....

Booth, Ern, Straughan & Hiott, Inc. (BESH).  
This data is for general information only and shall not be used to produce documents of any kind without same being submitted to, reviewed by and approved by BESH in writing. All data is subject to change. User assumes all liability relating to the use of this data and agrees to release, indemnify, and hold harmless BESH from any and all claims relating to said use. User is responsible for checking for any viruses before use.

**From:** Fred Brown [mailto:Fred@raintreeutilities.com]  
**Sent:** Thursday, September 20, 2007 4:52 PM  
**To:** Chuck Hiott; Rob Ern  
**Cc:** fbrown77@cfl.rr.com; Fred Brown  
**Subject:** FW: Contact Numbers

Rob and Chuck, below are contact numbers in my absence. Could you give me an update on where we stand on the Bentwood well, and when it might be in service? Also, could I have a summary of any engineering charges from you that are specifically attributed to the well (amount to date and balance to bill estimated)? I need to determine the final cost of the well. Call as soon as you can.

Thanks,  
Fred

**From:** Fred Brown [mailto:Fred@raintreeutilities.com]  
**Sent:** Thursday, September 20, 2007 4:26 PM  
**To:** Diane Roberts (droberts@utilitytechnicians.com); Maddy Lipsky (maddylic@aol.com); Karen Purvis (kpurvis@utilitytechnicians.com)  
**Cc:** Amy Shamrock (amyshamrock@aol.com); dtriana@mihomes.com; Diane Triana (dmtriana@dmratriana.com); fbrown77@cfl.rr.com; Fred Brown (boopoppy@windstream.net); Pat Shamrock (patshamrock@comcast.net); Rubin Triana (artman1969a@yahoo.com)  
**Subject:** Contact Numbers

Following are contact numbers in my absence. My plan is to leave 9/22 and return 11/18. As I mentioned over the phone, Amy Shamrock is transitioning into handling the office duties. Diane will continue to help her as needed.

Amy Shamrock:	Home Phone	352-589-8102
	Cell Phone	352-434-8853
	Email	<a href="mailto:amyshamrock@aol.com">amyshamrock@aol.com</a>
Diane Triana	Work Phone	407-531-5146
	Cell Phone	407-325-9283
	Home Phone	352-589-9371
	Work email	<a href="mailto:dtriana@mihomes.com">dtriana@mihomes.com</a>
	Home email	<a href="mailto:dmtriana@dmtriana.com">dmtriana@dmtriana.com</a>
	Rubin's email	<a href="mailto:artman1969a@yahoo.com">artman1969a@yahoo.com</a>
Fred Brown	Hiawassee Phone	706-896-1504
	Wildwood Phone	352-748-6624
	Cell Phone	352-461-4246
	Wildwood email	<a href="mailto:fbrown77@cfl.rr.com">fbrown77@cfl.rr.com</a>
	Hiawassee email	<a href="mailto:boopoppy@windstream.net">boopoppy@windstream.net</a>

Please do not hesitate to call any of us if you need us.

Thanks,  
Fred

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.488 / Virus Database: 269.13.30/1027 - Release Date: 9/24/2007 11:27 AM

**Fred Brown**

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**From:** Rob Ern [ern@besandh.com]  
**Sent:** Friday, September 21, 2007 9:37 AM  
**To:** fred@raintreeutilities.com  
**Cc:** 'Chiotti@Besandh. Com'  
**Subject:** FW: Contact Numbers

Fred:

The design fees were \$12,000.00 for BESH, and \$7,000.00 for Bailey Engineering Consultants, our electrical engineer.

I talked to Purvis last night and he tells me the electrician finished his underground work Wednesday and Scott will be in there next week hopefully finishing up the concrete and site work. He wouldn't give me a direct answer last night, but it sounds like they should be able to start up the equipment in about 2-3 weeks. 20 bact samples have to be pulled at the plant and then we can submit to FDEP for clearance.

Hope this helps. Thanks,

Robert A. Ern, Jr., P.E., Principal  
Booth, Ern, Straughan & Hiott, Inc.  
(352) 343-8481 Phone  
(352) 343-8495 Fax  
[ern@besandh.com](mailto:ern@besandh.com)

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Booth, Ern, Straughan & Hiott, Inc. (BESH).  
This data is for general information only and shall not be used to produce documents of any kind without same being submitted to, reviewed by and approved by BESH in writing. All data is subject to change. User assumes all liability relating to the use of this data and agrees to release, indemnify, and hold harmless BESH from any and all claims relating to said use. User is responsible for checking for any viruses before use.

**From:** Pam McRee [mailto:pmcree@besandh.com]  
**Sent:** Friday, September 21, 2007 8:22 AM  
**To:** 'Rob Ern'  
**Subject:** RE: Contact Numbers

041352.0001 Bent Wood +/- 91 Lots, 50 Acres

Task 012      Additional Electrical Engineering Design (Bailey)  
                  Limit \$7,000.00  
                  Billed to date \$4,800.00  
                  Remainder \$2,200.00

Task 011 is Additional Civil Engineering Design but is not a consultant.

Let me know if this isn't what you wanted.

**Pam McRee**  
Office Manager  
**Booth, Ern, Straughan & Hiott**  
350 North Sinclair Ave  
Tavares, FL 32778  
Phone: 352-343-8481  
Fax: 352-343-8495



-----Original Message-----

**From:** Rob Ern [mailto:rernd@besandh.com]  
**Sent:** Thursday, September 20, 2007 4:53 PM  
**To:** 'Pam McRee'  
**Subject:** FW: Contact Numbers

Could you please email me the total consulting fees under our contract for the bentwood wtp job. I believe that they were part of the overall development proposal, and that there were "additional tasks" associated with the plant portion of the job. Thanks,

Robert A. Ern, Jr., P.E., Principal  
Booth, Ern, Straughan & Hiott, Inc.  
(352) 343-8481 Phone  
(352) 343-8495 Fax  
[rernd@besandh.com](mailto:rernd@besandh.com)

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**From:** Fred Brown [mailto:Fred@raintreeutilities.com]  
**Sent:** Thursday, September 20, 2007 4:52 PM  
**To:** Chuck Hiott; Rob Ern  
**Cc:** fbrown77@cfl.rr.com; Fred Brown  
**Subject:** FW: Contact Numbers

Rob and Chuck, below are contact numbers in my absence. Could you give me an update on where we stand on the Bentwood well, and when it might be in service? Also, could I have a summary of any engineering charges from you that are specifically attributed to the well (amount to date and balance to bill estimated)? I need to determine the final cost of the well. Call as soon as you can.

Thanks,  
Fred

**From:** Fred Brown [mailto:Fred@raintreeutilities.com]  
**Sent:** Thursday, September 20, 2007 4:26 PM  
**To:** Diane Roberts (droberts@utilitytechnicians.com); Maddy Lipsky (maddylip@aol.com); Karen Purvis (kpurvis@utilitytechnicians.com)  
**Cc:** Amy Shamrock (amyshamrock@aol.com); dt triana@mihomes.com; Diane Triana (dmtriana@dmratriana.com); fbrown77@cfl.rr.com; Fred Brown (boopoppy@windstream.net); Pat Shamrock (patshamrock@comcast.net); Rubin Triana (artman1969a@yahoo.com)  
**Subject:** Contact Numbers

Following are contact numbers in my absence. My plan is to leave 9/22 and return 11/18. As I mentioned over the phone, Amy Shamrock is transitioning into handling the office duties. Diane will continue to help her as needed.

Amy Shamrock:	Home Phone	352-589-8102
	Cell Phone	352-434-8853
	Email	<a href="mailto:amyshamrock@aol.com">amyshamrock@aol.com</a>

Diane Triana                      Work Phone                      407-531-5146  
   Cell Phone                      407-325-9283  
   Home Phone                      352-589-9371  
   Work email                      [dtriana@mihomes.com](mailto:dtriana@mihomes.com)  
   Home email                      [dmtriana@dmtriana.com](mailto:dmtriana@dmtriana.com)  
   Rubin's email                      [artman1969a@yahoo.com](mailto:artman1969a@yahoo.com)

Fred Brown                      Hiawassee Phone                      706-896-1504  
   Wildwood Phone                      352-748-6624  
   Cell Phone                      352-461-4246  
   Wildwood email                      [fbrown77@cfl.rr.com](mailto:fbrown77@cfl.rr.com)  
   Hiawassee email                      [boopoppy@windstream.net](mailto:boopoppy@windstream.net)

Please do not hesitate to call any of us if you need us.

Thanks,  
Fred

No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.488 / Virus Database: 269.13.30/1030 - Release Date: 9/25/2007 8:02 AM

# Utilit Tec


469 6037

Office (352) 669-  
Fax (252) 669-50

630 Goodbar Avenue  
Umatilla, FL 32784

**Name/Address**  
Raintree Utilities  
2100 Lake Eustis  
Tavares, FL 3277

**Date:** March 30, 2007  
**Proposal #** 2007-3-07  
**Job:** Water Billing Service  
**BENTWOOD**

  
PAID 3/30/07  
3:30

Utility Technicians will perform the following services:

Furnish quarterly water billing services as follows:

1. Read and record meter readings
2. Print and mail water bills
3. Receive, post and deposit money into the account provided by Raintree Utilities
4. Follow up on delinquent accounts as per guidelines set forth by the Raintree Utilities
5. Provide the HOA with the following reports: water billing register, meter reading, deposit & water usage reports on a quarterly basis

The above service will be done at a unit cost of \$ 3.10 per each water bill, per billing period.

Additional charges for water billing are as follows:

One time set up fee of \$ 150.00 due upon signing of contract

Late notices mailed after the due date will be billed per unit cost of \$ 2.90 per late notice mailed.

Late notices mailed via certified letter will be billed per unit cost of \$ 8.50 per late notice mailed.

Premises visit at door collection/door hanger \$ 22.50

Disconnect water service \$ 22.50

Reconnect water service during normal business hours \$ 22.50

Reconnect water service after normal business hours \$ 70.00

Read and produce bill for closeout and open new account new owner: \$ 20.00

Research of property ownership \$ 6.25

Collection of returned check due to insufficient funds via certified letter: \$ 17.50

Certified letter charge if for another reason than listed above \$ 8.50

Clerical Services:

Print mailing labels for HOA use: \$ 25.00 per hour plus .25 cents per sheet

Reprint of reports that have previously been sent to HOA \$ 25.00 per hour plus .10 cents per sheet

Quarterly meter audit to check usage reports and examine low reading report \$ 25.00 per hour clerical time only

All Clerical Charges to be billed in ¼ hour increments.

Field work:

Field test & calibrate meter operation due to possible malfunction \$ 85.00 trip charge plus 1 meter tested, an additional \$ 20.00 for each additional meter tested

Meter box lid only- work done at time of meter reading: \$ 20.00

Meter box replacement- work done at other time than meter reading: \$ 75.00

3/4" Meter replacement- work done at time of field test due to malfunction of meter: \$ 60.00

3/4" Meter replacement- work done at any other time than field test: \$ 150.00

1" Meter replacement-work done at time of field test due to malfunction of meter: \$145.00

1" Meter replacement- work done at any other time than field test: \$ 220.00

Installation of 3/4" new meter & box on existing lot with service valves provided and located \$ 180.00

Installation of 1" new meter & box on existing lot with service valves provided and located \$ 250.00

Installation of new meter with no service valve located or no service provided - **Time and materials**

Raising or moving of meter- **Time and materials**

1 Service Technician and truck will be billed @ \$ 65.00 per hour

1 Service Technician, 1 helper and truck will be billed @ \$ 87.50 per hour

1 Service Technician and truck after normal business hours will be billed @ \$ 97.50 per hour

1 Service Technician, 1 helper and truck after normal business hours will be billed @ \$ 131.25 per hour

Repair service such as water leaks, main line breaks, well pump or any other service call not listed to be charged time and materials.

Raintree Utilities to provide the following to Utility Technicians:

1. Bank account at a local bank, deposit slips/books
2. Monthly report submitted to ST. Johns by plant operator
3. Updated customer list
4. Name of contact person in regards to water billing and service

**Note:**

1. All meters are to be accessible to meter reader. Meters that cannot be easily read due to fogged or scratched glass, buried too deep or underwater during the wet season will be repaired, raised and or replaced as per labor rates and billed to the Raintree Utilities.
2. All questions regarding billing questions will be handled during normal business hours 8:00 - 5:00 pm Monday – Friday, except holidays.
3. Residents should contact Utility Technicians directly with all billing questions, closeouts, change of address and payment arrangements.

All material and workmanship is guaranteed for one year or as stated. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders, and will become an additional charge over and above the estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

This agreement may be renewed annually.

This contract may be terminated by either party by giving a written notice 30 days prior.

Terms: Proposal Valid for thirty days (30) from date of proposal.

Payment due within 20 days of receipt of invoice.

Signature: Karen Purvis Date: \_\_\_\_\_

3/30/07

ACCEPTANCE OF CONTRACT: The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above:

Please check one:

We hereby authorize Utility Technicians, Inc. to make emergency repairs called in by others than the Board of Directors. Contact person to be notified following business day of repairs.

Accept  Decline \_\_\_\_\_

Contact Person: FRED BROWN Alt Contact: DIANE TRIANT

Signature: J. Brown Date: 3/30/2007

See Contact List previously sent