



**BEN ALBRITTON**  
*President of the Senate*

**STATE OF FLORIDA**  
**OFFICE OF PUBLIC COUNSEL**

c/o THE FLORIDA LEGISLATURE  
111 WEST MADISON ST.  
SUITE 812  
TALLAHASSEE, FLORIDA 32399-1400  
850-488-9330  
EMAIL: OPC\_WEBSITE@LEG.STATE.FL.US  
WWW.FLORIDAOPC.GOV



**DANIEL PEREZ**  
*Speaker of the House of Representatives*

FILED 5/6/2026  
DOCUMENT NO. 02655-2026  
FPSC - COMMISSION CLERK

May 6, 2026

Adam J. Teitzman, Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

**Re: Docket No. 20250052-WS - 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:

This filing is being made via the Florida Public Service Commission's web-based electronic filing portal in *four separate filings* due to the size of the Exhibits filed with the Motion and Notice of Intent to Seek Official Recognition. Each filing is identified by Numbers 1-4.

This filing is **No. 4 of 4, which includes:**

- Exhibit D
- Exhibit E
- Exhibit F

If you have any questions or concerns, please do not hesitate to contact me. Thank you for your assistance in this matter.

Respectfully Submitted,

Walt Trierweiler  
Public Counsel

/s/ Austin Watrous  
Austin Watrous  
Associate Public Counsel  
Florida Bar No.: 1044249  
watrous.austin@leg.state.fl.us  
(850) 488-9330

**CERTIFICATE OF SERVICE**  
**DOCKET NO. 20250052-WS**

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic mail on this 6<sup>th</sup> day of May, 2026, to the following:

Daniel Dose  
Zachary Bloom  
Jennifer Crawford  
Office of General Counsel  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
ddose@psc.state.fl.us  
jcrawfor@psc.state.fl.us  
zbloom@psc.state.fl.us  
discovery-gcl@psc.state.fl.us

Susan F. Clark, Esq.  
Thomas A. Crabb, Esq.  
Jordann Wilhelm, Esq.  
Radey Law Firm  
301 South Bronough Street, Suite 200  
Tallahassee, FL 32301  
sclark@radeylaw.com  
tcrabb@radeylaw.com  
jwilhelm@radeylaw.com  
sturner@radeylaw.com

Aaron Silas  
CSWR-Florida Utility Operating Company  
1630 Des Peres Road. Suite 140  
Des Peres, MO 63131  
asilas@cswrgroup.com  
regulatory@cswrgroup.com

/s/ Austin Watrous  
Austin Watrous  
Associate Public Counsel  
watrous.austin@leg.state.fl.us

**Tristan Davis**

---

**From:** John Plescow  
**Sent:** Wednesday, November 5, 2025 10:52 AM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: E-Form Other Complaints TRACKING NUMBER: 213099

Please, add to docket 20250052.

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

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> On Behalf Of Consumer Contact  
**Sent:** Tuesday, November 04, 2025 5:05 PM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** RE: E-Form Other Complaints TRACKING NUMBER: 213099

Forward to clerk's office 20250052-ws985

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

**From:** consumerComplaint@psc.state.fl.us <consumerComplaint@psc.state.fl.us>  
**Sent:** Monday, November 3, 2025 1:52 PM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** E-Form Other Complaints TRACKING NUMBER: 213099

**CUSTOMER INFORMATION**

**Name:** William Trucano  
**Telephone:** 8632735450  
**Email:** WTRUCANOJR@GMAIL.COM  
**Address:** 4424 Mackerel Drive Sebring FL 33870

**BUSINESS INFORMATION**

**Business Account Name:** William J Trucano Jr Account Number: 158621-0  
**Address:** 4424 Mackerel Drive Sebring FL 33870

**Water County Selected:** Highlands

**COMPLAINT INFORMATION**

**Complaint:** Other Complaints against CSWR-Florida Utility Operating Company, LLC

**Details:**

On September 24, 2025 you approved a rate increase of over three times our current bill. We are 80 years of age and on a fixed income and cannot absorb this increase. We were not notified of any hearings on this matter. With this kind of increase we will be bankrupt within a few very short months. My wife is disabled and cannot work and I have been unable to find a job because of my age. Please tell us how we are to pay this obscene increase.

**Tristan Davis**

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**From:** John Plescow  
**Sent:** Thursday, November 6, 2025 9:03 AM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: E-Form Other Complaints TRACKING NUMBER: 213130

Please, add to docket 20250052

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

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> On Behalf Of Consumer Contact  
**Sent:** Wednesday, November 05, 2025 5:10 PM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** FW: E-Form Other Complaints TRACKING NUMBER: 213130

John,

Please forward to clerk's office. 20250052

C'Griffin-Greaux

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

**From:** consumerComplaint@psc.state.fl.us <consumerComplaint@psc.state.fl.us>  
**Sent:** Wednesday, November 5, 2025 1:00 PM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** E-Form Other Complaints TRACKING NUMBER: 213130

**CUSTOMER INFORMATION**

**Name:** Edwin Hoover  
**Telephone:** 7179911791  
**Email:** ehoover320@comcast.net  
**Address:** 725 W Rexford Dr Beverly Hills FL 34465

**BUSINESS INFORMATION**

**Business Account Name:** Edwin Hoover  
**Account Number:** 113465-1  
**Address:** 725 W Rexford Dr Beverly Hills FL 34465

**Water County Selected:** Citrus

**COMPLAINT INFORMATION**

**Complaint:** Other Complaints against CSWR-Florida Utility Operating Company, LLC  
**Details:**

Just received notice of rate increases. The base and usage rate is being increased by OVER 34%!!! THIS IS OUTRAGES and INSULTING to the consumer that this commission would approve such an increase. You have failed your civic duty!

**Bendria Fugnole**

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**From:** John Plescow  
**Sent:** Tuesday, November 25, 2025 9:21 AM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: Formal Complaint – Extreme Water & Sewer Rate Increase (Rolling Oaks / CSWR-Florida)

Please, add to docket 20250052.

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> **On Behalf Of** Consumer Contact  
**Sent:** Tuesday, November 25, 2025 9:15 AM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** FW: Formal Complaint – Extreme Water & Sewer Rate Increase (Rolling Oaks / CSWR-Florida)

Is this a protest or complaint? 20250052

**From:** Richard McCulley <mcculleyr84@gmail.com>  
**Sent:** Tuesday, November 25, 2025 8:58 AM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** Formal Complaint – Extreme Water & Sewer Rate Increase (Rolling Oaks / CSWR-Florida)

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern,

I am submitting a formal complaint regarding the dramatic increase in my water and sewer bill as a customer in the Rolling Oaks subdivision of Citrus County, served by CSWR-Florida Utility Operating Company, LLC.

My monthly bill has more than doubled, rising from approximately \$80 to \$158, without any significant change in usage. I am deeply concerned about the financial impact of these sudden increases on residents and the lack of clear communication explaining the justification for these charges.

After reviewing my recent bill, it appears that the rate increase may be connected to the interim rate approval under Docket No. 20250052-WS. I am requesting:

1. A detailed explanation for the significant increase in water and sewer charges.
2. Clarification regarding how the interim rates were calculated and applied to Rolling Oaks.
3. Confirmation of whether these rates are final or subject to refund/adjustment when the docket is completed.

4. A review of whether charging full sewer rates on irrigation water is appropriate given that lawn water does not enter the sewer system.

5. Information on any adjustments, rate relief, or hardship options available to affected customers.

My account information is as follows:

Name: Jamie McCulley

Service Address: 538 W Fairways View Dr, Beverly Hills, FL 34465

Account Number: 129743-1

The size of this increase has placed an unexpected burden on my household, and I am requesting that this matter be reviewed urgently. I also request that this complaint be formally added to the public record for Docket 20250052-WS.

Thank you for your assistance. I look forward to a timely response.

**Tristan Davis**

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**From:** John Plescow  
**Sent:** Friday, December 5, 2025 10:35 AM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: Unaffordable sewer bill increase

Please, add to docket 20250052.

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

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> On Behalf Of Consumer Contact  
**Sent:** Thursday, December 04, 2025 10:58 AM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** RE: Unaffordable sewer bill increase

20250052 - protest

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

**From:** Olga Sanchez <olgas33174@gmail.com>  
**Sent:** Thursday, December 4, 2025 10:21 AM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** Unaffordable sewer bill increase

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

This email is to file a complaint with this agency about the Central States Water Resources company who bills us for the sewer charges in my area at 4515 Sturgeon Drive in Sebring, FL 33870. Since they took over our bills have been an average of \$17 dollars a month which is in tune with our water bills of \$18 dollars a month management by Avon Park Water Authority.

We received notice from CSWR that our monthly payments would increase to \$60 dollars a month. That's an unacceptable and unaffordable increase and triple the amount of sewage compared to the amount of the water consumption.

Please look into this matter and let us know if there is anything else we can do about this increase.

Thank you,

Juan and Olga Sanchez  
4515 Sturgeon Drive  
Sebring, FL. 33870  
305-431-3152  
olgas33174@gmail.com  
Sent from my iPad

**Tristan Davis**

---

**From:** John Plescow  
**Sent:** Friday, January 23, 2026 9:05 AM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: PSC Contact Form

Please, add to docket 20250052.

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> **On Behalf Of** Consumer Contact  
**Sent:** Thursday, January 22, 2026 2:14 PM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** RE: PSC Contact Form

Forward to clerks for 20250052

**From:** Consumer Contact <[Contact@PSC.STATE.FL.US](mailto:Contact@PSC.STATE.FL.US)>  
**Sent:** Wednesday, January 21, 2026 2:52 PM  
**To:** Consumer Contact <[Contact@PSC.STATE.FL.US](mailto:Contact@PSC.STATE.FL.US)>; [joelacognata@gmail.com](mailto:joelacognata@gmail.com)  
**Subject:** PSC Contact Form

Contact from a Web user regarding - General Comment/Question

Contact Information:

Category: General Comment/Question  
Name: Joe LaCognata  
Company:  
Primary Phone: 3524251643  
Secondary Phone:  
Email Address: [joelacognata@gmail.com](mailto:joelacognata@gmail.com)  
Response requested? yes  
Comments:

Docket Number 20250052-WS I live in Marion County and have water through CSWR formerly Sunshine Utilities. While I respect the need for an increase, the plan to consolidate the different systems to pay the same rates is too extreme. For me, this would mean an increase of 377%! There's a reason the prior owners charged different rates - their service areas and infrastructure was different. To bring them all together in one big move seems excessive.

**Tristan Davis**

**From:** John Plescow  
**Sent:** Friday, January 23, 2026 2:48 PM  
**To:** Consumer Correspondence; Jean Mclean-Sinatra  
**Subject:** FW: E-Form Other Complaints TRACKING NUMBER: 214282

Please, add to docket 20250052.

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

**From:** Jean Mclean-Sinatra <jmcleans@psc.state.fl.us>  
**Sent:** Friday, January 23, 2026 2:30 PM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** FW: E-Form Other Complaints TRACKING NUMBER: 214282

John  
Please forward to Clerk's.

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

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> On Behalf Of Consumer Contact  
**Sent:** Friday, January 23, 2026 12:42 PM  
**To:** Jean Mclean-Sinatra <jmcleans@psc.state.fl.us>  
**Subject:** FW: E-Form Other Complaints TRACKING NUMBER: 214282

Send to john to forward to clerks, reminder, don't log duplicates.

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

**From:** consumerComplaint@psc.state.fl.us <consumerComplaint@psc.state.fl.us>  
**Sent:** Wednesday, January 21, 2026 8:45 AM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** E-Form Other Complaints TRACKING NUMBER: 214282

#### CUSTOMER INFORMATION

**Name:** Donna O  
**Telephone:**  
**Email:**  
**Address:** 7350 Highway A1a Melbourne Beach FL 32951

#### BUSINESS INFORMATION

**Business Account Name:** 20250052-WS  
**Account Number:**  
**Address:** 7350 Highway A1a Melbourne Beach FL 32591

#### COMPLAINT INFORMATION

**Complaint:** Other Complaints against CSWR-Florida Utility Operating Company, LLC  
**Details:**

Don't Agree with higher charges. We are being charged every month sewer charge, every other state it is bimonthly. We will take steps collectively to sue for the imposed charges.

**Tristan Davis**

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**From:** John Plescow  
**Sent:** Tuesday, January 27, 2026 4:07 PM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: Docket No. 20250052-WS

Please, add to docket 20250052.

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

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> On Behalf Of Consumer Contact  
**Sent:** Tuesday, January 27, 2026 1:45 PM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** FW: Docket No. 20250052-WS

Forward to clerks

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

**From:** Lynda Archambeault <larchambeault52@icloud.com>  
**Sent:** Tuesday, January 27, 2026 11:12 AM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** Docket No. 20250052-WS

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I have been advised via direct mail that the company CSWR-Florida Utility Operating Company, LLC is requesting a rate increase. This is understandable, and I would not object, but will increase my rate approximately threefold. In the past month I have had three separate occasions to have to boil water before using, and one instance of a water line breakage leaving me with no water. Boil water notices are given out monthly, last for days, and any attempt at correcting the issue seems to be a moot point since the company stated their rationale for an increase was to earn a fair return on investments, recover expenses, and thirdly to repair aging infrastructure. Please reconsider before granting this sweeping increase.

Sent from my iPad

February 8, 2026

To: Florida Public Service Commission  
CC: Gov. Ron DeSantis

Re: Utility Rate Hikes – Docket #20250052-WS January 13, 2026  
CSWR – Florida Utility Operating Company  
Sebring Utilities – Wastewater rates

Sebring Utilities sewer rates were \$16.17 per month minimum charge, and \$3.51 per 1000 gallons.

In November 2025 the new rate became \$53.22 per month minimum charge, and \$11.55 per 1000 gallons. That is 3 ½ TIMES what it was, or a 230% increase.

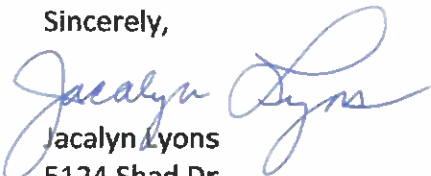
Now a new notice has been received asking for \$65.53 minimum charge, with \$14.22 per 1000 gallons. That will be 4 TIMES the original rate in less than a year.

I also noticed that of all the utility companies that CSWR handles in this docket that Sebring will pay the most, even though we're probably the poorest area that CSWR oversees.

When I received a notice of CSWR trying to purchase Sebring Utilities years ago, I wrote the Florida Commission about not approving a business that is out of state. That obviously was a waste of time.

I hope the Florida Public Service Commission puts some serious thought before another rate hike is considered.

Sincerely,



Jacalyn Lyons  
5124 Shad Dr.  
Sebring, FL

RECEIVED-PPSC  
2026 FEB 12 AM 10: 04  
COMMISSION  
CLERK



Ms. Jacalyn Lyons  
5124 Shad Dr  
Sebring, FL 33870

TAMPA FL 335  
SAINT PETERSBURG FL  
10 FEB 2026 PM 3 L



DISTRIBUTION CENTER

2026 FEB 12 AM 7:43

Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399

32399-085099



**Tristan Davis**

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Monday, February 23, 2026 8:31 AM  
**To:** 'jajoloproperties@gmail.com'  
**Cc:** Consumer Contact  
**Subject:** RE: Docket No. 20250052-WS

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** jajoloproperties@gmail.com <jajoloproperties@gmail.com>  
**Sent:** Monday, February 23, 2026 8:28 AM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket No. 20250052-WS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning.

I am writing to formally object to the proposed increase in water and wastewater rates for Citrus County customers served by CSWR-Florida UOC.

Since CSWR-Florida UOC took over service from Rolling Oaks, customer rates have already doubled. Despite this substantial increase, the quality of service has significantly declined. Many residents, including myself, have experienced ongoing service issues, poor communication, and a lack of timely response to concerns. The website is impossible to use. For example, even if I have a commercial account change, I have to sign into "residential." Mailed payments take weeks to post, causing confusion with payments labelled as "past due." Paying online requires yet an additional fee.

It is extremely troubling that customers are now being asked to bear yet another rate increase when the current level of service does not justify the rates already being charged. Ratepayers should not be expected to

continually absorb higher costs without measurable improvements in reliability, transparency, and customer service.

I respectfully request that the Commission carefully review the company's performance, infrastructure investments, and service record before approving any additional rate increases. Citrus County residents deserve dependable service and fair, reasonable rates.

Thank you for your time and consideration of this matter.

Sincerely,

*Michelle J. Fonzi*

Michelle J. Fonzi  
Property Manager  
Jajolo LP  
4065 N. Lecanto Highway, Suite 500  
Beverly Hills, FL 34465  
(352) 746-3301 office  
(336) 447-5933 cell

**Tristan Davis**

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Monday, February 23, 2026 2:13 PM  
**To:** 'Sandy McFarlin'  
**Cc:** Consumer Contact  
**Subject:** RE: Docket # 20250052-WS

Good Afternoon,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

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**From:** Sandy McFarlin <sandymcfarlin@hotmail.com>  
**Sent:** Monday, February 23, 2026 1:45 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket # 20250052-WS  
**Importance:** High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.  
PSC Commission,

We are water/sewer customers of Sunshine Water/CSWR Marion County. During this time as a customer, both companies have seen significant rate increases by the PSC, and for the record, we opposed another increase for the following reasons. The first is what new services are benefitting the actual customer that would warrant a substantial increase? The second is most of the people who live in our sub division are on a fixed income and are struggling to afford these increases.

On 03/31/23 a rate increase was requested, and approved, another rate increase request was filed on 6/28/24 for "non-controllable expenses" Docket 20240068-WS approved, each year another approval with little to no regard to the actual customer receiving more services provided by Sunshine/CSWR. In 11/20/24 we received a letter from Sunshine stating to take their "survey" on what our pipe material is, they should already know what material we have, to our expense of paying a plumber \$75.00 to come out take a picture of our pipes and then we had to email them to Sunshine, how is this providing excellent customer service? In 2025/26 we have had several "boil water" notices, I would like the Commission to know there is very little communication

in our neighborhood from Sunshine on when the notice is lifted. On 2/13/26 we received a letter from Sunshine dated 2/08/26 a **(Sunday)** stating the FL DEP was giving customers 45 days to comply with a mandatory backflow assembly, we understand complying with mandates, however because there were several deep freezes in Marion County, we were unable to get parts for this quickly which caused a lot of stress on the customer. Sunshine's letter was not clear that they would work with us on a timeframe for having this backflow installed or what backflow was acceptable. Again, Sunshine's letter was not customer "friendly", we have had several neighbor's express discontent with how they are handling the most recent mandate.

For the reason's above, we are opposed to Sunshine/CSWR receiving an increase at this time.

Thank you,

Sandy & Rob McFarlin

## Tristan Davis

---

**From:** Microsoft Outlook  
**To:** 'Sandy McFarlin'  
**Sent:** Monday, February 23, 2026 2:13 PM  
**Subject:** Undeliverable: RE: Docket # 20250052-WS

### Delivery has failed to these recipients or groups:

['Sandy McFarlin' \(sandymcfarlin@hotmail.com\)](mailto:sandymcfarlin@hotmail.com)

Your message couldn't be delivered and there was no valid enhanced status code being issued by the remote mail system to determine the exact cause, status: '550 permanent failure for one or more recipients (sandymcfarlin@hotmail.com:550 5.7.515 Access denied, sending domain PSC.STATE.FL.US doesn't meet the required authent...)'.

The following organization rejected your message: mx-outbound46-211.us-east-2c.ess.aws.cudaops.com.

### Diagnostic information for administrators:

Generating server: Exch2016.psc.state.fl.us

sandymcfarlin@hotmail.com

mx-outbound46-211.us-east-2c.ess.aws.cudaops.com

Remote Server returned '550 permanent failure for one or more recipients (sandymcfarlin@hotmail.com:550 5.7.515 Access denied, sending domain PSC.STATE.FL.US doesn't meet the required authent...)'

### Original message headers:

Received: from Exch2016.psc.state.fl.us (164.51.109.84) by Exch2016.psc.state.fl.us (164.51.109.84) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_128\_GCM\_SHA256) id 15.1.2507.61; Mon, 23 Feb 2026 14:13:17 -0500  
Received: from Exch2016.psc.state.fl.us ([:1]) by Exch2016.psc.state.fl.us ([:1]) with mapi id 15.01.2507.061; Mon, 23 Feb 2026 14:13:16 -0500  
From: Records Clerk <CLERK@PSC.STATE.FL.US>  
To: 'Sandy McFarlin' <sandymcfarlin@hotmail.com>  
CC: Consumer Contact <Contact@PSC.STATE.FL.US>  
Subject: RE: Docket # 20250052-WS  
Thread-Topic: Docket # 20250052-WS  
Thread-Index: AQHcp083p8iKlh1KSEaox9q1hfrSrLWQpuhQ  
Sender: Tristan Davis <TrDavis@psc.state.fl.us>  
Date: Mon, 23 Feb 2026 19:13:16 +0000  
Message-ID: <cf3dfc2f6c704cd6a0f67090e4620950@psc.state.fl.us>  
References:  
<LV8P221MB12195944175A675DCE7C61D2BE77A@LV8P221MB1219.NAMP221.PROD.OUTLOOK.COM>  
In-Reply-To:  
<LV8P221MB12195944175A675DCE7C61D2BE77A@LV8P221MB1219.NAMP221.PROD.OUTLOOK.COM>  
Accept-Language: en-US

Content-Language: en-US  
X-MS-Has-Attach:  
X-MS-TNEF-Correlator:  
x-ms-exchange-messagesentrepresentingtype: 2  
x-originating-ip: [199.250.30.42]  
Content-Type: multipart/alternative;  
    boundary="\_000\_cf3dfc2f6c704cd6a0f67090e4620950pscstateflus\_"  
MIME-Version: 1.0

**Tristan Davis**

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Monday, February 23, 2026 11:20 AM  
**To:** 'Gail Roberts'  
**Cc:** Consumer Contact  
**Subject:** RE: CSWR water adjustments

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

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**From:** Gail Roberts <gail.roberts46@yahoo.com>  
**Sent:** Monday, February 23, 2026 10:46 AM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** CSWR water adjustments

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Commissioner,

My name is Sharon Roberts and I am writing in over the water going up with CSWR , in Sunshine Utilities Service. My docket number is 20250052

I have been living in the apartment for almost 12 yrs. When I moved in the bill was with Sunshine Utilities, the bills was \$6.95 a month for 9 yrs until CSWR bought them out. When they bought it out I called and asked if my bill would go up and was told NO that it wouldn't be and then the bill came and it went up to \$17.95 . I didn't say much but paid it. I am one person and today I received my water bill , my bill is \$35.31 , like I said I am one person. I live off SSI, I don't want to live here I have to live here when I only get \$973.00 a month. With adding all my expenses up it looks like I won't be able to afford this. This isn't right that our bill went up before the first of the year , they said it was because they had to redo the water system out here. Now it's gone up 2 months later to an ungodly amount. I am not sure how my water bill could be so much for one person, I don't take baths everyday, I wash two loads a clothes a week because I don't have extra money to buy clothes

for myself because every expense went up though CSWR went up 4 X the money. Why should we be made to pay this amount for our water when you receive a letter saying there is lead in the water. Believe me a lot of us don't drink the water in here just for this fact. A lot of people that live here will say the same thing about we don't live here because we won't too , we live here because it's affordable until now.I will not be able to come to the hearing even though I would love to be there. I am going in for an pacemaker. I also have melanoma in my left eye to where I can't see at dusk. I also have myeloma cancer and between it all it's hard to come there period. I hope something can be done to keep the water from not being raised , it hurts to know I could lose my home over a water bill. Please, everyone of us in this small community is crying out loud on how this will effect each and everyone of us. There is a lot of older people in here on a basic income that we are wondering how we will make it paying this amount out for water we don't even drink because of the lead and other things. I just don't understand how water can go years for the same price , get bought out and now is treating this community like we are buying gold. It's the same water the is reused and telling us it's clean. I really hope the amount we not go up because this community really can't afford it. Thank you for listening to my cry's and hope and pray we can keep the amount under control.

Best regards,  
Sharon Roberts  
1644 SW 109 th Place  
#2  
Ocala , Fl.34476

[Sent from Yahoo Mail for iPhone](#)

**Tristan Davis**

---

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Monday, February 23, 2026 11:20 AM  
**To:** 'Gail Roberts'  
**Cc:** Consumer Contact  
**Subject:** RE: CSWR water adjustments

Good Morning,

We will be placing your additional comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** Gail Roberts <gail.roberts46@yahoo.com>  
**Sent:** Monday, February 23, 2026 11:16 AM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Fw: CSWR water adjustments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Docket# 20250052-WS):

I would also like for CSWR to fix their part of the road that is owned by them. The roads out here are private roads and there part of the road is has holes and potholes. If I have to get a petition up I will be asking for restitution. Thank you!

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Monday, February 23, 2026, 10:45 AM, Gail Roberts <gail.roberts46@yahoo.com> wrote:

Good Morning Commissioner,

My name is Sharon Roberts and I am writing in over the water going up with CSWR , in Sunshine Utilities Service. My docket number is 20250052

I have been living in the apartment for almost 12 yrs. When I moved in the bill was with Sunshine Utilities, the bills was \$6.95 a month for 9 yrs until CSWR bought them out. When they bought it out I called and asked if my bill would go up and was told NO that it wouldn't be and then the bill came and it went up to \$17.95 . I didn't say much but paid it. I am one person and today I received my water bill , my bill is \$35.31 , like I said I am one person. I live off SSI, I don't want to live here I have to live here when I only get \$973.00 a month. With adding all my expenses up it looks like I won't be able to afford this. This isn't right that our bill went up before the first of the year , they said it was because they had to redo the water system out here. Now it's gone up 2 months later to an ungodly amount. I am not sure how my water bill could be so much for one person, I don't take baths everyday, I wash two loads a clothes a week because I don't have extra money to buy clothes for myself because every expense went up though CSWR went up 4 X the money. Why should we be made to pay this amount for our water when you receive a letter saying there is lead in the water. Believe me a lot of us don't drink the water in here just for this fact. A lot of people that live here will say the same thing about we don't live here because we won't too , we live here because it's affordable until now. I will not be able to come to the hearing even though I would love to be there. I am going in for an pacemaker. I also have melanoma in my left eye to where I can't see at dusk. I also have myeloma cancer and between it all it's hard to come there period. I hope something can be done to keep the water from not being raised , it hurts to know I could lose my home over a water bill. Please, everyone of us in this small community is crying out loud on how this will effect each and everyone of us. There is a lot of older people in here on a basic income that we are wondering how we will make it paying this amount out for water we don't even drink because of the lead and other things. I just don't understand how water can go years for the same price , get bought out and now is treating this community like we are buying gold. It's the same water the is reused and telling us it's clean. I really hope the amount we not go up because this community really can't afford it. Thank you for listening to my cry's and hope and pray we can keep the amount under control.

Best regards,  
Sharon Roberts  
1644 SW 109 th Place  
#2  
Ocala , Fl.34476

[Sent from Yahoo Mail for iPhone](#)

**Tristan Davis**

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Tuesday, February 24, 2026 8:03 AM  
**To:** 'Julie Bratcher'  
**Cc:** Consumer Contact  
**Subject:** RE: Docket #20250052 – WS - Comments Regarding CSWR-Florida Utility Operating Company, LLC

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** Julie Bratcher <jbratcher22@gmail.com>  
**Sent:** Monday, February 23, 2026 5:21 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket #20250052 – WS - Comments Regarding CSWR-Florida Utility Operating Company, LLC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please submit my below comments regarding CSWR-Florida Utility Operation Company LLC's upcoming application for increase in water and wastewater rates. Docket #20250052 – WS

I am an Ocala resident in a Sunshine Water Services supplied development (Golden Hills). Over the past 3.5 years of my residence in this development, Sunshine has asked for, and received several base rate increases to 'earn a fair rate of return on its investment' (per their application 20240068-WS), amounting to wanting to earn more profit.

In the same 3 years, there have been numerous boil water orders, one lasting a week and for which customers were not notified in a timely fashion, frequent low pressure issues, and even in normal operation the water provided is so hard and of such poor quality that most residents have added some form of filtration to combat it. Additionally, the on-site facilities appear dilapidated overall, with falling down fencing and a general ramshackle appearance to the site. Outside of the rather obvious security risks to all customers created by an insecure perimeter, the overall appearance of the facilities seem to indicate that very little, if any, is being spent to improve and maintain the existing

infrastructure, and the frequent boil water events are evidence of that conclusion. This utility has raised their rates multiple times in recent years and appear to have taken no steps to stabilize, let alone modernize, their existing system here. More than tripling, in some cases, the existing residential rate is simply rewarding poor corporate behavior and enabling even higher future profit goals on behalf of a small group of investors.

Per CSWR-Florida's own May 23, 2022 press release: *"We're in the business of ensuring the health of the communities we serve by delivering safe and reliable water," said Josiah Cox, president of CSWR-Florida and CSWR. "We purchase water and wastewater utility systems that are in severe disrepair – often posing a very real danger to public health, safety and the environment – and quickly bringing them into compliance."*

None of what I have seen with regard to Sunshine Water Services in the 3.5 years that I have lived here would suggest that they are actually living up to their stated intention above, and it would be wishful thinking at best, to assume that yet higher rates are going to cause a change to this behavior. No prior evidence suggests that they have any practical interest in improving water service here. The much more likely reality is that they'd like to squeeze more profit out of us for better shareholder results.

Finally, the entire proposed rate structure being considered today appears to be an attempt to standardize CSWR-Florida's entire operating area to one single rate structure - one which seems to have all other systems subsidizing a number of larger market systems that are today, quite expensive. Outside of how inherently unfair that is to the rest of us, the proposed fee structure would offer no incentive for customers to conserve water. Without incentive to control their bill, most consumers will stop trying to conserve at all, and probably actually use more water. In a state constantly discussing how to find more potable water, it would seem that a fee structure rewarding less usage would benefit all.

Thank you to the FPSC, for reading this far. I urge you to decline this application, Docket #20250052 – WS.

**Regards,**

**Julie Bratcher**

Ocala, FL  
(352) 502-2394

**Tristan Davis**

---

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Tuesday, February 24, 2026 2:22 PM  
**To:** 'JULIANN BRATCHER'  
**Cc:** Consumer Contact  
**Subject:** RE: Docket number 20250052-WS

Good Afternoon,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** JULIANN BRATCHER <oyogamom3@aol.com>  
**Sent:** Tuesday, February 24, 2026 1:18 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket number 20250052-WS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To; FPSC Rate case review

Dear sirs, I own 2 homes in Golden Hills, Ocala. We have had several boil orders since CSWR took over in 2022. The longest was a week and the most recent in Jan. Of 2025. The excuse was broken equipment in 2025 and the one in 2023 was for E. coli. I have enclosed pic of the facility. It is very decrepit and smells of gasoline fumes. The rate increase proposed is excessive and much higher than other Marion county utilities, including the city of Ocala. My understanding of the statutes is that equipment is to be kept in running order at all times. The last boil order was for 3 days due to a "broken part". I would think spare parts would be kept on hand at all times.

CSWR is one of the largest utility corporations in the US.

CSWR should not receive their rate increase.

Please include these comments in consumer correspondence regarding docket number 20250052-WS. Thank you!













Regards,

Juliann Bratcher

*Joyce Wertz  
4261 N Lincoln Ave  
Beverly Hills, Fl 34465*

February 24, 2026

Office of Consumer Assistance and Outreach  
2540 Shumard Oak Blvd  
Tallahassee, Fl 32399-0850

RE: Docket No: 20250052-WS

Dear Sir/Madam:

I am writing this letter in regards to a request from my water company CSWR-Florida for the purpose of seeking a rate increase.

I very much object to this. Their service is horrible at best, they have the most disrespectful customer service, and now they feel justified to raise rates so Seniors must now choose between medications and food. They just wish to keep their expensive toys around at our expense.

They are the worst company I have ever dealt with plus no one speaks english..

RECEIVED-FPSC  
2026 MAR -2 PM 12: 16  
COMMISSION  
CLERK

Office of Consumer Assistance and Outreach

February 24, 2026

Page 2

\Since I cannot attend the meeting they are having, this letter will serve as my objection. NO one cares about the seniors in this county at all, we are the trash of the century with no rights at all. If they can provide proof they need this raise I would request of their documents to see for myself.

Respectfully submitted



Joyce Wertz

Citrus County citizen

:

:

Joyce Wertz  
4261 N Lincoln Ave  
Beverly Hills, FL 34465

JACKSONVILLE RPDC 320

25 FEB 2026 PM 4 L

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OFFICE OF CONSUMER ASSISTANCE AND OUTREACH  
2540 SHUMARD OAK BLVD  
TALLAHASSEE FL 32399-0850

32399-085099



**Tristan Davis**

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**From:** Office of Chairman Smith  
**Sent:** Monday, March 2, 2026 3:38 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20250052  
**Attachments:** Application for Sewer Rate Increase for Highlands County, Florida

Please place the attached in Docket No. 20250052.

Thank you!

## Tristan Davis

---

**From:** John Athey <jpatheyjr@gmail.com>  
**Sent:** Monday, March 2, 2026 3:25 PM  
**To:** Office of Commissioner Payne; Office of Commissioner Clark; Office of Commissioner La Rosa; Office of Commissioner Ortega; Office of Chairman Smith  
**Subject:** Application for Sewer Rate Increase for Highlands County, Florida  
**Attachments:** CSWR Florida PSC Complaint Response – John Athey, 1.28.26, 158818-0 cc 12926.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Chairman Smith and all PSC Commissioners,

I am writing this letter and email to alert you to a Huge Waste Water / Sewer Rate Increase that is economically unfeasible, unacceptable and unfair. A rate increase of 255% from CSWR Florida is unheard of and truly unfair to the point CSWR has a monopoly on the wastewater / sewer system.

### History

I am the board secretary of the Bluffs of Sebring Condominium Association, thus I am writing to you for help and assistance. We recently received a 255% increase in our sewer bill. It went from \$4000 a month to \$14,000 per month which drastically affects our Association / HOA cost.. I have spoken the city of Avon Park and the city of Sebring. Both Avon Park and Sebring told me there was nothing they could do, as this rate increase was from CSWR Florida. I did speak with CSWR and they referenced the rate increase and told me there was nothing they could do either. I find this to be untrue, thus I am writing and emailing the PSC. I also filed a complaint with the PSC and they again told me it was a rate increase and there was nothing they could do.

We are a 55 and over condo community in Sebring. We are on the Avon Park - Sebring boundary line and receive our water service from Avon Park and the sewer service from CSWR. As you can imagine, an increase of this size is placing a high financial burden on our residents. We do not have the budget funds for an increase of this size. An increase of this size is unacceptable in today's economic climate. We are looking for help in this matter. As I stated, I sent a complaint to the Florida PSC, but received an answer that there was a rate increase. So our residents have to fund an additional \$120,000 per year, which is unacceptable. We desperately need your help in this matter. I am aware of the meeting coming up that the commission will be ruling on the rate increase. Please see the attached document below from the PSC and CSWR. You can see the rates for yourself. Please advise if you and the PSC can help us.

### **Response:**

Effective October 28, 2025, new interim sewer service rates became effective. The Bluffs of Sebring is currently billed for 252 dwelling units and is classified as a commercial property. **The facility base charge has increased from \$16.17 per unit to \$59.43 per unit, and the volumetric charge has increased from \$4.20 to \$15.44 per 1,000 gallons of usage based on water consumption reported by the City of Avon Park.**

Respectively,  
John Athey  
410 948 0888.

## **CSWR Florida PSC Complaint Response – John Athey, 158818-0**

**Complaint Received:** 1/28/26

**Complaint NO:** 1493853W

**Escalation:** Jean Mclean-Sinatra

**Date of Response:** 1/30/26

**Customer Name:** John Athey

**Address:** 6750 US Hwy 27 North

**Service Area:** FL-Sebring Ridge

**Phone number or email:** 410-948-0888

**Account:** 158818-0

### **Reason for complaint: Rates**

Hello, I am the Secretary for our Condo Association. Our complaint and concern is the cost increase of our sewer bill, which has increased over 255% just this year. The bill has gone from \$4,074 per month in 2025 to \$14,976 per month. Again, this is a 255% increase. How can this be possible? Note, the water usage is the same as 2025 and that bill has stayed the same and not increased in price. So for our association, this sewer increase is an increase of over \$120,000 per year. How can this be? This is totally unacceptable for this type of increase. Our community did not budget for this nor can they afford this increase.

Can you and the Florida PSC please investigate and help? Please advise. If you need a copy of the invoice, please let me know.

### **Response:**

Effective October 28, 2025, new interim sewer service rates became effective. The Bluffs of Sebring is currently billed for 252 dwelling units and is classified as a commercial property. The facility base charge has increased from \$16.17 per unit to \$59.43 per unit, and the volumetric charge has increased from \$4.20 to \$15.44 per 1,000 gallons of usage based on water consumption reported by the City of Avon Park.

Although the interim rates became effective on October 28, 2025, they were applied beginning October 15. an \$18.14 credit was issued to correct charges for service dates prior to October 28. This credit was reflected on the November 20, 2025, invoice.

These interim rates will remain in effect while the PSC completes its review. Once a final decision is issued, any difference between the interim and final approved rates will be adjusted. A copy of the interim rate notice, the most recent bill, and an updated account statement have been attached.

I have attempted to contact Mr. Athey to address his concerns and left a voicemail with my contact information. As of now, I have not received any return calls. Prior to receiving the complaint, we spoke with the customer on January 26 when he contacted our customer service center to discuss the current statement, and he was provided information regarding the interim rates.

We do sincerely hope that this will resolve the concerns expressed by Mr. Athey. If there are any questions or additional items needed, please contact us at [ccarter@cswrgroup.com](mailto:ccarter@cswrgroup.com).

Sincerely,

Chelsie Carter

Director, Customer Experience

314-380-8520

**Tristan Davis**

**From:** Office of Commissioner Clark  
**Sent:** Tuesday, March 3, 2026 9:17 AM  
**To:** Commissioner Correspondence  
**Subject:** FW: Application for Sewer Rate Increase for Highlands County, Florida  
**Attachments:** CSWR Florida PSC Complaint Response – John Athey, 1.28.26, 158818-0 cc 12926.docx

Good morning,

Please place the attached email in Docket No. 20250052. Thank you!

**Hannah E. Branum**

Executive Assistant to Commissioner Clark  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399  
(850) 413-6004



**FLORIDA PUBLIC  
SERVICE COMMISSION**

**From:** John Athey <jpatheyjr@gmail.com>  
**Sent:** Monday, March 02, 2026 3:25 PM  
**To:** Office of Commissioner Payne <Commissioner.Payne@psc.state.fl.us>; Office of Commissioner Clark <Commissioner.Clark@psc.state.fl.us>; Office of Commissioner La Rosa <Commissioner.LaRosa@psc.state.fl.us>; Office of Commissioner Ortega <Commissioner.Ortega@psc.state.fl.us>; Office of Chairman Smith <Chairman.Smith@psc.state.fl.us>  
**Subject:** Application for Sewer Rate Increase for Highlands County, Florida

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Chairman Smith and all PSC Commissioners,

I am writing this letter and email to alert you to a Huge Waste Water / Sewer Rate Increase that is economically unfeasible, unacceptable and unfair. A rate increase of 255% from CSWR Florida is unheard of and truly unfair to the point CSWR has a monopoly on the wastewater / sewer system.

History

I am the board secretary of the Bluffs of Sebring Condominium Association, thus I am writing to you for help and assistance. We recently received a 255% increase in our sewer bill. It went from \$4000 a month to \$14,000 per month which drastically affects our Association / HOA cost.. I have spoken the city of Avon Park and the city of Sebring. Both Avon Park and Sebring told me there was nothing they could do, as this rate increase was from CSWR Florida. I did speak with CSWR and they referenced the rate increase and told me there was nothing they could do either. I find this to be untrue, thus I am writing and emailing the PSC. I also filed a complaint with the PSC and they again told me it was a rate increase and there was nothing they could do.

We are a 55 and over condo community in Sebring. We are on the Avon Park - Sebring boundary line and receive our water service from Avon Park and the sewer service from CSWR. As you can imagine, an increase

of this size is placing a high financial burden on our residents. We do not have the budget funds for an increase of this size. An increase of this size is unacceptable in today's economic climate. We are looking for help in this matter. As I stated, I sent a complaint to the Florida PSC, but received an answer that there was a rate increase. So our residents have to fund an additional \$120,000 per year, which is unacceptable. We desperately need your help in this matter. I am aware of the meeting coming up that the commission will be ruling on the rate increase. Please see the attached document below from the PSC and CSWR. You can see the rates for yourself. Please advise if you and the PSC can help us.

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Respectively,  
John Athey  
410 948 0888.

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**Complaint NO:** 1493853W

**Escalation:** Jean Mclean-Sinatra

**Date of Response:** 1/30/26

**Customer Name:** John Athey

**Address:** 6750 US Hwy 27 North

**Service Area:** FL-Sebring Ridge

**Phone number or email:** 410-948-0888

**Account:** 158818-0

### **Reason for complaint: Rates**

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Sincerely,

Chelsie Carter

Director, Customer Experience

314-380-8520

**Tristan Davis**

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Wednesday, March 18, 2026 2:21 PM  
**To:** 'John Athey'  
**Cc:** Consumer Contact  
**Subject:** RE: PSC Docket NO 20250052-WS

Good Afternoon,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** John Athey <jpatheyjr@gmail.com>  
**Sent:** Wednesday, March 18, 2026 12:18 PM  
**To:** opcwebsite@leg.state.fl.us; Records Clerk <CLERK@PSC.STATE.FL.US>; Consumer Contact <Contact@PSC.STATE.FL.US>  
**Cc:** Office of Chairman Smith <Chairman.Smith@psc.state.fl.us>  
**Subject:** PSC Docket NO 20250052-WS

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing concerning the CSWR proposed rate increase for the Bluffs of Sebring residents in Highlands county. We are a 55 and older Condo community with most residents being 70 plus years and older. Thus they are on limited income and a rate increase of this proportion (255%) is unacceptable and unheard of. The sewer invoice has gone from \$4k per month to \$14k per month - an increase of \$120k per year. How can this be? We only have 248 residential units, thus our Condo fees will have to be increased by approximately \$500 per year, per household. After my investigation and research, I found in 2023, the Florida PSC approved the purchase and transfer of wastewater certificate No. 365-S of Sebring Ridge Utilities to CSWR - Florida Utility Operating Company. The Docket number was 20220149-SU issued on July 27, 2023. In the 2023 application, CSWR stated benefits and expectations to the PSC and the customers to be: Long Term Rate Stability and Operational Cost Efficiencies as well as other benefits. CSWR also stated cost efficiencies included a reduction in O&M expenses and a reduction in the cost of capital, that would result in purchase and transfer to them. From my research, CSWR demonstrated the technical and financial ability to provide service to the existing service territory to the PSC for approval of the transfer. So now CSWR has filed for a huge rate increase. Why? I

hope and request the PSC review and give / provide the Bluffs and other residents assistance in this economic matter and issue. Respectfully, John Athey - Bluffs Board Secretary. My cell is 410 948 0888.

**From:** John Athey <jpatheyjr@gmail.com>  
**Sent:** Wednesday, March 18, 2026 1:06 PM  
**To:** Howard, Bernadette <HOWARD.BERNADETTE@leg.state.fl.us>  
**Subject:** PSC Docket No# 20250052-WS

Bernadette.....Here is the info I spoke with you about. My cell is 410 948 0888 if anyone needs to contact me.

Thank you again.

#### ATTACHED COMMENTS

I am writing concerning the CSWR proposed rate increase for the Bluffs of Sebring residents in Highlands county. We are a 55 and older Condo community with most residents being 70 plus years and older. Thus they are on limited income and a rate increase of this proportion (255%) is unacceptable and unheard of. The sewer invoice has gone from \$4k per month to \$14k per month - an increase of \$120k per year. How can this be? We only have 248 residential units, thus our Condo fees will have to be increased by approximately \$500 per year, per household. After my investigation and research, I found in 2023, the Florida PSC approved the purchase and transfer of wastewater certificate No. 365-S of Sebring Ridge Utilities to CSWR - Florida Utility Operating Company. The Docket number was 20220149-SU issued on July 27, 2023. In the 2023 application, CSWR stated benefits and expectations to the PSC and the customers to be: Long Term Rate Stability and Operational Cost Efficiencies as well as other benefits. CSWR also stated cost efficiencies included a reduction in O&M expenses and a reduction in the cost of capital, that would result in purchase and transfer to them. From my research, CSWR demonstrated the technical and financial ability to provide service to the existing service territory to the PSC for approval of the transfer. So now CSWR has filed for a huge rate increase. Why? I hope and request the PSC review and give / provide the Bluffs and other residents assistance in this economic matter and issue. Respectfully, John Athey - Bluffs Board Secretary.

**Tristan Davis**

---

**From:** Office of Chairman Smith  
**Sent:** Wednesday, March 18, 2026 2:39 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20250052  
**Attachments:** PSC Docket NO 20250052-WS

Please place the attached in Docket No. 20250052.

Thank you!

## Tristan Davis

---

**From:** John Athey <jpatheyjr@gmail.com>  
**Sent:** Wednesday, March 18, 2026 12:18 PM  
**To:** opcwebsite@leg.state.fl.us; Records Clerk; Consumer Contact  
**Cc:** Office of Chairman Smith  
**Subject:** PSC Docket NO 20250052-WS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing concerning the CSWR proposed rate increase for the Bluffs of Sebring residents in Highlands county. We are a 55 and older Condo community with most residents being 70 plus years and older. Thus they are on limited income and a rate increase of this proportion (255%) is unacceptable and unheard of. The sewer invoice has gone from \$4k per month to \$14k per month - an increase of \$120k per year. How can this be? We only have 248 residential units, thus our Condo fees will have to be increased by approximately \$500 per year, per household. After my investigation and research, I found in 2023, the Florida PSC approved the purchase and transfer of wastewater certificate No. 365-S of Sebring Ridge Utilities to CSWR - Florida Utility Operating Company. The Docket number was 20220149-SU issued on July 27, 2023. In the 2023 application, CSWR stated benefits and expectations to the PSC and the customers to be: Long Term Rate Stability and Operational Cost Efficiencies as well as other benefits. CSWR also stated cost efficiencies included a reduction in O&M expenses and a reduction in the cost of capital, that would result in purchase and transfer to them. From my research, CSWR demonstrated the technical and financial ability to provide service to the existing service territory to the PSC for approval of the transfer. So now CSWR has filed for a huge rate increase. Why? I hope and request the PSC review and give / provide the Bluffs and other residents assistance in this economic matter and issue. Respectfully, John Athey - Bluffs Board Secretary. My cell is 410 948 0888.

Nickalus Holmes

---

**From:** noreply@psc.state.fl.us  
**Sent:** Wednesday, March 18, 2026 03:11 PM  
**To:** jpatheyjr@gmail.com  
**CC:** Consumer Contact  
**Subject:** Docket Number - 20250052-WS

Good Afternoon, John Athey,

We will be placing your comments below in docket correspondence in Docket No. 20250052-WS, and forwarding them to the Office of Consumer Assistance.

Sincerely,

Nickalus Holmes  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850  
850-413-6770

*PLEASE NOTE: Florida has a very broad public record law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your comments may be subject to public disclosure.*

---

**From:** jpatheyjr@gmail.com  
**Sent:** Wednesday, March 18, 2026 01:59 PM  
**To:** Florida Public Service Commission  
**Subject:** Docket Number - 20250052-WS

Description:

Customer Comment Id: 71

Are you a customer of CSWR-Florida Utility Operating Company, LLC: Y

Name: John Athey

Phone: 4109480888

Email: jpatheyjr@gmail.com

Address: 4580 Casablanca Circle, Sebring, Highlands, FL 33870

Submit Date: Wednesday, March 18, 2026 01:59 PM

Comment: I am writing concerning the CSWR proposed rate increase for the Bluffs of Sebring residents in Highlands county. We are a 55 and older Condo community with most residents being 70 plus years and older. Thus they are on limited income and a rate increase of this proportion (255%) is unacceptable and unheard of. The sewer invoice has gone from \$4k per month to \$14k per month - an increase of \$120k per year. How can this be? We only have 248 residential units, thus our Condo fees will have to be increased by approximately \$500 per year, per household. After my investigation and research, I found in 2023, the Florida PSC approved the purchase and transfer of wastewater certificate No. 365-S of Sebring Ridge Utilities to CSWR - Florida Utility Operating Company. The Docket number was 20220149-SU issued on July 27, 2023. In the 2023 application, CSWR stated benefits and expectations to the PSC and the customers to be: Long Term Rate Stability and Operational Cost Efficiencies as well as other benefits. CSWR also stated cost efficiencies included a reduction in O&M expenses and a reduction in the cost of capital, that would result in purchase and transfer to them. From my research, CSWR demonstrated the technical and financial ability to provide service to the existing service territory to the PSC for approval of the transfer. So now CSWR has filed for a huge rate increase. Why? I hope and request the PSC review and give / provide the Bluffs and other residents assistance in this economic matter and issue. Respectfully, John Athey - Bluffs Board Secretary.

Nickalus Holmes

---

**From:** noreply@psc.state.fl.us  
**Sent:** Tuesday, March 03, 2026 03:06 PM  
**To:** ocalamermaid@yahoo.com  
**CC:** Consumer Contact  
**Subject:** Docket Number - 20250052-WS

Good Afternoon, Sandra Fernandez,

We will be placing your comments below in docket correspondence in Docket No. 20250052-WS, and forwarding them to the Office of Consumer Assistance.

Sincerely,

Nickalus Holmes  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850  
850-413-6770

*PLEASE NOTE: Florida has a very broad public record law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your comments may be subject to public disclosure.*

---

**From:** ocalamermaid@yahoo.com  
**Sent:** Monday, March 02, 2026 03:06 PM  
**To:** Florida Public Service Commission  
**Subject:** Docket Number - 20250052-WS

Description:

Customer Comment Id: 69

Are you a customer of CSWR-Florida Utility Operating Company, LLC: Y

Name: Sandra Fernandez

Phone: 3522163309

Email: ocalamermaid@yahoo.com

Address: 3270 NE 42ND PL, Ocala, Marion, FL 34479

Submit Date: Monday, March 02, 2026 03:06 PM

Comment: Prior to CSWR - when we had Tradewinds Utilities - we hardly ever had a service interruption in 19 years. This is about greed. CSWR agreed to provide services to Milwood Estates so they could build. It has been horrible service ever since. Sometimes the water tastes bad and I have not received a notice by text nor e-mail to boil water - but I know then that the pipe is broken just by taste. Their lack of service has caused local restaurants to suffer huge financial losses since they cannot operate without clean water, and have to close down from time-to-time due to no water service. This never happened with previous company. It is out of the question to raise the price of water for horrible service. Also, I caught them overcharging me to the tune of around \$100. Nothing was done about it until I called them out on it.

February 25, 2026

Florida Public Service Commission  
Office of Commission Clerk  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32299-0850

Re: **Docket No. 20250052-WS** – Utility Proposed Final Water Rates

Dear Commissioners,

I am writing regarding Docket Number 20250052-WS and the proposed final water rates submitted for **Sunshine Utilities, Inc.**

I recently received notice from **CSWR-Florida Utility Company** outlining the proposed final rates. To recap, at the time of filing, the residential (RS1) base rate was \$8.72, with a charge of \$2.03 per 1,000 gallons. The Commission approved an interim rate increase raising the base rate to \$15.57 (a 178.56% increase) and the per-thousand-gallon charge to \$3.62 (a 178.33% increase).

The current proposal seeks to increase the RS1 rate at the time of filing from \$8.72 to \$32.91, representing a 377.41% increase. The volumetric final charge is proposed at \$1.90 per 1,000 gallons. Using a hypothetical average monthly usage of 5,000 gallons, the proposed volumetric portion would total \$9.50 compared to \$10.15 under the rate at the time of filing, reflecting a 6.85% decrease in that component.

However, when combining the base rate with 5,000 gallons of usage, the total monthly bill at the time of filing would have been \$18.87. Under the proposed final rates, that total would increase to \$42.41 per month, representing a 224.75% increase. On an annualized basis, this reflects an increase from \$226.44 to \$508.92 per residential household.

While I understand the necessity of ensuring utilities are permitted a reasonable return on investment, the magnitude of these increases is difficult to justify on its face value. I trust that during its due diligence, the **Florida Public Service Commission** will carefully evaluate the justification for these rates and determine fair and reasonable charges for customers while balancing the utility's financial requirements.

Thank you for your consideration of my comments.

Respectfully submitted,

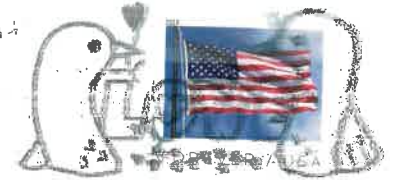


Paul Rucinski

RECEIVED-FPSC  
2026 MAR -3 AM 9:05  
COMMISSION  
CLERK

**Paul Rucinski**  
14341 SE 128th St.  
Ocklawaha, FL 32179

ORLANDO FL 328  
27 FEB 2026 PM 2 L



DISTRIBUTION CENTER

2026 MAR -3 AM 7:20

Florida Public Service Commission  
Office of Commission Clerk  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32299-0850

Re: Docket No. 20250052-WS

32 99-085099



**Tristan Davis**

---

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Wednesday, March 4, 2026 11:19 AM  
**To:** 'Tim Curtin'  
**Cc:** Consumer Contact  
**Subject:** RE: Docket No. 20250052-WS

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** Tim Curtin <timothy3@outlook.com>  
**Sent:** Wednesday, March 4, 2026 11:17 AM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket No. 20250052-WS

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.  
Please see attached.

February 25, 2026

Mr. Daniel Dose  
Office of the Commission Clerk  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**Re: Docket No. 20250052-WS**

Dear Mr. Dose,

I have received information from CSWR-Florida Utility Operating Company, LLC regarding their petition for an "Acquisition Adjustment" in connection with their plan to acquire five other utility companies. According to the information provided, in each individual case the result of the acquisition is higher rates for their customers.

In my experience, companies seeking to acquire other companies usually do so with the intent to gain efficiencies, which result in lower operating costs. Sometimes these savings are even shared with their customers! In any case, there is a clear, rational economic case that supports the acquisition plan. But no clear, rational economic case has been made here.

What, then, is the motivation to acquire five companies, all of which will result in higher costs to the acquiring company? Well, the information provided by CSWR did not bother to explain this in full, or even hint at what that motivation might be. Curious.

Since I am left to guess at the reasons, I imagine that the motivation is higher profits and therefore higher salaries and bonuses for senior management. What else could it be? If there were legitimate and compelling reasons, surely they would have explained them in detail.

So, to boil this down to its essence, we are being asked to finance these five acquisitions by paying higher rates, so that CSWR can benefit in some way they are not willing to explain.

I have a suggestion: the commission should put the interests of the rate-payers first, reject this unjustified proposal, and leave our utility rates unchanged.

Thank you for your consideration.

Very truly yours,



Timothy J. Curtin

## Tristan Davis

---

**From:** Microsoft Outlook  
**To:** 'Tim Curtin'  
**Sent:** Wednesday, March 4, 2026 11:19 AM  
**Subject:** Undeliverable: RE: Docket No. 20250052-WS

### Delivery has failed to these recipients or groups:

['Tim Curtin' \(timothy3@outlook.com\)](mailto:timothy3@outlook.com)

Your message couldn't be delivered and there was no valid enhanced status code being issued by the remote mail system to determine the exact cause, status: '550 permanent failure for one or more recipients (timothy3@outlook.com:550 5.7.515 Access denied, sending domain PSC.STATE.FL.US doesn't meet the required authenticati...)'.

The following organization rejected your message: mx-outbound19-30.us-east-2b.ess.aws.cudaops.com.

### Diagnostic information for administrators:

Generating server: EXCH2019.psc.state.fl.us

timothy3@outlook.com  
mx-outbound19-30.us-east-2b.ess.aws.cudaops.com  
Remote Server returned '550 permanent failure for one or more recipients (timothy3@outlook.com:550 5.7.515 Access denied, sending domain PSC.STATE.FL.US doesn't meet the required authenticati...)'

### Original message headers:

Received: from Exch2016.psc.state.fl.us (164.51.109.84) by EXCH2019.psc.state.fl.us (164.51.109.82) with Microsoft SMTP Server (version=TLS1\_2, cipher=TLS\_ECDHE\_RSA\_WITH\_AES\_128\_GCM\_SHA256) id 15.2.1544.36; Wed, 4 Mar 2026 11:19:11 -0500  
Received: from Exch2016.psc.state.fl.us ([:1]) by Exch2016.psc.state.fl.us ([:1]) with mapi id 15.01.2507.061; Wed, 4 Mar 2026 11:19:11 -0500  
From: Records Clerk <CLERK@PSC.STATE.FL.US>  
To: 'Tim Curtin' <timothy3@outlook.com>  
CC: Consumer Contact <Contact@PSC.STATE.FL.US>  
Subject: RE: Docket No. 20250052-WS  
Thread-Topic: Docket No. 20250052-WS  
Thread-Index: AQHcq/I5pIeDTbnRWU2gDdr/EC1FILWejSBg  
Sender: Tristan Davis <TrDavis@psc.state.fl.us>  
Date: Wed, 4 Mar 2026 16:19:11 +0000  
Message-ID: <8b72343924764dbf838f32379942dbaf@psc.state.fl.us>  
References:  
<SN6PR11MB287956910FBE83135F679ED5957CA@SN6PR11MB2879.namprd11.prod.outlook.com>  
In-Reply-To:  
<SN6PR11MB287956910FBE83135F679ED5957CA@SN6PR11MB2879.namprd11.prod.outlook.com>  
Accept-Language: en-US

Content-Language: en-US  
X-MS-Has-Attach:  
X-MS-TNEF-Correlator:  
x-ninja-pim: Scanned by Ninja  
x-ms-exchange-messagesentrepresentingtype: 2  
x-originating-ip: [199.250.30.42]  
Content-Type: multipart/alternative;  
    boundary="\_000\_8b72343924764dbf838f32379942dbafpscstateflus\_"  
MIME-Version: 1.0

**Tristan Davis**

---

**From:** Office of Chairman Smith  
**Sent:** Monday, March 16, 2026 8:08 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20250052  
**Attachments:** Florida PSC Rate Case Docket No. 20250052-WS

Please place the attached in Docket No. 20250052.

Thank you!

## Tristan Davis

---

**From:** Kenneth Moran <klm1021@yahoo.com>  
**Sent:** Sunday, March 15, 2026 4:05 PM  
**To:** Office of Chairman Smith  
**Subject:** Florida PSC Rate Case Docket No. 20250052-WS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I'm contacting you in regards to the a 255% sewer rate increase by CSW-Florida. This type of increase is nothing more than a cash grab by CSWR. The affected residents of Highlands County can not afford such an outrageous charge. I understand a rate adjustment may be necessary but nothing close to 255% with seniors getting single digit increases to their income. Yes I'm one of those seniors and so are all my neighbors in this development.

I thank you for your time and consideration of this important matter.

Kenneth Moran  
4989 Casablanca Circle  
Sebring, FL 33870

Sent from Yahoo Mail for iPad

3/9/2026

Office of the Commission Clerk  
2540 Shumard Oak Blvd  
Tallahassee, FL 32399-0880

Richard A. Lue  
18791 SE 50<sup>th</sup> St  
Ocala, FL 32179

Docket (2025052-WS)

To whom it may concern,

RECEIVED-PPSC  
2026 MAR 16 AM 9:38  
COMMERCIAL  
CLERK

In reference to the proposed rate hike, it is to me excessive. I have had community sponsored well since 2007 in one form or another and this is nothing more than me having to give up my well and paying for someone else's well equipment. I had a community well in Georgia where the water company would raise fees whenever it close to and provide a little more than water straight out of the

ground and into my home. It was very hard mineral water and required frequent descaling of all faucets and shower heads. The water quality was not very good or consistent, odor, or bad taste and had to have the well source treated regularly. Again was expensive but unlimited usage.

I had community well converted to city water, unmineralized in Spanish Oaks for \$29<sup>00</sup> per month which was unreliable as there happened to be line failures almost bi-monthly and boiling water alerts regularly but it was unlimited use and city water that went through their processing system and was flavorful and mineral free.

My city water in Seminole County was clear, clear, and usable but had such a terrible bleach smell you really

could not drink it without letting it set for a day hence having water for drinking, and cooking or necessity.

Now here in Marion County, I am back to a community well like in Georgia and though currently inexpensive, is just well water fit to drink but very hard mineral water that requires me to clean faucets and shower heads/filters about every three weeks. I would not mind paying more for water if the minerals were removed and unlimited use. I.E. no meter. They could also cut costs by not having to read the meters and charging office staff to do the billings. Just send out a monthly notice of the amount due OR as was the case in Georgia.

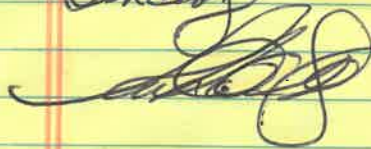
my monthly water bill would be sent out for a fixed monthly rate and have the option to prepay your water bill prepaid

for one year and receive a discount of 2 months free usage. For example if my annual water usage before was \$125<sup>00</sup> or about \$11<sup>00</sup> per month, under unlimited unmetered usage that fee would go to \$15<sup>00</sup> per month and \$185<sup>00</sup> per year OR if prepaid annually, unlimited, would be \$150<sup>00</sup> per year prepaid. That is the system that was used in Georgia but there was also a limit of a 5% increase only a two year period.

Additionally, homes with an in ground pool had an annual surcharge added or a monthly fee.

The proposed change would eliminate much overhead for the company and keep rates lower at the same time.

Thank you for the opportunity to share my thoughts.

Sincerely,  


Richard Rice  
18791 SE 50<sup>th</sup> ST  
OKLAWAHHA, FL 32179

Email: 69 TRANQUILITY99@GMAIL.COM  
912 688 4840

Richard Rice  
18791 SE 50th St  
Ocklawaha, FL 32179-7327

ORLANDO FL 328

10 MAR 2026 PM 2 L  
DISTRIBUTION CENTER



2026 MAR 16 AM 6:57

Office of the Commissioner Clerk  
2540 Shumard Oak Blvd  
Tallahassee, FL 32399-0850

32299-085089

Marion County Water Rate hike CSWR



**Tristan Davis**

---

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Monday, March 16, 2026 8:08 AM  
**To:** 'Terry Wolfgram'  
**Cc:** Consumer Contact  
**Subject:** RE: Docket 20250052-WS

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

Tristan Davis  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

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

**From:** Terry Wolfgram <twolfgram1@gmail.com>  
**Sent:** Sunday, March 15, 2026 2:20 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket 20250052-WS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear PSC Commissioners;

Please see attached document concerning the unacceptable water utility rate increase by CSWR Florida.

Terry Wolfgram  
5017 Casablanca Circle  
P21  
Sebring, FL 33870

920-883-5774

Docket Number: 20250052-WS

Dear PSC Commissioners:

My name is Terry Wolfgram and I reside at 5017 Casablanca Circle Unit P21, Sebring, Florida 33870. I'm writing to oppose the 255% increase in our water utility rate by CSWR Florida. This rate increase by CSWR is totally unacceptable to our community at The Bluffs, and would present a hardship, especially to the seniors living on fixed incomes. It is my understanding that the per unit increase has gone from \$16.17 to \$59.43, as of October 2025. I cannot think of another utility nation-wide that has increased so drastically at one time.

According to CSWR their rate increase goes beyond national statistics, "Driven by infrastructure modernization and increased operating costs (treatment chemicals, electricity), many utilities are implementing incremental rate increases (e.g., 4%–18% annually in Florida) to catch up on infrastructure needs." (AI Source) I understand that water utility increases are inevitable, but certainly not one of this magnitude.

CSWR mentions infrastructure cost increases and replacing outdated equipment for their 255% increase. However, did CSWR do their research in purchasing these water utilities in Florida? Did they see how much capital they would need to invest in pursuing these acquisitions? Perhaps they felt they would pass these costs on to an unsuspecting public. The fact is that CSWR is a monopoly. As such, there is no competition, and therefore our condo association cannot seek another sourcing with more reasonable rates.

I also found it interesting that CSWR- Florida UOC LLC based in Dallas, Texas has a much lower water utility rates for their own residents.

"For the fiscal year 2025–2026, the City of Dallas approved a combined water and wastewater rate increase that averages roughly \$4.88 more per month (approximately \$58.56 annually) for a typical residential customer. This adjustment is part of a broader utility rate hike that went into effect on October 1, 2025." (AI source)

<b>Service Component</b>	<b>Previous Rate (FY 24-25)</b>	<b>New Rate (FY 25-26)</b>
<b>Water Base Charge</b>	\$5.80	<b>\$5.93</b>
<b>Wastewater Base Charge</b>	\$5.24	<b>\$5.34</b>
<b>Water Usage (up to 4k gal)</b>	\$2.07 / 1k gal	<b>\$2.17 / 1k gal</b>

In summary, I am asking PSC Commissioners to do the right thing and prohibit this unfeasible increase.

Respectfully yours,

Terry Wolfgram 920-883-5774 email: twolfgram1@gmail.com

Nickalus Holmes

---

**From:** noreply@psc.state.fl.us  
**Sent:** Thursday, March 19, 2026 03:25 PM  
**To:** Newmexjags@msn.com  
**CC:** Consumer Contact  
**Subject:** Docket Number - 20250052-WS

Good Afternoon, Jane Beville,

We will be placing your comments below in docket correspondence in Docket No. 20250052-WS, and forwarding them to the Office of Consumer Assistance.

Sincerely,

Nickalus Holmes  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850  
850-413-6770

*PLEASE NOTE: Florida has a very broad public record law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your comments may be subject to public disclosure.*

---

**From:** Newmexjags@msn.com  
**Sent:** Thursday, March 19, 2026 11:29 AM  
**To:** Florida Public Service Commission  
**Subject:** Docket Number - 20250052-WS

Description:

Customer Comment Id: 72

Are you a customer of CSWR-Florida Utility Operating Company, LLC: Y

Name: Jane Beville

Phone: 5056887089

Email: Newmexjags@msn.com

Address: 46 Wicksfield Ct, Ormond Beach, , FL 32174

Submit Date: Thursday, March 19, 2026 11:29 AM

Comment: My husband and I are on a fixed income yet our bills keep increasing. I am afraid to use the tap water because we are so frequently on Boil Orders! I have seen some creature swimming in the water from my tap, I put it in a jar, you all came out to investigate but I was never told what it was. The water gets shut off, sometimes for days at a time. I don't get reimbursed for those days without water. Yet I'm supposed to pay MORE for this service??? My water bill has already more than doubled, now you want to increase it again? Please explain this.

3/19/2026

Subject: Formal Opposition to Proposed Water Rate Increase- Tymber Creek HOA

Dear Florida Public Service Commission,

I am writing as a resident of Tymber Creek HOA in Ormond Beach, FL, to formally express my opposition to any proposed water rate increase associated with Central States Water Resources (CSWR).

Based on both my personal experiences and a broader pattern of concerns reported by our community and other communities, I do not believe this rate increase is justified.

CSWR has a widely-known reputation for acquiring small or HOA-based water systems and then pursuing significant rate increases by citing aging infrastructure. However, the condition of the infrastructure either was known or should have been known through proper due diligence. Any deficiencies should have been accounted for in the acquisition and long-term planning-not passed on to the residents afterward.

For that reason, I strongly oppose any rate increase that shifts the financial burden of pre-existing conditions onto homeowners who had no role in the transaction.

I also want to clearly express the real impact this will have on our community. Broadly speaking, Tymber Creek is not a high-income neighborhood. Many families here are middle to lower income, working hard to manage rising costs across the board- housing, insurance, food and utilities. A significant increase in water rates would not be a minor inconvenience; it would be a meaningful financial strain on many households.

Water is a basic necessity, not optional, and increasing rates under these circumstances disproportionately affects communities like ours who have less flexibility to absorb additional costs.

There have been multiple instances where water service was shut off here in Tymber Creek without any prior notice. On those occasions, I and the rest of the neighborhood, was left without water unexpectedly, with no communication explaining what was happening or when service would be restored. This created immediate disruption to basic daily needs, in one case for 15 hours.

I personally had to take the step, as well as many of my neighbors, of filing a complaint because I could not get clear answers or reliable information. That should not be necessary for something as fundamental as water service.

Even when attempting to resolve issues directly, I experienced poor customer service. I have had customer service reps disconnect the call in the middle of a conversation, without resolution or follow up. I have felt left without support or accountability when trying to address legitimate concerns.

These experiences are not isolated. There have been numerous complaints filed by customers in other communities, including complaints documented through the Better Business Bureau, citing issues such as billing concerns, lack of communication and poor customer service. This pattern raises serious concerns about whether customers are receiving the level of service that should accompany any request for increased rates.

Given:

- CSWR's known business model of acquiring distressed systems and then petitioning for higher rates
- The likelihood that infrastructure issues were identifiable prior to acquisition
- A pattern of customer complaints, including those filed with the Better Business Bureau
- My own direct experience, along with those in my community, and the need to file a complaint

I respectfully request that the Florida Public Service Commission deny any proposed rate increase for Timber Creek at this time.

At a minimum, before any future consideration of rate adjustments, CSWR should be required to:

- Demonstrate clear and documented due diligence performed prior to the acquisition
- Provide full transparency on infrastructure conditions and upgrade costs along with a solid timeline of when these repairs/replacements will be made
- Establish consistent, reliable communication practices with residents
- Show measurable improvements in service quality

Until those basic standards are met, it is unreasonable to ask residents, especially in a middle to lower income community, to bear additional financial burden.

I believe strongly that our community should not be asked to pay more for a service that has, in my experience, become less reliable, less transparent and less responsive, to a company with a pattern of unjust and inequitable practices.

Thank you for your time and careful consideration of this matter.

Sincerely,  
Bethany Spohr  
Resident of Tymber Creek HOA  
Ormond Beach, FL

**Tristan Davis**

---

**From:** Office of Commissioner La Rosa  
**Sent:** Friday, March 20, 2026 3:34 PM  
**To:** Commissioner Correspondence  
**Subject:** FW: CSWR-Florida Sewer Rate Increase

Please place the email below in CORRESPONDENCE – Consumers & Representatives in docket 20250052.

Thank you.

**From:** Harold Moore <hmore70@gmail.com>  
**Sent:** Friday, March 20, 2026 2:47 PM  
**To:** Office of Commissioner Payne <Commissioner.Payne@psc.state.fl.us>; Office of Commissioner Clark <Commissioner.Clark@psc.state.fl.us>; Office of Commissioner La Rosa <Commissioner.LaRosa@psc.state.fl.us>; Office of Commissioner Ortega <Commissioner.Ortega@psc.state.fl.us>  
**Subject:** CSWR-Florida Sewer Rate Increase

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**My husband and I were informed at our last Board Meeting that all the residents in our community (The Bluffs of Sebring) which is a 55+ community need to be prepared for a 255% sewer rate increase by CSWR-Florida. Needless, to say we are very concerned. We aren't really sure who to reach out to, but hope you, as Commissioners for the Florida Public Service Commission, can take a hard look at this proposed excessive increase. Thank you very much for your assistance in this matter.**

**Harold and Teresa Moore  
5415 Casablanca Circle  
Unit L-24  
Sebring, FL 33870**

--  
[hmore70@gmail.com](mailto:hmore70@gmail.com)

**Tristan Davis**

---

**From:** John Plescow  
**Sent:** Friday, March 20, 2026 2:51 PM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: Tymber Creek Water and Waste water hearing and RATE INCREASE

Please, add to docket 20250052.

**From:** Consina Griffin-Greaux <CGriffin@psc.state.fl.us> **On Behalf Of** Consumer Contact  
**Sent:** Friday, March 20, 2026 11:25 AM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Subject:** RE: Tymber Creek Water and Waste water hearing and RATE INCREASE

Forward to clerks 20250052

**From:** Shannon Stenberg <sstenberg14@gmail.com>  
**Sent:** Thursday, March 19, 2026 4:19 PM  
**To:** Consumer Contact <Contact@PSC.STATE.FL.US>  
**Subject:** Tymber Creek Water and Waste water hearing and RATE INCREASE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a senior citizen on a fixed income and the water rates in Tymber Creek are already outrageous.... This is unconscionable to raise these rates any further after a time of such high inflation. How do you expect seniors to afford this??

The HOA just assessed the homeowners \$1000.

Shannon Stenberg  
211 Bay Pines Court  
Ormond Beach, FL. 32174  
3862355543

**Tristan Davis**

---

**From:** Hannah Barker  
**Sent:** Monday, March 23, 2026 11:33 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket Correspondence  
**Attachments:** 255% rate increase; new sewer rate

Good morning,

Please place the attached emails in Docket No. 20250052. Thank you!

**Hannah E. Branum**  
Executive Assistant to Commissioner Clark  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399  
(850) 413-6004



**Tristan Davis**

---

**From:** Greg Bennett <gregb3838@gmail.com>  
**Sent:** Monday, March 16, 2026 2:54 PM  
**To:** Office of Commissioner Payne; Office of Commissioner Clark  
**Subject:** new sewer rate

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Commissioner Payne and Commissioner Clark,

I am a Sebring homeowner and full time retiree, and I sincerely hope that you will oppose the sewer rate increase of 255%! This amount on top of our normal HOA will make our home unaffordable.

Please Oppose this increase on behalf of many thousands of residents, just like me.

Respectfully,

Greg Bennett

**Tristan Davis**

---

**From:** Hannah Barker  
**Sent:** Monday, March 23, 2026 11:33 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket Correspondence  
**Attachments:** 255% rate increase; new sewer rate

Good morning,

Please place the attached emails in Docket No. 20250052. Thank you!

**Hannah E. Branum**  
Executive Assistant to Commissioner Clark  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399  
(850) 413-6004



## Tristan Davis

---

**From:** Jeff Birkel <inspector36531@gmail.com>  
**Sent:** Tuesday, March 17, 2026 8:42 AM  
**To:** Office of Commissioner Clark  
**Subject:** 255% rate increase

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Honorable Clark, I wish to address the 255% sewer rate increase in The Bluffs 55 plus community in Sebring, Florida. The CSWR, a private company, has recently increased the rate charged to our community by 255% and I would be curious why the increase appears to be shouldered by us primarily when the adjacent residential areas near our community haven't seen any increase or at least any increase even close to what we have been charged. Short of a new sewage facility mandated by the state, it appears to be grossly unfair. Please address the issues causing this rate increase. Thanks so much for answering this relevant question. Our account number is 158818-0.

Hong Wang

---

**From:** Office of Chairman Smith  
**Sent:** Friday, March 13, 2026 2:04 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20250052  
**Attachments:** Sewer rate price increase from CSWR - Florida - 255% increase??; ~~Sewer rate price increase from CSWR - Florida - 255% increase??~~

*Duplicate . AT  
3/17/26*

Please place the attached in Docket No. 20250052.

Thank you!

## Tristan Davis

---

**From:** Patricia Dennison <patricia.dennison08@gmail.com>  
**Sent:** Friday, March 13, 2026 1:59 PM  
**To:** Office of Chairman Smith  
**Subject:** Sewer rate price increase from CSWR - Florida - 255% increase??

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there, my name is Patricia Dennison. My husband and I own property at The Bluffs Of Sebring located at 4989 Casablanca Circle, Sebring Florida, 33870.

CSWR Account number 158818-0

Florida PSC Rate Case Docket NO. 20250052-WS

**Our condo board has given us notice of a 255% sewer rate price increase from CSWR for 2026/2027.**

This doesn't seem fair and we would like to know why such an exorbitant price increase has been implemented.

Kindest regards,  
Patricia and Gary Dennison  
519-249-9332

Sent from my iPhone

**Tristan Davis**

---

**From:** Office of Commissioner La Rosa  
**Sent:** Friday, March 13, 2026 4:10 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket Correspondence - 20250052  
**Attachments:** Sewer rate price increase from CSWR - Florida - 255% increase??; Sewer rate price increase from CSWR - Florida - 255% increase??

Please place the attached emails in CORRESPONDENCE – Consumers & Representatives in docket 20250052.

Thank you.

**Tristan Davis**

---

**From:** Patricia Dennison <patricia.dennison08@gmail.com>  
**Sent:** Friday, March 13, 2026 2:00 PM  
**To:** Office of Commissioner La Rosa  
**Subject:** Sewer rate price increase from CSWR - Florida - 255% increase??

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there, my name is Patricia Dennison. My husband and I own property at The Bluffs Of Sebring located at 4989 Casablanca Circle, Sebring Florida, 33870.

CSWR Account number 158818-0

Florida PSC Rate Case Docket NO. 20250052-WS

**Our condo board has given us notice of a 255% sewer rate price increase from CSWR for 2026/2027.**

This doesn't seem fair and we would like to know why such an exorbitant price increase has been implemented.

Kindest regards,  
Patricia and Gary Dennison  
519-249-9332

Sent from my iPhone

**Tristan Davis**

---

**From:** Hannah Barker  
**Sent:** Monday, March 23, 2026 11:35 AM  
**To:** Commissioner Correspondence  
**Subject:** Docket Correspondence  
**Attachments:** Sewer rate price increase from CSWR - Florida - 255% increase??

Good morning,

Please place the attached email in Docket No. 20250052. Thank you!

**Hannah E. Branum**  
Executive Assistant to Commissioner Clark  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399  
(850) 413-6004



**Tristan Davis**

---

**From:** Patricia Dennison <patricia.dennison08@gmail.com>  
**Sent:** Friday, March 13, 2026 1:59 PM  
**To:** Office of Commissioner Clark  
**Subject:** Sewer rate price increase from CSWR - Florida - 255% increase??

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there, my name is Patricia Dennison. My husband and I own property at The Bluffs Of Sebring located at 4989 Casablanca Circle, Sebring Florida, 33870.

CSWR Account number 158818-0

Florida PSC Rate Case Docket NO. 20250052-WS

**Our condo board has given us notice of a 255% sewer rate price increase from CSWR for 2026/2027.**

This doesn't seem fair and we would like to know why such an exorbitant price increase has been implemented.

Kindest regards,  
Patricia and Gary Dennison  
519-249-9332

Sent from my iPhone

To: Office of the Commission Clerk

3-14-26

RECEIVED FPSC  
Docket No. 2025 0052-W5

Joy Rumans  
2308 N.E. 37<sup>th</sup> St  
Ocala FL

2026 MAR 24 PM 3: 16

(352)629-5689 34479  
jgrumans13@gmail.com

CORRESPONDENCE  
3/24/2026  
DOCUMENT NO. 01748-2026

COMMISSION  
CLERK

Concerning the rate hike requested by CSWR, I request a denial for the amount they want, due to the frequency that we (customers) get "boil water" notices. I understand this Texas based company purchases older systems in numerous states with the intention to repair and update them. I can appreciate that goal, but they subject many subdivisions to loss of clean water on a near continual basis.

We've lived at this address for 47 yrs. The 1<sup>st</sup> 42 yrs., under Sunshine Utilities, we experienced approx. 5 'boil water' notices in total. In the last 4-5 yrs. under CSWR, there have been so many, (approx. 15) times that I wrote to the PSC, which helped slow the notices for a short period. The usual reason given is "Unplanned Service Outage" "Infrastructure Failure," we've already had 2 this year.

Our daughter lives 5 min. away in another subdivision. They have even more 'Boil' notices than us.

CSWR offers no refund/discount for the major inconvenience this causes. They do merit an increase due to structure improvement, but not the amount of their requests. Sincerely, Joy Rumans



Ms. Joy Rumans  
2308 N.E. 37th St.  
Ocala, FL 34479-6505

JACKSONVILLE RPDC 320

19 MAR 2026 PM 4 L

DISTRIBUTION CENTER

2026 MAR 24 AM 7:01

Office of the Commission Clerk  
2540 Shumard Oak Blvd.  
Tallahassee FL 32399-0850



32399-085099



**Tristan Davis**

---

**From:** Office of Chairman Smith  
**Sent:** Wednesday, March 25, 2026 2:07 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20250052  
**Attachments:** SEWER RATE INCREASE COMPLAINT

Please place the attached in Docket No. 20250052.

Thank you!

**Tristan Davis**

---

**From:** Bruce Otterberg <otterbergsr@gmail.com>  
**Sent:** Wednesday, March 25, 2026 2:03 PM  
**To:** Office of Chairman Smith  
**Subject:** SEWER RATE INCREASE COMPLAINT

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

TO: Florida Public Service Commission  
Gabriella Passidomo Smith [Commissioner.Smith@psc.state.fl.us](mailto:Commissioner.Smith@psc.state.fl.us)

FROM: Bruce Otterberg  
Resident in The Bluffs of Sebring Condominium Association Community

RE: Sewer Rate Increase from CSWR – Florida

I am writing to file a complaint regarding our 255% sewer rate increase, which is totally unacceptable.

This is blatant price gouging, at an exorbitant level, of an essential service which should be addressed without delay.

**Bendria Fugnole**

---

**From:** Office of Commissioner Clark  
**Sent:** Wednesday, March 25, 2026 2:31 PM  
**To:** Commissioner Correspondence  
**Subject:** FW: SEWER RATE GOUGING - SEBRING

Good afternoon,

Please place the attached email in Docket No. 20250052. Thank you!

**Hannah E. Branum**  
Executive Assistant to Commissioner Clark  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399  
(850) 413-6004



**From:** Bruce Otterberg <otterbergsr@gmail.com>  
**Sent:** Wednesday, March 25, 2026 1:50 PM  
**To:** Office of Commissioner Clark <Commissioner.Clark@psc.state.fl.us>  
**Subject:** SEWER RATE GOUGING - SEBRING

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**DATE:** March 25, 202

**TO:** Florida Public Service Commission  
Gary F. Clark Commissioner.Clark@psc.state.fl.us

**FROM:** Bruce Otterberg  
Resident in The Bluffs of Sebring Condominium Association Community

**RE:** Sewer Rate Increase from CSWR – Florida

I am writing to file a complaint regarding our 255% sewer rate increase, which is totally unacceptable.

This is blatant price gouging, at an exorbitant level, of an essential service which should be addressed without delay.

**Tristan Davis**

---

**From:** Office of Commissioner Ortega  
**Sent:** Monday, March 30, 2026 3:31 PM  
**To:** Commissioner Correspondence  
**Subject:** Docket No. 20250052  
**Attachments:** Application for Sewer Rate Increase for Highlands County, Florida; Sewer rate price increase from CSWR - Florida - 255% increase??; Sewer rate price increase from CSWR - Florida - 255% increase??

Please place the attached emails in Docket No 20250052

Thanks

## Tristan Davis

---

**From:** John Athey <jpatheyjr@gmail.com>  
**Sent:** Monday, March 2, 2026 3:25 PM  
**To:** Office of Commissioner Payne; Office of Commissioner Clark; Office of Commissioner La Rosa; Office of Commissioner Ortega; Office of Chairman Smith  
**Subject:** Application for Sewer Rate Increase for Highlands County, Florida  
**Attachments:** CSWR Florida PSC Complaint Response – John Athey, 1.28.26, 158818-0 cc 12926.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Chairman Smith and all PSC Commissioners,

I am writing this letter and email to alert you to a Huge Waste Water / Sewer Rate Increase that is economically unfeasible, unacceptable and unfair. A rate increase of 255% from CSWR Florida is unheard of and truly unfair to the point CSWR has a monopoly on the wastewater / sewer system.

History

I am the board secretary of the Bluffs of Sebring Condominium Association, thus I am writing to you for help and assistance. We recently received a 255% increase in our sewer bill. It went from \$4000 a month to \$14,000 per month which drastically affects our Association / HOA cost.. I have spoken the city of Avon Park and the city of Sebring. Both Avon Park and Sebring told me there was nothing they could do, as this rate increase was from CSWR Florida. I did speak with CSWR and they referenced the rate increase and told me there was nothing they could do either. I find this to be untrue, thus I am writing and emailing the PSC. I also filed a complaint with the PSC and they again told me it was a rate increase and there was nothing they could do.

We are a 55 and over condo community in Sebring. We are on the Avon Park - Sebring boundary line and receive our water service from Avon Park and the sewer service from CSWR. As you can imagine, an increase of this size is placing a high financial burden on our residents. We do not have the budget funds for an increase of this size. An increase of this size is unacceptable in today's economic climate. We are looking for help in this matter. As I stated, I sent a complaint to the Florida PSC, but received an answer that there was a rate increase. So our residents have to fund an additional \$120,000 per year, which is unacceptable. We desperately need your help in this matter. I am aware of the meeting coming up that the commission will be ruling on the rate increase. Please see the attached document below from the PSC and CSWR. You can see the rates for yourself. Please advise if you and the PSC can help us.

**Response:**

Effective October 28, 2025, new interim sewer service rates became effective. The Bluffs of Sebring is currently billed for 252 dwelling units and is classified as a commercial property. **The facility base charge has increased from \$16.17 per unit to \$59.43 per unit, and the volumetric charge has increased from \$4.20 to \$15.44 per 1,000 gallons of usage based on water consumption reported by the City of Avon Park.**

Respectively,  
John Athey  
410 948 0888.

**CSWR Florida PSC Complaint Response – John Athey, 158818-0**

**Complaint Received:** 1/28/26

**Complaint NO:** 1493853W

**Escalation:** Jean Mclean-Sinatra

**Date of Response:** 1/30/26

**Customer Name:** John Athey

**Address:** 6750 US Hwy 27 North

**Service Area:** FL-Sebring Ridge

**Phone number or email:** 410-948-0888

**Account:** 158818-0

**Reason for complaint: Rates**

Hello, I am the Secretary for our Condo Association. Our complaint and concern is the cost increase of our sewer bill, which has increased over 255% just this year. The bill has gone from \$4,074 per month in 2025 to \$14,976 per month. Again, this is a 255% increase. How can this be possible? Note, the water usage is the same as 2025 and that bill has stayed the same and not increased in price. So for our association, this sewer increase is an increase of over \$120,000 per year. How can this be? This is totally unacceptable for this type of increase. Our community did not budget for this nor can they afford this increase.

Can you and the Florida PSC please investigate and help? Please advise. If you need a copy of the invoice, please let me know.

**Response:**

Effective October 28, 2025, new interim sewer service rates became effective. The Bluffs of Sebring is currently billed for 252 dwelling units and is classified as a commercial property. The facility base charge has increased from \$16.17 per unit to \$59.43 per unit, and the volumetric charge has increased from \$4.20 to \$15.44 per 1,000 gallons of usage based on water consumption reported by the City of Avon Park.

Although the interim rates became effective on October 28, 2025, they were applied beginning October 15. an \$18.14 credit was issued to correct charges for service dates prior to October 28. This credit was reflected on the November 20, 2025, invoice.

These interim rates will remain in effect while the PSC completes its review. Once a final decision is issued, any difference between the interim and final approved rates will be adjusted. A copy of the interim rate notice, the most recent bill, and an updated account statement have been attached.

I have attempted to contact Mr. Athey to address his concerns and left a voicemail with my contact information. As of now, I have not received any return calls. Prior to receiving the complaint, we spoke with the customer on January 26 when he contacted our customer service center to discuss the current statement, and he was provided information regarding the interim rates.

We do sincerely hope that this will resolve the concerns expressed by Mr. Athey. If there are any questions or additional items needed, please contact us at [ccarter@cswrgroup.com](mailto:ccarter@cswrgroup.com).

Sincerely,

Chelsie Carter

Director, Customer Experience

314-380-8520

State of Florida



# Public Service Commission

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

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

---

**DATE:** 3/27/2026  
**TO:** Office of Commission Clerk  
**FROM:** Bureau of Consumer Assistance, Office of Consumer Assistance & Outreach  
**RE:** Customer Correspondence

---

Please add the attached customer correspondence to Docket Correspondence-Consumers and their Representatives, in Docket 20250052.

RECEIVED-FPSC  
2026 MAR 30 AM 10: 01  
COMMISSION  
CLERK

To: Office of Consumer Assistance  
and Outreach

Docket No: 20250052-WS

RECEIVED

MAR 24 2026

FLORIDA PUBLIC SERVICE  
COMMISSION CONSUMER ASSISTANCE

3-14-'26

Joy Rumans  
2308 N.E. 37<sup>th</sup> St.  
Ocala FL 34479

(352) 629-5689  
jgrumans13@gmail.com

Concerning the rate hike requested by CSWR, I request a denial for the amount they want, due to the frequency that we (customers) get "boil water" notices.

I understand this Texas based company purchases older systems in numerous states w/the intention to repair and update them. I can appreciate that goal, but they subject many subdivisions to loss of clean water on a near continuous basis.

We've lived at this address for 47 years. The 1<sup>st</sup> 42 yrs., under Sunshine Utilities, we experienced very few (approx. 7-10) "boil" notices in total. I've lost count of CSWR notices, but I estimate 10-15 times in 5 yrs.

The usual reasons given "Unplanned Service Outage" or "Infrastructure Failure". It's a main complaint online in Nexdoor App.

It's a huge disruption i.e. no brushing teeth/washing dishes/cooking/drinking/etc.

CSWR offers no refund or discount for the cost we bear buying water. They have made some improvements, but the constant continual water "boil" notices leave their customers frustrated and angry. Their patchwork of fixes is sub-standard. They haven't earned the price of ~~doubling~~ quadrupling our water bills.

Sincerely, Joy Rumans



Ms. Joy Rumans  
2308 N.E. 37th St.  
Ocala, FL 34479-6505

JACKSONVILLE RPDC 320

19 MAR 2026 PM 4 L



2026 MAR 24 AM 7:01

RECEIVED

MAR 24 2026

FLORIDA PUBLIC SERVICE  
COMMISSION CONSUMER ASSISTANCE

Office of Consumer Assistance and Outreach  
2540 Shumard Oak Blvd.  
Tallahassee FL 32399-0850

32399-085099



To the Office of Commission  
regarding Docket No 20250052-WS

Thank you for the notification and opportunity to voice concerns regarding the planned increase of water and wastewater rates in Marion County Florida. I had planned on speaking at the College campus of Central FL on March 5th, but a heavy workload consumed my day.

Since CSWR purchased Sunshine Utilities in Ocklawaha FL, our water rates have tripled, and to my knowledge no work has yet been done. So needless to say your formal notification of this new proposed rate hike brings great apprehension.

Ocklawaha is a lower income district. It's where people settled into affordable housing that the surrounding cities no longer offered. We bought into a small Mom-and-Pop utility company, Sunshine Utility, who provided and maintained our water needs with a personal service. They knew the area they serviced and were part of the community.

COMMISSION  
CLERK

2026 APR - 1 AM 9:35

RECEIVED-PPSC

CSWR is a rapidly expanding company; buying out small business over 11 states. I fear that service will be overshadowed by shareholders hunger for growth and power!

I watch the movement across this country, this era of mergers, takeovers and development. Decisions made from executives gathered in cooperate chairs around boardroom tables; rewarded with promotions and bonuses to the decision makers. But i'm more sympathetic to those affected and humbled by your decisions! Those who will spend hours in chairs around dining room tables, bills sprawled across the surface trying to figure new budgets! Your profits have to fill many pockets so the product you sell no longer becomes affordable!

Water is a resource our Creator gave us freely! He gathered it in oceans, lakes, ponds, and fed them with streams and rivers. And now greed is taking hold, manipulating sources, stripping water rights from people across this

country; most notably farmers. And as we are overcharged and limited to this natural resource, technology; AI centers, nuclear power plants and mining operations are given freely so they can thrive. Do you see the absurdity in this?

A year or so ago we stood in opposition when they proposed a \$50,000.00 bill to each household to extend sewer lines to the area. And this was not to benefit us, but to the planned development of the area around Lake Weir. Yes those who have been devoted to this area, some for generations, were offered an opportunity to flip the bill for new corners, and new construction that will forever change this beautiful small town!

I heard a pastor say "The test of a mans heart is not in despair, but in prosperity" I'm not under illusion that my one small voice will change anything, that the wheels in motion will come to a halt. No, all I ask is please give careful consideration and

thought to your decisions. If you have to build and when you push forward, build with intention that everyone can benefit. Be mindful and committed to maintain every neighborhood and the integrity of what makes it special. Please do not put burdens on shoulders of the smallest to add more gold in the pockets of kings.

And I end with this, create a model, a plan that will not only protect this most crucial resource, water, but also the folks you service. Protect the integrity of these neighborhoods, the heart in small towns that still exist, not just here in Florida, but in each of these 11 states that you've bought into. Old weathered houses are not a sore that needs to be removed and upgraded with a mansion or highrise, they are the foundation, the grit that has built our prosperity!

Blessings to you!

Most Sincerely, Laureen (Capomigro) Angelo  
(352-537-0511)

Laureen Angelo  
12391 SE 15th  
Ocklawaha FL 32179

**CERTIFIED MAIL**



9589 0710 5270 3304 7556 11

**Retail**



**RDC 99**



32399

U.S. POSTAGE PAID  
FCM LETTER  
OCKLAWAHA, FL 321  
MAR 24, 2026

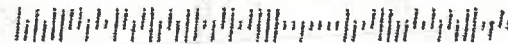
**\$6.08**

R2304N117702-50

Office of the Commission Clerk  
2540 Shumard Oak Blvd  
Tallahassee, FL 32399-0850

2026 APR - 1 AM 7:17

POSTAL CENTER



**Tristan Davis**

---

**From:** Tristan Davis on behalf of Records Clerk  
**Sent:** Wednesday, April 1, 2026 11:08 AM  
**To:** 'Terry Wolfgram'  
**Cc:** Consumer Contact  
**Subject:** RE: 20250052-WS

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250052, and forwarding them to the Office of Consumer Assistance.

Thank you!

**Tristan Davis**  
Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-6121

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** Terry Wolfgram <twolfgram1@gmail.com>  
**Sent:** Wednesday, April 1, 2026 11:06 AM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** 20250052-WS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Commissioners,

Here is my response from 3/31/26 public hearing.

Thank You.

Terry Wolfgram

## **CSWR Water Utility Rate Increase to Florida Commissioners March, 30, 2026**

I would like to thank Madam Chairwoman Smith and the PSC Commissioners for conducting this listening session tonight.

My wife and I reside at 5017 Casablanca Circle Unit P21, Sebring, Florida . We are opposed to the 255% increase in our water utility rate by CSWR Florida. This rate increase by CSWR is totally unacceptable to our community at The Bluffs, and would present a hardship, especially to the seniors living on fixed incomes. It is my understanding that the per unit increase has gone from \$16.17 to \$59.43, as of October 2025. I cannot think of another utility nation-wide that has increased so drastically at one time.

I could go into detail the information I outlined in the docket I submitted earlier this month, but that would be redundant. I would rather focus on what other municipalities have experienced through privatized management of CSWR. Many customers in Mississippi have reported their bills have doubled or even tripled in recent years, effecting those in a state with the lowest median income in the country. CSWR customers have experienced drastic rate hikes from \$16 to \$67 for sewer services each billing cycle.

CSWR customers have expressed dissatisfaction, labeling the rate hikes as “greedy” and “unconscionable”.

The fact is that CSWR is a monopoly. As such, there is no competition, and therefore our condo association cannot seek other sourcing with more reasonable rates.

In conclusion I'm asking the PSC Commissioners to overturn CSWR's rate request of 255%, and to reduce this increase to a fair and reasonable level. As outlined in Wikipedia the "Florida water utility commissioners are responsible for regulating water and wastewater utilities, ensuring safe and reliable service at **fair** prices and overseeing the rates and operations of these utilities."

Again, thank you the opportunity to speak.

**Bendria Fugnole**

---

**From:** John Plescow  
**Sent:** Thursday, April 16, 2026 2:04 PM  
**To:** Consumer Correspondence; Consina Griffin-Greaux  
**Subject:** FW: CWSR WATER RATE INCREASE

You can add it to docket 20250052. We have already recorded it in Contact # 1495470C.

**From:** Tristan Davis <TrDavis@psc.state.fl.us> **On Behalf Of** Records Clerk  
**Sent:** Wednesday, April 15, 2026 8:16 AM  
**To:** John Plescow <JPlescow@PSC.STATE.FL.US>  
**Cc:** Shonna McCray <SMcCray@PSC.STATE.FL.US>  
**Subject:** FW: CWSR WATER RATE INCREASE

Good Morning,

Please see the e-mail below. Please let us know whether this needs to be entered in CMS as consumer correspondence, and what docket it should be placed in.

Thank you!

**From:** Don <dap101461@yahoo.com>  
**Sent:** Tuesday, April 14, 2026 5:01 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** CWSR WATER RATE INCREASE

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi.

I talked to a person there that took down my comment and was to present it at the public meeting but it was never mentioned as promised!

My water cost has tripled in price from CWSR.

Are you going to act on this?

Sincerely,

Donald Prestwood of Marion County Florida

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2959961		3400

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871

235 AQUARINA BLVD WTRPLT

AQUARINA P.U.D. STAGE 1, TRACTS C & D, STAGE 2, TRACTS B, D & H, STAGE  
 See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.8643	1,193,250	0	1,193,250	3,417.83
BREVARD LIBRARY DISTRICT	0.3242	1,193,250	0	1,193,250	386.85
BREVARD MOSQUITO CONTROL	0.1340	1,193,250	0	1,193,250	159.90
S BREVARD REC DIST	0.3000	1,193,250	0	1,193,250	357.98
SCHOOL - BY STATE LAW	3.0620	1,193,250	0	1,193,250	3,653.73
SCHOOL - BY LOCAL BOARD	0.7480	1,193,250	0	1,193,250	892.55
BPS VOTED TEACHER PAY	1.0000	1,193,250	0	1,193,250	1,193.25
SCHOOL - CAPITAL OUTLAY	1.5000	1,193,250	0	1,193,250	1,789.88
FIRE CONTROL MSTU	0.6431	1,193,250	0	1,193,250	767.38
LAW ENFORCEMENT MSTU	0.8531	1,193,250	0	1,193,250	1,017.96
ROAD & BRIDGE DIST 3 MSTU	0.1855	1,193,250	0	1,193,250	221.35
ST JOHNS RIVER WATER MGMT DST	0.1793	1,193,250	0	1,193,250	213.95
FLA INLAND NAVIGATION DIST	0.0270	1,193,250	0	1,193,250	32.22
SEBASTIAN INLET DISTRICT	0.1555	1,193,250	0	1,193,250	185.55
ENV END LD/WTR LTD	0.0458	1,193,250	0	1,193,250	54.65
ENV END LD/WTR LTD(DBTP)	0.0275	1,193,250	0	1,193,250	32.81
S BREVARD REC DIST (DBTP)	0.0000	1,193,250	0	1,193,250	0.00
<b>TOTAL MILLAGE</b>	<b>12.0493</b>			<b>AD VALOREM TAXES</b>	<b>\$14,377.84</b>

NON-AD VALOREM ASSESSMENTS		AMOUNT
161 STORMWATER DIST 3		17.13
<b>PAY ONLY ONE AMOUNT IN BOXES BELOW</b>		<b>NON-AD VALOREM ASSESSMENTS</b>
		<b>\$17.13</b>
If Paid By	Dec 31, 2025	
Please Pay	\$13,963.12	

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2959961		3400

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN WITH PAYMENT

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025			
Please Pay	\$13,963.12			

12/29/2025  
 Paid

Receipt # 802-26-00002326

\$13,963.12 Paid By CSWR-Florida Utility Operating Company LLC

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R15170-000-05 2025  
 ASSESSED VALUE: 9,128  
 TAXING AUTHORITY: GENERAL COUNTY  
 COUNTY: FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL: SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 WATER: ST JOHNS MANAGEMENT DIST  
 CNTYMSU: MSTU LAW ENFORCEMENT  
 EXEMPTION-NONE: MSTU EMER MED SERVICE  
 15.34930

EXEMPTIONS: \* NONE \*  
 MILLAGE: 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

Ad Valorem Taxes  
 TAX DISTRICT: 9001  
 TAXABLE VALUE: 9,128  
 TAXES: 28.21  
 7.58  
 0.91  
 28.04  
 9.13  
 6.83  
 13.69  
 1.64  
 33.96  
 10.13  
 140.12

Non-Ad Valorem Assessments  
 PURPOSE: VACANT LAND  
 RATES/BASIS: PER ASMT UNIT  
 PER ASMT UNIT  
 NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:  
 157.49

LEVYING AUTHORITY: COUNTY WIDE FIRE  
 X530: COUNTY WIDE STORMWATER  
 X560: R15170-000-05 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
152.77	154.34	155.92	157.49	162.21	APR 1 2026
152.77	154.34	155.92	157.49	162.21	APR 1 2026

George Albright  
REAL ESTATE

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001	140.12	George Albright
			17.37	503 SE 25TH AVENUE
			9,128	Ocala FL 34471

VALUES AND EXEMPTIONS: 140.12  
 ASSESSMENT: 9,128 SP. ASMT  
 TAXABLE: 9,128  
 R15170-000-05 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

SEC 29 TWP 14 RGE 22 PLAT BOOK  
 002 PAGE 075 ASHLEY HEIGHTS  
 TRACT E  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0043  
 \$152.77 CK

George Albright  
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER:	R39199-002-01	2025	EXEMPTIONS:	* NONE *	ASSESSED	EXEMPTIONS	TAXABLE VALUE:	TAXES
ASSESSED VALUE:	13,332		MILLAGE		13,332	0	13,332	41.20
TAXING AUTHORITY	GENERAL COUNTY		3.0900		13,332	0	13,332	11.07
COUNTY	FINE & FORFEITURE		.8300		13,332	0	13,332	1.33
	COUNTY HEALTH		.1000		13,332	0	13,332	40.96
SCHOOL	SCHOOL R.L.E.		3.0720		13,332	0	13,332	13.33
	SCHOOL VOTE		1.0000		13,332	0	13,332	9.97
	SCHOOL DISCRETIONARY		.7480		13,332	0	13,332	20.00
	SCHOOL CAPITAL IMPR		1.5000		13,332	0	13,332	2.39
WATER	ST JOHNS MANAGEMENT DIST		.1793		13,332	0	13,332	49.60
CNTYMSTU	MSTU LAW ENFORCEMENT		3.7200		13,332	0	13,332	14.80
EXEMPTION:NONE	MSTU EMER MED SERVICE		1.1100		13,332	0	13,332	
								204.65

15.34930

Non-Ad Valorem Assessments

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
X530 COUNTY WIDE FIRE	VACANT LAND	PER ASMT UNIT	1.82
X560 COUNTY WIDE STORMWATER		PER ASMT UNIT	15.00
1258 LAKE WEIR GARDENS	ROAD ASMT	PER ASMT UNIT	460.64
R39199-002-01 2025		NON AD VALOREM ASSESSMENTS:	477.46
CSWR FLORIDA UTILITY OPERATING COMPANY L		COMBINED TAXES & ASSESSMENTS TOTAL:	682.11
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
661.65	668.47	675.29	682.11	702.57	APR 1 2026

George Albright  
REAL ESTATE

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
661.65	668.47	675.29	682.11	702.57	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS	TAXES	204.65	George Albright
ASSESSMENT	13,332 SP. ASMT	477.46	503 SE 25TH AVENUE
TAXABLE	13,332		Ocala Fl 34471

R39199-002-01	2025	*** PAID *** PAID *** PAID ***
CSWR FLORIDA UTILITY OPERATING COMPANY L	12/31/25 PERIOD 02	
LC	998-2025-9016962.0014	
1630 DES PERES RD SUITE 140	\$661.65 CK	
ST LOUIS MO 63131-1871		

R39199-002-01	2025	*** PAID *** PAID *** PAID ***
CSWR FLORIDA UTILITY OPERATING COMPANY L	12/31/25 PERIOD 02	
LC	998-2025-9016962.0014	
1630 DES PERES RD SUITE 140	\$661.65 CK	
ST LOUIS MO 63131-1871		

R39199-002-01	2025	*** PAID *** PAID *** PAID ***
CSWR FLORIDA UTILITY OPERATING COMPANY L	12/31/25 PERIOD 02	
LC	998-2025-9016962.0014	
1630 DES PERES RD SUITE 140	\$661.65 CK	
ST LOUIS MO 63131-1871		

R39199-002-01	2025	*** PAID *** PAID *** PAID ***
CSWR FLORIDA UTILITY OPERATING COMPANY L	12/31/25 PERIOD 02	
LC	998-2025-9016962.0014	
1630 DES PERES RD SUITE 140	\$661.65 CK	
ST LOUIS MO 63131-1871		

George Albright  
REAL ESTATE

Marion County

Ad Valorem Taxes

<b>ACCOUNT NUMBER:</b> R30609-007-22	2025	<b>TAX DISTRICT:</b> 9001	
<b>ASSESSED VALUE:</b> 1,805		<b>TAXABLE VALUE:</b>	1,805
<b>TAXING AUTHORITY:</b>		<b>TAXES</b>	5.58
COUNTY GENERAL COUNTY			1.50
FINE & FORFEITURE			0.18
COUNTY HEALTH			5.54
SCHOOL SCHOOL R.L.E.			1.81
SCHOOL VOTE			1.35
SCHOOL DISCRETIONARY			2.71
SCHOOL CAPITAL IMPR			0.32
WATER ST JOHNS MANAGEMENT DIST			6.71
CNTYMSTU MSTU LAW ENFORCEMENT			2.00
EXEMPTION:NONE MSTU EMER MED SERVICE			27.70
	15.34930		

Non-Ad Valorem Assessments

<b>LEVYING AUTHORITY:</b>	<b>PURPOSE:</b>	<b>RATES/BASIS:</b>	<b>AMOUNT:</b>
X530 COUNTY WIDE FIRE	VACANT LAND	PER ASMT UNIT	0.16
X560 COUNTY WIDE STORMWATER		PER ASMT UNIT	15.00
		NON AD VALOREM ASSESSMENTS:	15.16
		COMBINED TAXES & ASSESSMENTS TOTAL:	42.86

R30609-007-22	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140		*** PAID *** PAID *** PAID ***	
ST LOUIS MO 63131-1871		12/31/25 PERIOD 02	
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026
41.57	42.00	42.43	42.86
			44.15
			APR 1 2026

George Albright  
REAL ESTATE

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
41.57	42.00	42.43	42.86	44.15	APR 1 2026
<b>TAXES LEVIED</b>					
<b>EX-TYPE</b>	<b>ESCROW</b>	<b>MILLAGE</b>	<b>REMIT PAYMENT IN U.S. FUNDS TO:</b>		
		9001			

VALUES AND EXEMPTIONS	TAXES	27.70	George Albright
ASSESSMENT	1,805 SP. ASMT	15.16	503 SE 25TH AVENUE
TAXABLE	1,805		Ocala FL 34471
			19 15 22
			SEC 19 TWP 15 RGE 22 PLAT BOOK
			UNR PAGE 065 N 75 FT OF S 450 FT
			OF LOT 3 LYING W OF THE EXISTING
			70 FT WIDE SAL RR ROW EXC THE W
			575 FT THEREOF LESS & EXCEPT THE
			FOLLOWING: COM AT NW COR OF S
R30609-007-22	2025		*** PAID *** PAID *** PAID ***
CSWR FLORIDA UTILITY OPERATING COMPANY LC			12/31/25 PERIOD 02
1630 DES PERES RD SUITE 140			998-2025-9016962.0051
ST LOUIS MO 63131-1871			\$41.57 CK

Property Tax - Tax Bill

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R45372-003-01 2025  
 ASSESSED VALUE: 42,887  
 TAXING AUTHORITY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

Ad Valorem Taxes

EXEMPTIONS: \* NONE \*  
 MILLAGE ASSESSED \* TAX DISTRICT: 9001  
 3.0900 42,887 TAXABLE VALUE:  
 .8300 42,887 0 42,887 TAXES  
 .1000 42,887 0 42,887 132.52  
 3.0720 42,887 0 42,887 35.60  
 1.0000 42,887 0 42,887 4.29  
 .7480 42,887 0 42,887 131.75  
 1.5000 42,887 0 42,887 42.89  
 .1793 42,887 0 42,887 32.08  
 3.7200 42,887 0 42,887 64.33  
 1.1100 42,887 0 42,887 7.69  
 15.34930 42,887 0 42,887 159.54  
 658.29 42,887 0 42,887 47.60

LEVYING AUTHORITY

X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

Non-Ad Valorem Assessments

PURPOSE RATES/BASIS AMOUNT  
 VACANT LAND PER ASMT UNIT 4.19  
 NON AD VALOREM ASSESSMENTS: 15.00  
 COMBINED TAXES & ASSESSMENTS TOTAL: 677.48

R45372-003-01 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
657.16	663.93	670.71	677.48	697.80	APR 1 2026
George Albright REAL ESTATE Marion County					

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		
VALUES AND EXEMPTIONS TAXES				
ASSESSMENT			658.29	George Albright
TAXABLE			19.19	503 SE 25TH AVENUE Ocala FL 34471

R45372-003-01 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

SEC 06 TWP 17 RGE 23 PLAT BOOK Y  
 PAGE 042 COUNTRY WALK UNIT NO 2  
 BLK C LOTS 1.2.21.22  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0015  
 \$657.16 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R1490-000-002 2025  
**ASSESSED VALUE:** 13,864  
**TAXING AUTHORITY:** 13,864  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED:** 13,864  
 13,864  
 13,864  
 15,364  
 15,364  
 15,364  
 15,364  
 13,864  
 13,864  
 13,864

**EXEMPTIONS:** 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 13,864  
 13,864  
 13,864  
 15,364  
 15,364  
 15,364  
 15,364  
 13,864  
 13,864  
 13,864

**TAXES:** 42.84  
 11.51  
 1.39  
 47.20  
 15.36  
 11.49  
 23.05  
 2.49  
 51.57  
 15.39  
 15,364

**COUNTY ASSESSED:** 13,864  
**SCHOOL ASSESSED:** 15,364  
**EXEMPTION:** NONE  
**15.34930**

**LEVYING AUTHORITY:**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

**Non-Ad Valorem Assessments**  
**PURPOSE:** VACANT LAND  
**RATES/BASIS:** PER ASMT UNIT  
**AMOUNT:** 3.36  
 15.00  
 18.36  
 240.65

**COMBINED TAXES & ASSESSMENTS TOTAL:** 240.65

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
233.43	235.84	238.24	240.65	247.87	APR 1 2026

George Albright  
REAL ESTATE

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
233.43	235.84	238.24	240.65	247.87	APR 1 2026

George Albright  
REAL ESTATE

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
233.43	235.84	238.24	240.65	247.87	APR 1 2026

**EX-TYPE ESCROW MILLAGE** 9001  
**TAXES LEVIED**

VALUES AND EXEMPTIONS TAXES 222.29 George Albright  
 MARKET VALU 15,364 SP. ASMT 18.36 503 SE 25TH AVENUE  
 COUNTY ASMT 13,864 Ocala FL 34471  
 COUNTY TXBL 13,864  
 SCHOOL ASMT 15,364  
 SCHOOL TXBL 15,364

R1490-000-002 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

SEC 27 TWP 14 RGE 22 PLAT BOOK U  
 PAGE 061 ELEVEN CAKS1ST ADD S  
 200 FT OF TR 1

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0039  
 \$233.43 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R1557-007-001 2025  
**ASSESSED VALUE:** 32,922  
**TAXING AUTHORITY:** GENERAL COUNTY  
 COUNTY FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

**Ad Valorem Taxes**  
**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 32,922  
**TAXES:** 101.73  
 27.33  
 3.29  
 101.14  
 32.92  
 24.63  
 49.38  
 5.90  
 122.47  
 36.54

15.34930 **Non-Ad Valorem Assessments**

**LEVYING AUTHORITY:** X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER  
 1247 EMIL-MARR  
 R1557-007-001 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

**PURPOSE:** VACANT LAND  
 ROAD ASMT  
**RATES/BASIS:** PER ASMT UNIT  
 PER ASMT UNIT  
 PER ASMT UNIT  
**AMOUNT:** 1.42  
 15.00  
 474.59  
 491.01  
 996.34

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 MAR 31 2026 APR 30 2026 PAST DUE ON  
 996.34 1,026.23 APR 1 2026

George Albright  
REAL ESTATE

Marion County

DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026 PAST DUE ON  
 966.45 976.41 986.38 996.34 1,026.23 APR 1 2026

**EX-TYPE ESCROW MILLAGE TAXES LEVIED**

VALUES AND EXEMPTIONS TAXES 505.33 George Albright  
 ASSESSMENT 32,922 SP. ASMT 491.01 503 SE 25TH AVENUE  
 TAXABLE 32,922 Ocala FL 34471

R1557-007-001 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

33 14 22  
 SEC 33 TWP 14 RGE 22 PLAT BOOK R  
 PAGE 135 EMIL-MARR BLK G LOT 1  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0008  
 \$966.45 CK

REMIT PAYMENT IN U.S. FUNDS TO:

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R3748-008-044 2025  
**ASSESSED VALUE:** 35,000  
**TAXING AUTHORITY:** COUNTY  
 GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION-NONE

**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000  
 35,000

**TAXES:** 35,000  
 108.15  
 29.05  
 3.50  
 107.52  
 35.00  
 26.18  
 52.50  
 6.28  
 130.20  
 38.85  
 537.23

15.34930

**Non-Ad Valorem Assessments**

**LEVYING AUTHORITY:**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

**RATES/BASIS:**  
 PER ASMT UNIT  
 PER ASMT UNIT

**AMOUNT:** 1.15  
 15.00  
 16.15  
 553.38

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:

R3748-008-044	2025							
CSWR FLORIDA UTILITY OPERATING COMPANY L								
LC								
1630 DES PERES RD SUITE 140								
ST LOUIS MO 63131-1871								
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON			
536.78	542.31	547.85	553.38	569.98	APR 1 2026			

George Albright  
REAL ESTATE

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
536.78	542.31	547.85	553.38	569.98	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
---------	--------	---------	--------------	---------------------------------

VALUES AND EXEMPTIONS TAXES 537.23 George Albright  
 ASSESSMENT 35,000 SP. ASMT 16.15 503 SE 25TH AVENUE  
 TAXABLE 35,000 Ocala FL 34471

R3748-008-044 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 LC 12/31/25 PERIOD 02  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

SEC 06 TWP 16 RGE 23 PLAT BOOK B  
 PAGE 256 FLORIDA HEIGHTS BLK H  
 LOTS 44.45.46.47.48

998-2025-9016962.0055  
 \$536.78 CK

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R3748-008-001 2025  
 ASSESSED VALUE: 26,933  
 TAXING AUTHORITY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

Ad Valorem Taxes  
 EXEMPTIONS: \* NONE \*  
 MILLAGE ASSESSED EXEMPTIONS TAXABLE VALUE: TAXES  
 3.0900 26,933 0 26,933 83.22  
 .8300 26,933 0 26,933 22.35  
 .1000 26,933 0 26,933 2.69  
 3.0720 26,933 0 26,933 82.74  
 1.0000 26,933 0 26,933 26.93  
 .7480 26,933 0 26,933 20.15  
 1.5000 26,933 0 26,933 40.40  
 .1793 26,933 0 26,933 4.83  
 3.7200 26,933 0 26,933 100.19  
 1.1100 26,933 0 26,933 29.90

TAX DISTRICT: 9001  
 TAXABLE VALUE: 26,933

15.34930

Non-Ad Valorem Assessments

LEVYING AUTHORITY PURPOSE RATES/BASIS AMOUNT  
 X530 COUNTY WIDE FIRE VACANT LAND PER ASMT UNIT 1.34  
 X560 COUNTY WIDE STORMWATER PER ASMT UNIT 15.00  
 R3748-008-001 2025 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 CSWR FLORIDA UTILITY OPERATING COMPANY L 12/31/25 PERIOD 02  
 LC 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL: 429.74

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
416.85	421.15	425.44	429.74	442.63	APR 1 2026

George Albright  
REAL ESTATE

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
416.85	421.15	425.44	429.74	442.63	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 413.40 George Albright  
 ASSESSMENT 26,933 SP. ASMT 16.34 503 SE 25TH AVENUE  
 TAXABLE 26,933 Ocala FL 34471 6 16 23  
 R3748-008-001 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 LC 12/31/25 PERIOD 02  
 1630 DES PERES RD SUITE 140 998-2025-9016962.0021  
 ST LOUIS MO 63131-1871 \$416.85 CK  
 SEC 06 TWP 16 RGE 23 PLAT BOOK B  
 PAGE 256 FLORIDA HEIGHTS BLK H  
 LOTS 1.2.3.4.5.6

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R15812-001-00 2025  
**ASSESSED VALUE:** 5,445  
**TAXING AUTHORITY:** 5,445  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED:** 5,445  
 5,445  
 5,445  
 6,810  
 6,810  
 6,810  
 5,445  
 5,445  
 5,445

**EXEMPTIONS:** 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0

**TAXABLE VALUE:** 5,445  
 5,445  
 5,445  
 6,810  
 6,810  
 6,810  
 5,445  
 5,445  
 5,445

**TAXES:** 5,445  
 16.83  
 4.52  
 0.54  
 20.92  
 6.81  
 5.09  
 10.22  
 0.98  
 20.26  
 6.04  
 6,810

**TAX DISTRICT:** 9001

**EXEMPTION:** NONE  
 15.34930

**Non-Ad Valorem Assessments**

**LEVYING AUTHORITY**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

R15812-001-00 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION	AMOUNT
DEC 31 2025	JAN 31 2026	104.11	MAR 31 2026	APR 30 2026	PAST DUE ON
		105.18			
		106.26			
		107.33			
		110.55			
		110.55			

George Albright  
REAL ESTATE

DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026 PAST DUE ON  
 104.11 105.18 106.26 107.33 110.55 APR 1 2026

George Albright  
REAL ESTATE

DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026 PAST DUE ON  
 104.11 105.18 106.26 107.33 110.55 APR 1 2026

EX-TYPE	ESCROW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		
<b>VALUES AND EXEMPTIONS TAXES</b>			
MARKET VALU	6,810	SP. ASMT	92.21 George Albright
COUNTY ASMT	5,445		15.12 503 SE 25TH AVENUE
COUNTY TXBL	5,445		Ocala Fl 34471
SCHOOL ASMT	6,810		
SCHOOL TXBL	6,810		
SEC 33 TWP 14 RGE 22 COM AT SW COR OF NW 1/4 OF SW 1/4 OF SEC 33 N 89-57-20 E ALONG S BDY NW 1/4 OF SW 1/4 377.02 FT N PARALLEL TO THE W BDRY 102. FT TO POB; TH CONT N PARALLEL TO W *** PAID *** PAID *** PAID *** 12/31/25 PERIOD 02 998-2025-9016962.0048 \$104.11 CK			

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R1517-000-001 2025  
**ASSESSED VALUE:** 25,933  
**TAXING AUTHORITY:** GENERAL COUNTY  
 COUNTY FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.I.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

**Ad Valorem Taxes**

EXEMPTIONS: *	MILLAGE	ASSESSED	EXEMPTIONS	TAXABLE VALUE:	TAXES
NONE *	3.0900	25,933	0	25,933	80.13
	.8300	25,933	0	25,933	21.52
	.1000	25,933	0	25,933	2.59
	3.0720	25,933	0	25,933	79.67
	1.0000	25,933	0	25,933	25.93
	.7480	25,933	0	25,933	19.40
	1.5000	25,933	0	25,933	38.90
	.1793	25,933	0	25,933	4.65
	3.7200	25,933	0	25,933	96.47
	1.1100	25,933	0	25,933	28.79
					398.05

TAX DISTRICT: 9001

**LEVYING AUTHORITY:**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

**Non-Ad Valorem Assessments**

PURPOSE	RATES/BASIS	AMOUNT
VACANT LAND	PER ASMT UNIT	3.91
	PER ASMT UNIT	15.00
	NON AD VALOREM ASSESSMENTS:	18.91
	COMBINED TAXES & ASSESSMENTS TOTAL:	416.96

15.34930

R1517-000-001 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
404.45	408.62	412.79	416.96	429.47	APR 1 2026

George Albright  
REAL ESTATE

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		
VALUES AND EXEMPTIONS			398.05	George Albright
ASSESSMENT	25,933	SP. ASMT	18.91	503 SE 25TH AVENUE
TAXABLE	25,933			Ocala FL 34471

29 14 22  
 SEC 29 TWP 14 RGE 22 PLAT BOOK X  
 PAGE 070 FORE OAKS ESTATES TRACT  
 A

R1517-000-001 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0022  
 \$404.45 CK

George Albright  
REAL ESTATE

Marion County

<b>ACCOUNT NUMBER:</b> R4508-000-001		2025	<b>TAX DISTRICT:</b> 9001	
<b>ASSESSED VALUE:</b> 19,212			<b>TAXABLE VALUE:</b>	
<b>TAXING AUTHORITY</b>	<b>EXEMPTIONS:</b> * NONE	<b>ASSESSED</b>	<b>EXEMPTIONS</b>	<b>TAXABLE</b>
COUNTY	MILLAGE	19,212	0	19,212
GENERAL COUNTY	3.0900	19,212	0	19,212
FINE & FORFEITURE	.8300	19,212	0	19,212
COUNTY HEALTH	.1000	19,212	0	19,212
SCHOOL R.L.E.	3.0720	21,592	0	21,592
SCHOOL VOTE	1.0000	21,592	0	21,592
SCHOOL DISCRETIONARY	.7480	21,592	0	21,592
SCHOOL CAPITAL IMPR	1.5000	21,592	0	21,592
ST JOHNS MANAGEMENT DIST	.1793	19,212	0	19,212
CNTYMWSTU MSTU LAW ENFORCEMENT	3.7200	19,212	0	19,212
MSTU EMER MED SERVICE	1.1100	19,212	0	19,212
EXEMPTION: NONE		COUNTY ASSESSED:		19,212
		SCHOOL ASSESSED:		309.94
		NON AD VALOREM ASSESSMENTS:		309.94
		COMBINED TAXES & ASSESSMENTS TOTAL:		327.90

<b>LEVYING AUTHORITY</b>	<b>PURPOSE</b>	<b>RATES/BASIS</b>	<b>AMOUNT</b>
X530 COUNTY WIDE FIRE	VACANT LAND	PER ASMT UNIT	2.96
X560 COUNTY WIDE STORMWATER		PER ASMT UNIT	15.00
R4508-000-001 2025		NON AD VALOREM ASSESSMENTS:	17.96
COSR FLORIDA UTILITY OPERATING COMPANY L		COMBINED TAXES & ASSESSMENTS TOTAL:	327.90
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
318.06	321.34	324.62	327.90	337.74	APR 1 2026

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
318.06	321.34	324.62	327.90	337.74	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS	TAXES	309.94	George Albright
MARKET VALU	21,592 SP. ASMT	17.96	503 SE 25TH AVENUE
COUNTY ASMT	19,212		Ocala Fl 34471
COUNTY TXBL	19,212		
SCHOOL ASMT	21,592		
SCHOOL TXBL	21,592		
R4508-000-001 2025			
COSR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			

George Albright  
REAL ESTATE

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: R4593-012-014	2025	TAX DISTRICT: 9001
ASSESSED VALUE: 19,818		TAXABLE VALUE:
TAXING AUTHORITY		TAXABLE
COUNTY	GENERAL COUNTY	0
	FINE & FORFEITURE	19,818
	COUNTY HEALTH	0
	SCHOOL R.L.E.	19,818
	SCHOOL VOTE	0
	SCHOOL DISCRETIONARY	19,831
	SCHOOL CAPITAL IMPR	0
	ST JOHNS MANAGEMENT DIST	19,831
	MSTU LAW ENFORCEMENT	0
	MSTU EMER MED SERVICE	19,818
EXEMPTION: NONE	COUNTY ASSESSED:	19,818
	SCHOOL ASSESSED:	19,818
		304.27

15.34930

Non-Ad Valorem Assessments

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
X494	LITTLE LAKE WEIR	PER ASMT UNIT	30.00
X530	COUNTY WIDE FIRE	PER ASMT UNIT	1.74
X560	COUNTY WIDE STORMWATER	PER ASMT UNIT	15.00
		NON AD VALOREM ASSESSMENTS:	46.74
		COMBINED TAXES & ASSESSMENTS TOTAL:	351.01

R4593-012-014 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC

1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
340.48	343.99	347.50	351.01	361.54	APR 1 2026

George Albright  
REAL ESTATE

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
340.48	343.99	347.50	351.01	361.54	APR 1 2026

EX-TYPE	ESCRW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 304.27 George Albright  
MARKET VALU 19,831 SP. ASMT 46.74 503 SE 25TH AVENUE  
COUNTY ASMT 19,818 Ocala FL 34471

COUNTY TXBL 19,818  
SCHOOL ASMT 19,831  
SCHOOL TXBL 19,831  
15 17 23  
SEC 15 TWP 17 RGE 23 PLAT BOOK G  
PAGE 092 LITTLE LAKE WEIR SUB  
FIRST ADD BLK L LOTS 14.15

R4593-012-014 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871  
\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02  
998-2025-9016962.0028  
\$340.48 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R13816-001-01 2025  
**ASSESSED VALUE:** 6,079  
**TAXING AUTHORITY:**  
 COUNTY GENERAL COUNTY TAXES 6,079  
 FINE & FORFEITURE 18.78  
 COUNTY HEALTH 5.05  
 SCHOOL R.I.E. 0.61  
 SCHOOL VOTE 19.58  
 SCHOOL DISCRETIONARY 6.37  
 SCHOOL CAPITAL IMPR 4.77  
 ST JOHNS MANAGEMENT DIST 9.56  
 MSTU LAW ENFORCEMENT 1.09  
 MSTU EMER MED SERVICE 22.61  
 COUNTY ASSESSED: 6,079 SCHOOL ASSESSED: 6,374  
 EXEMPTION: NONE 15.34930

**LEVYING AUTHORITY:**  
 X530 COUNTY WIDE FIRE 1.07  
 X560 COUNTY WIDE STORMWATER 15.00  
 R13816-001-01 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L 11.24  
 LC 1630 DES PERES RD SUITE 140 \*\*\* PAID \*\*\* PAID \*\*\*  
 ST LOUIS MO 63131-1871 12/31/25 PERIOD 02

DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026 EAST DUE ON 107.90 109.02 110.13 111.24 114.58 APR 1 2026  
 George Albright  
 REAL ESTATE

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
107.90	109.02	110.13	111.24	114.58
George Albright REAL ESTATE				

VALUES AND EXEMPTIONS	TAXES	AMOUNT
MARKET VALU	6,374 SP. ASMT	1.07
COUNTY ASMT	6,079	15.00
COUNTY TXBL	6,079	16.07
SCHOOL ASMT	6,374	111.24
SCHOOL TXBL	6,374	114.58
George Albright 503 SE 25TH AVENUE Ocala Fl 34471		

R13816-001-01 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871  
 SEC 36 TWP 14 RGE 21 PLAT BOOK V  
 PAGE 021 OAK HAVEN BLK A LOT 1  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0047  
 \$107.90 CK

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R29660-001-21 2025  
 ASSESSED VALUE: 14,272  
 TAXING AUTHORITY COUNTY  
 GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION: NONE  
 15.34930

Ad Valorem Taxes  
 EXEMPTIONS: \* NONE \*  
 MILLAGE  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100  
 COUNTY ASSESSED: 14,272 SCHOOL ASSESSED: 14,272 TAX DISTRICT: 9001  
 TAXABLE VALUE: TAXABLE TAXES  
 14,272 0 14,272 44.10  
 14,272 0 14,272 11.85  
 14,272 0 14,272 1.43  
 42,979 0 42,979 132.03  
 42,979 0 42,979 42.98  
 42,979 0 42,979 32.15  
 42,979 0 42,979 64.47  
 14,272 0 14,272 2.56  
 14,272 0 14,272 53.09  
 14,272 0 14,272 15.84  
 42,979 400.50  
 416.41

Non-Ad Valorem Assessments  
 PURPOSE RATES/BASIS AMOUNT  
 VACANT LAND PER ASMT UNIT 0.91  
 COUNTY WIDE FIRE 408.08  
 COUNTY WIDE STORMWATER 412.25  
 R29660-001-21 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:	
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
403.92	408.08	412.25	416.41	428.90	APR 1 2026
George Albright REAL ESTATE Marion County					

George Albright  
 REAL ESTATE  
 400.50 George Albright  
 15.91 503 SE 25TH AVENUE  
 Ocala Fl 34471  
 SEC 24 TWP 15 RGE 22 PLAT BOOK B  
 PAGE 271 OAKHURST NO 1 BLK A  
 LOTS 21.22.23.24  
 R29660-001-21 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0023  
 \$403.92 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R31829-008-02    2025  
**ASSESSED VALUE:** 20,128  
**TAXING AUTHORITY:** COUNTY  
 GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**Ad Valorem Taxes**

ASSESSED	EXEMPTIONS	TAXABLE VALUE:	TAXES
20,128	0	20,128	62.20
20,128	0	20,128	16.71
20,128	0	20,128	2.01
23,344	0	23,344	71.71
23,344	0	23,344	23.34
23,344	0	23,344	17.46
23,344	0	23,344	35.02
20,128	0	20,128	3.61
20,128	0	20,128	74.88
20,128	0	20,128	22.34
20,128	0	20,128	23,344

**TAX DISTRICT:** 9001

COUNTY ASSESSED: 20,128 SCHOOL ASSESSED: 23,344

EXEMPTION: NONE    15.34930

**Non-Ad Valorem Assessments**

PURPOSE	RATES/BASIS	AMOUNT
VACANT LAND	PER ASMT UNIT	11.46
	PER ASMT UNIT	15.00
	NON AD VALOREM ASSESSMENTS:	26.46
	COMBINED TAXES & ASSESSMENTS TOTAL:	355.74

LEVYING AUTHORITY	EXEMPTIONS	ASSESSED	TAXES
R31829-008-02    2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140	*** PAID *** PAID *** PAID ***		
ST LOUIS MO 63131-1871	12/31/25 PERIOD 02		
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026
345.07	348.63	352.18	355.74
			366.41
			APR 1 2026
			PAST DUE ON
			APR 1 2026

George Albright  
REAL ESTATE

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
345.07	348.63	352.18	355.74	366.41
				APR 1 2026

George Albright  
REAL ESTATE

329.28    26.46

George Albright  
503 SE 25TH AVENUE  
Ocala FL 34471

18    15    23

SEC 18 TWP 15 RGE 23 COM AT THE  
SE COR OF OCALA HEIGHTS UNIT III  
(X-42) TH N 88-48-53 W 693.45 FT  
TO THE POB TH S 00-09-15 E 420  
FT TH N 88-48-53 W 144.62 FT TO  
SEE TAX ROLL FOR MORE LEGAL  
\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02  
998-2025-9016962.0027  
\$345.07 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R49102-000-00 2025  
**ASSESSED VALUE:** 6,319  
**TAXING AUTHORITY:**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

**Ad Valorem Taxes**  
**EXEMPTIONS:** \* NONE \*  
**MILLAGE**  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED** 6,319  
**EXEMPTIONS** 0  
**TAXABLE VALUE:** 6,319  
**TAXES** 6,319  
 19.53  
 5.24  
 0.63  
 19.41  
 6.32  
 4.73  
 9.48  
 1.13  
 23.51  
 7.01

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 6,319  
**TAXES** 6,319  
 19.53  
 5.24  
 0.63  
 19.41  
 6.32  
 4.73  
 9.48  
 1.13  
 23.51  
 7.01

15.34930

**Non-Ad Valorem Assessments**

**LEVYING AUTHORITY**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

**PURPOSE**  
 VACANT LAND

**RATES/BASIS**  
 PER ASMT UNIT  
 PER ASMT UNIT

**AMOUNT**  
 0.08  
 15.00  
 15.08  
 112.07

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:

R49102-000-00	2025								
CSWR FLORIDA UTILITY OPERATING COMPANY L									
LC									
1630 DES PERES RD SUITE 140									
ST LOUIS MO 63131-1871									
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON				
108.71	109.83	110.95	112.07	115.43	APR 1 2026				

George Albright  
REAL ESTATE

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
108.71	109.83	110.95	112.07	115.43	APR 1 2026
<b>EX-TYPE</b>	<b>ESCROW</b>	<b>MILLAGE</b>	<b>TAXES LEVIED</b>		
		9001			

**VALUES AND EXEMPTIONS** TAXES 96.99 George Albright  
**ASSESSMENT** 6,319 SP. ASMT 15.08 503 SE 25TH AVENUE  
**TAXABLE** 6,319 Ocala Fl 34471  
 SEC 06 TWP 17 RGE 24 COM ON S  
 ROW LINE OF DIXIE HWY 10 FT W OF  
 A LINE CONTINUING N OF E LINE OF  
 LOT 14 EAGLETON PLACE (A-170)  
 FOR POB W 30 FT S 30 FT E 30 FT  
 SEE TAX ROLL FOR MORE LEGAL  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0046  
 \$108.71 CK

REMIT PAYMENT IN U.S. FUNDS TO:



George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R3577-000-003 2025  
 ASSESSED VALUE: 16,499  
 TAXING AUTHORITY: GENERAL COUNTY  
 COUNTY FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

EXEMPTIONS: \* NONE \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

ASSESSED 16,499  
 16,499  
 16,499  
 21,436  
 21,436  
 21,436  
 21,436  
 16,499  
 16,499  
 16,499

EXEMPTIONS TAXABLE VALUE: TAXES  
 0 16,499 50.98  
 0 16,499 13.69  
 0 16,499 1.65  
 0 21,436 65.85  
 0 21,436 21.44  
 0 21,436 16.03  
 0 21,436 32.15  
 0 16,499 2.96  
 0 16,499 61.38  
 0 16,499 18.31  
 16,499 SCHOOL ASSESSED: 21,436

COUNTY ASSESSED: 16,499 SCHOOL ASSESSED: 21,436  
 TAX DISTRICT: 9001  
 TAXABLE VALUE: TAXES  
 0 16,499 50.98  
 0 16,499 13.69  
 0 16,499 1.65  
 0 21,436 65.85  
 0 21,436 21.44  
 0 21,436 16.03  
 0 21,436 32.15  
 0 16,499 2.96  
 0 16,499 61.38  
 0 16,499 18.31  
 16,499 SCHOOL ASSESSED: 21,436

15.34930

Non-Ad Valorem Assessments

LEVING AUTHORITY  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

PURPOSE VACANT LAND  
 RATES/BASIS PER ASMT UNIT  
 PER ASMT UNIT  
 NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:

AMOUNT 7.39  
 15.00  
 22.39  
 306.83

R3577-000-003 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY I  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
297.63	300.69	303.76	306.83	316.03	APR 1 2026

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

Marion County

George Albright  
REAL ESTATE

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
297.63	300.69	303.76	306.83	316.03	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 284.44 George Albright  
 MARKET VALU 21,436 SP. ASMT 22.39 503 SE 25TH AVENUE  
 COUNTY ASMT 16,499 Ocala Fl 34471  
 COUNTY TXBL 16,499  
 SCHOOL ASMT 21,436  
 SCHOOL TXBL 21,436

25 16 21  
 SEC 25 TWP 16 RGE 21 PLAT BOOK U  
 PAGE 014 QUAIL RUN TRACT A EXC E  
 8 FT OF S 140 FT (N 40 FT OF W  
 40 FT FOR EASEMENT DESC IN OR  
 1553/0688)

R3577-000-003 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY I  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0033  
 \$297.63 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R51138-004-12 2025  
**ASSESSED VALUE:** 17,607  
**TAXING AUTHORITY:** 17,607  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.I.E.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED:** 17,607  
 17,607  
 17,607  
 22,003  
 22,003  
 22,003  
 22,003  
 17,607  
 17,607

**EXEMPTIONS:**  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 17,607  
**TAXES:** 54.41  
 14.61  
 1.76  
 67.59  
 22.00  
 16.46  
 33.00  
 3.16  
 65.50  
 19.54  
 22,003

**Ad Valorem Taxes**

**EXEMPTION: NONE**

15.34930

**LEVYING AUTHORITY:**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

R51138-004-12 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026 PAST DUE ON  
 305.33 308.47 311.62 314.77 324.21 APR 1 2026

George Albright  
REAL ESTATE

Marion County

**Non-Ad Valorem Assessments**

**PURPOSE:** VACANT LAND  
**RATES/BASIS:** PER ASMT UNIT  
 PER ASMT UNIT  
**AMOUNT:** 1.74  
 15.00  
 16.74  
 314.77

**NON AD VALOREM ASSESSMENTS:**  
**COMBINED TAXES & ASSESSMENTS TOTAL:**

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
305.33	308.47	311.62	314.77	324.21
George Albright				
REAL ESTATE				
Marion County				
PAST DUE ON				
APR 1 2026				

VALUES AND EXEMPTIONS	TAXES	George Albright
MARKET VALU	22,003 SP. ASMT	298.03
COUNTY ASMT	17,607	16.74
COUNTY TXBL	17,607	Ocala Fl 34471
SCHOOL ASMT	22,003	SEC 29 TWP 17 RGE 26 PLAT BOOK R
SCHOOL TXBL	22,003	PAGE 054 SANDY ACRES ESTATES
		UNIT 2 BLK D LOT 12
		29 17 26
		*** PAID *** PAID *** PAID ***
		12/31/25 PERIOD 02
		998-2025-9016962.0032
		\$305.33 CK

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R4154-001-000 2025  
 ASSESSED VALUE: 23,947  
 TAXING AUTHORITY COUNTY  
 GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.I.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE  
 15.34930

Ad Valorem Taxes  
 EXEMPTIONS: \* NONE \*  
 MILLAGE  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100  
 COUNTY ASSESSED: 23,947 SCHOOL ASSESSED: 27,741  
 ASSESSED \*  
 23,947  
 23,947  
 23,947  
 27,741  
 27,741  
 27,741  
 27,741  
 23,947  
 23,947  
 COUNTY ASSESSED: 23,947 SCHOOL ASSESSED: 27,741  
 TAXES  
 74.00  
 19.88  
 2.39  
 85.22  
 27.74  
 20.75  
 41.61  
 4.29  
 89.08  
 26.58  
 27,741  
 391.54

Non-Ad Valorem Assessments  
 LEVING AUTHORITY  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER  
 R4154-001-000 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026 PAST DUE ON  
 401.77 405.92 410.06 414.20 426.63 APR 1 2026  
 George Albright  
 REAL ESTATE  
 Marion County  
 RATES/BASIS  
 PER ASMT UNIT  
 PER ASMT UNIT  
 NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:  
 AMOUNT  
 7.66  
 15.00  
 22.66  
 414.20

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		
VALUES AND EXEMPTIONS TAXES				
MARKET VALU	27,741	SP. ASMT	391.54	George Albright
COUNTY ASMT	23,947		22.66	503 SE 25TH AVENUE
COUNTY TXBL	23,947			Ocala Fl 34471
SCHOOL ASMT	27,741			
SCHOOL TXBL	27,741			
R4154-001-000 2025				
CSWR FLORIDA UTILITY OPERATING COMPANY L				
LC				
1630 DES PERES RD SUITE 140				
ST LOUIS MO 63131-1871				
*** PAID *** PAID *** PAID ***				
12/31/25 PERIOD 02				
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026 PAST DUE ON
401.77	405.92	410.06	414.20	426.63 APR 1 2026
George Albright				
REAL ESTATE				
Marion County				

George Albright  
 REAL ESTATE  
 Marion County  
 R4154-001-000 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0024  
 \$401.77 CK  
 SEC 10 TWP 17 RGE 22 PLAT BOOK Z  
 PAGE 081 SUNLIGHT ACRES SECOND  
 ADDITION TRACT A  
 10 17 22

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R2427-007-001 2025  
**ASSESSED VALUE:** 19,684  
**TAXING AUTHORITY:** COUNTY  
 GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.I.E.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

**EXEMPTIONS:** \* NONE \*  
**MILLAGE:** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED:** 19,684  
 19,684  
 19,684  
 37,144  
 37,144  
 37,144  
 19,684  
 19,684  
 19,684

**EXEMPTIONS:** 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0

**TAXABLE VALUE:** 19,684  
 19,684  
 19,684  
 37,144  
 37,144  
 37,144  
 19,684  
 19,684  
 19,684

**TAXES:** 19,684  
 60.82  
 16.34  
 1.97  
 114.11  
 37.14  
 27.78  
 55.72  
 3.53  
 73.22  
 21.85  
 37,144

**TAX DISTRICT:** 9001

15.34930

**Non-Ad Valorem Assessments**

**LEVYING AUTHORITY:**  
 X521 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

**RATES/BASIS:**  
 PER ASMT UNIT  
 PER ASMT UNIT

**AMOUNT:** 93.44  
 15.00  
 108.44  
 520.92

NON AD VALOREM ASSESSMENTS:

COMBINED TAXES & ASSESSMENTS TOTAL:

520.92

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
505.29	510.50	515.71	520.92	536.55	APR 1 2026

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
505.29	510.50	515.71	520.92	536.55	APR 1 2026

**REMIT PAYMENT IN U.S. FUNDS TO:**

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
---------	--------	---------	--------------	---------------------------------

VALUES AND EXEMPTIONS TAXES 412.48 George Albright  
 MARKET VALU 37,144 SP. ASMT 108.44 503 SE 25TH AVENUE  
 COUNTY ASMT 19,684 Ocala Fl 34471  
 COUNTY TXBL 19,684  
 SCHOOL ASMT 37,144  
 SCHOOL TXBL 37,144

4 15 22  
 SEC 04 TWP 15 RGE 22 PLAT BOOK H  
 PAGE 035 SUN RAY ESTATES BLK G  
 LOT 1

R2427-007-001 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 LC 12/31/25 PERIOD 02  
 1630 DES PERES RD SUITE 140 998-2025-9016962.0018  
 ST LOUIS MO 63131-1871 \$505.29 CK

George Albright  
REAL ESTATE

Marion County

<b>ACCOUNT NUMBER:</b> R2972-001-016 2025			<b>TAX DISTRICT:</b> 9001		
<b>ASSESSED VALUE:</b> 32,270			<b>TAXABLE VALUE:</b>		
<b>TAXING AUTHORITY</b>			<b>TAXES</b>		
COUNTY	GENERAL COUNTY	3.0900	0	32,270	99.71
	FINE & FORFEITURE	.8300	0	32,270	26.78
	COUNTY HEALTH	.1000	0	32,270	3.23
SCHOOL	SCHOOL R.L.E.	3.0720	0	36,669	112.65
	SCHOOL VOTE	1.0000	0	36,669	36.67
	SCHOOL DISCRETIONARY	.7480	0	36,669	27.43
	SCHOOL CAPITAL IMPR	1.5000	0	36,669	55.00
WATER	ST JOHNS MANAGEMENT DIST	.1793	0	32,270	5.79
CNTYKSTU	MSTU LAW ENFORCEMENT	3.7200	0	32,270	120.04
	MSTU EMER MED SERVICE	1.1100	0	32,270	35.82
EXEMPTION:NONE			COUNTY ASSESSED: 32,270 SCHOOL ASSESSED:		
15.34930			36,669		

<b>LEVYING AUTHORITY</b>			<b>RATES/BASIS</b>		
X530	COUNTY WIDE FIRE			PER ASMT UNIT	2.61
X560	COUNTY WIDE STORMWATER			PER ASMT UNIT	15.00
R2972-001-016 2025 *** PAID *** PAID *** PAID ***					
CSWR FLORIDA UTILITY OPERATING COMPANY LC					
1630 DES PERES RD SUITE 140 12/31/25 PERIOD 02					
ST LOUIS MO 63131-1871					

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
524.51	529.92	535.32	540.73	556.95	APR 1 2026
George Albright					
REAL ESTATE					

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
524.51	529.92	535.32	540.73	556.95	APR 1 2026

EX-TYPE	ESCROW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		
VALUES AND EXEMPTIONS TAXES			
MARKET VALU	36,669 SP. ASMT	523.12	George Albright
COUNTY ASMT	32,270	17.61	503 SE 25TH AVENUE
COUNTY TXBL	32,270		Ocala FL 34471
SCHOOL ASMT	36,669		
SCHOOL TXBL	36,669		
R2972-001-016 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			
SEC 25 TWP 15 RGE 22 PLAT BOOK T			
PAGE 028 WHISPERING SANDS UNIT 1			
BLK A LOTS 16.17			
*** PAID *** PAID *** PAID ***			
12/31/25 PERIOD 02			
998-2025-9016962.0017			
\$524.51 CK			

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R40139-005-01 2025  
 ASSESSED VALUE: 26,893  
 TAXING AUTHORITY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE

EXEMPTIONS: \* NONE \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

Ad Valorem Taxes  
 ASSESSED 26,893  
 EXEMPTIONS 0  
 TAXABLE VALUE: 26,893  
 TAXES 26,893  
 83.10  
 22.32  
 2.69  
 89.11  
 29.01  
 21.70  
 43.51  
 4.82  
 100.04  
 29.85  
 29,008

TAX DISTRICT: 9001  
 TAXABLE VALUE: 26,893  
 TAXES 26,893  
 83.10  
 22.32  
 2.69  
 89.11  
 29.01  
 21.70  
 43.51  
 4.82  
 100.04  
 29.85  
 29,008

COUNTY ASSESSED: 26,893 SCHOOL ASSESSED: 29,008  
 EXEMPTION:NONE 15.34930

LEVYING AUTHORITY  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

R40139-005-01 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 IC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

DEC 31 2025 JAN 31 2026 FEB 28 2026 MAR 31 2026 APR 30 2026  
 443.24 447.81 452.38 456.95 470.66

George Albright  
REAL ESTATE

Non-Ad Valorem Assessments  
 PURPOSE VACANT LAND  
 RATES/BASIS PER ASMT UNIT  
 PER ASMT UNIT  
 NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:  
 426.15  
 15.80  
 15.00  
 30.80  
 456.95

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
443.24	447.81	452.38	456.95	470.66
				PAST DUE ON
				APR 1 2026

VALUES AND EXEMPTIONS	TAXES	George Albright
MARKET VALU	29,008 SP. ASMT	426.15
COUNTY ASMT	26,893	30.80
COUNTY TXBL	26,893	503 SE 25TH AVENUE
SCHOOL ASMT	29,008	Ocala Fl 34471
SCHOOL TXBL	29,008	6 16 25
SEC 06 TWP 16 RGE 25 COM AT		
CENTER OF SEC TH E 35.93 FT TO		
POB TH E 417.42 FT TH N 417.42		
FT TH W 417.42 FT MOL TO LEVY		
HAMMOCK RD ROW SLY ALONG E BDY		
TO POB		
*** PAID *** PAID *** PAID ***		
12/31/25 PERIOD 02		
998-2025-9016962.0020		
\$443.24 CK		

George Albright  
PERSONAL PROPERTY

Marion County

<b>ACCOUNT NUMBER:</b> P20040241 2025		<b>TAX DISTRICT:</b> 9001	
<b>ASSESSED VALUE:</b> 40,480		<b>TAXABLE VALUE:</b>	
<b>TAXING AUTHORITY</b>	<b>EXEMPTIONS:</b> * SEE BELOW *	<b>ASSESSED</b>	<b>EXEMPTIONS</b>
COUNTY	<b>MILLAGE</b>	<b>TAXABLE</b>	<b>TAXES</b>
GENERAL COUNTY	3.0900	40,480	848
FINE & FORFEITURE	.8300	40,480	848
COUNTY HEALTH	.1000	40,480	848
SCHOOL R.L.E.	3.0720	40,480	848
SCHOOL VOTE	1.0000	40,480	848
SCHOOL DISCRETIONARY	.7480	40,480	848
SCHOOL CAPITAL IMPR	1.5000	40,480	848
ST JOHNS MANAGEMENT DIST	.1793	40,480	848
CNTYMSU	3.7200	40,480	848
MSTU EMER MED SERVICE	1.1100	40,480	848
EXEMPTION:EXCD31	848		
	15.34930		

**LEVYING AUTHORITY**

P20040241 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**

**PURPOSE**  
COMBINED TAXES & ASSESSMENTS TOTAL:

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
590.06	596.14	602.23	608.31	627.43	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
590.06	596.14	602.23	608.31	627.43	APR 1 2026

EX-TYPE	ESCROW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		

VALUES AND EXEMPTIONS	TAXES	608.31	George Albright
ASSESSMENT	40,480		503 SE 25TH AVENUE
TAXABLE	39,632		Ocala Fl 34471
EXCD31	848		
			19 15 25
			SEC 19 TWP 15 RGE 25 WATER
			SYSTEM PONDEROSA & HALF MOON
			1 PONDEROSA PINES-HALFMO
P20040241 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			*** PAID *** PAID *** PAID ***
LC			12/31/25 PERIOD 02
1630 DES PERES RD SUITE 140			998-2025-9016962.0016
ST LOUIS MO 63131-1871			\$590.06 CK

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

<b>ACCOUNT NUMBER:</b> P951037 2025			<b>TAX DISTRICT:</b> 9001
<b>ASSESSED VALUE:</b> 51,920			<b>TAXABLE VALUE:</b>
<b>TAXING AUTHORITY</b>	<b>ASSESSED</b>	<b>EXEMPTIONS</b>	<b>TAXABLE</b>
COUNTY	3.0900	1,091	50,829
GENERAL COUNTY	51,920		50,829
FINE & FORFEITURE	.8300	1,091	50,829
COUNTY HEALTH	1.000	1,091	50,829
SCHOOL R..L.E.	3.0720	1,091	50,829
SCHOOL VOTE	1.0000	1,091	50,829
SCHOOL DISCRETIONARY	.7480	1,091	50,829
SCHOOL CAPITAL IMPR	1.5000	1,091	50,829
ST JOHNS MANAGEMENT DIST	.1793	1,091	50,829
CNTYMSTU MSTU LAW ENFORCEMENT	3.7200	1,091	50,829
MSTU EMER MED SERVICE	1.1100	1,091	50,829
EXEMPTION:EXCD31 1,091			
	15.34930		
			50,829
			157.06
			42.19
			5.08
			156.15
			50.83
			38.02
			76.24
			9.11
			189.08
			56.42
			780.18

LEVYING AUTHORITY

P951037 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

Non-Ad Valorem Assessments

PURPOSE  
COMBINED TAXES & ASSESSMENTS TOTAL:

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON	
756.77	764.58	772.38	780.18	801.88	APR 1 2026	

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON	
756.77	764.58	772.38	780.18	801.88	APR 1 2026	

<b>EX-TYPE</b>	<b>ESCROW</b>	<b>MILLAGE</b>	<b>TAXES LEVIED</b>	<b>REMIT PAYMENT IN U. S. FUNDS TO:</b>
		9001		

VALUES AND EXEMPTIONS TAXES 780.18 George Albright  
ASSESSMENT 51,920 503 SE 25TH AVENUE  
TAXABLE 50,829 Ocala FL 34471  
EXCD31 1,091

2 17 23  
SEC 02 TWP 17 RGE 23 WATER  
SYSTEM 64 CAPACITY HILLTOP  
1 LAKE WEIR HEIGHTS 2ND

P951037 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02  
998-2025-9016962.0011  
\$756.77 CK

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P890911 2025  
**ASSESSED VALUE:** 50,820  
**TAXING AUTHORITY**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 1,068

**Ad Valorem Taxes**

**EXEMPTIONS:** \* SEE BELOW \*  
**MILLAGE** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:**  
 49,752  
 153.73  
 41.29  
 4.98  
 152.84  
 49.75  
 37.21  
 74.63  
 8.92  
 185.08  
 55.22

15.34930

**LEVYING AUTHORITY**

P890911 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**  
**PURPOSE** \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
740.74	748.38	756.01	763.65	785.10	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
740.74	748.38	756.01	763.65	785.10	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

**VALUES AND EXEMPTIONS** TAXES 763.65 George Albright  
 ASSESSMENT 50,820 503 SE 25TH AVENUE  
 TAXABLE 49,752 Ocala FL 34471  
 EXCD31 1,068

P890911 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

6 16 25  
 SEC 06 TWP 16 RGE 25 LAKE  
 BRAYANT 115 CAPACITY 429  
 CAPACITY WATER SYSTEM  
 1 WINDING WATERS & 1ST

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0013  
 \$740.74 CK

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: P890911	2025	TAX DISTRICT: 9001
ASSESSED VALUE: 50,820		TAXABLE VALUE:
TAXING AUTHORITY		TAXES
COUNTY	GENERAL COUNTY	153.73
	FINE & FORFEITURE	41.29
	COUNTY HEALTH	4.98
SCHOOL	SCHOOL R.L.E.	152.84
	SCHOOL VOTE	49.75
	SCHOOL DISCRETIONARY	37.21
	SCHOOL CAPITAL IMPR	74.63
WATER	ST JOHNS MANAGEMENT DIST	8.92
ONTYMSU	MSTU LAW ENFORCEMENT	185.08
	MSTU EMER MED SERVICE	55.22
EXEMPTION:EXCD31	1,068	
	15.34930	763.65

LEVYING AUTHORITY

P890911 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
740.74	748.38	756.01	763.65	785.10	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
740.74	748.38	756.01	763.65	785.10	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS	TAXES	763.65	George Albright
ASSESSMENT	50,820		503 SE 25TH AVENUE
TAXABLE	49,752		Ocala Fl 34471
EXCD31	1,068		
		6	16 25
			SEC 06 TWP 16 RGE 25 LAKE
			BRAYANT 115 CAPACITY 429
			CAPACITY WATER SYSTEM
			1 WINDING WATERS & 1ST
P890911 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			*** PAID *** PAID *** PAID ***
LC			12/31/25 PERIOD 02
1630 DES PERES RD SUITE 140			998-2025-9016962.0013
ST LOUIS MO 63131-1871			\$740.74 CK

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P850970 2025  
**ASSESSED VALUE:** 51,040  
**TAXING AUTHORITY:**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 1,072

**Ad Valorem Taxes**

**EXEMPTIONS:** \* SEE BELOW \*  
**MILLAGE**  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED**  
 51,040  
 51,040  
 51,040  
 51,040  
 51,040  
 51,040  
 51,040  
 51,040  
 51,040  
 51,040

**EXEMPTIONS**  
 1,072  
 1,072  
 1,072  
 1,072  
 1,072  
 1,072  
 1,072  
 1,072  
 1,072  
 1,072

**TAXABLE VALUE:**  
 49,968  
 49,968  
 49,968  
 49,968  
 49,968  
 49,968  
 49,968  
 49,968  
 49,968  
 49,968

**TAXES**  
 49,968  
 154.40  
 41.47  
 5.00  
 153.50  
 49.97  
 37.38  
 74.95  
 8.96  
 185.88  
 55.46

15.34930

**LEVYING AUTHORITY**

P850970 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**  
**PURPOSE**  
 COMBINED TAXES & ASSESSMENTS TOTAL:

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON	AMOUNT
743.96	751.63	759.30	766.97	788.47	APR 1 2026	766.97

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON	AMOUNT
743.96	751.63	759.30	766.97	788.47	APR 1 2026	766.97

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 766.97 George Albright  
 ASSESSMENT 51,040 503 SE 25TH AVENUE  
 TAXABLE 49,968 Ocala Fl 34471  
 EXCD31 1,072

P850970 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

29 14 22  
 SEC 29 TWP 14 RGE 22 WATER  
 SYSTEM 226 CAPACITY  
 1 FOUR OAKS EST PB-X P

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0012  
 \$743.96 CK



George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: P801200	2025	TAX DISTRICT: 9001
ASSESSED VALUE: 24,200		TAXABLE VALUE:
TAXING AUTHORITY		TAXABLE
COUNTY	GENERAL COUNTY	508
	FINE & FORFEITURE	508
	COUNTY HEALTH	508
SCHOOL	SCHOOL R.I.E.	508
	SCHOOL VOTE	508
	SCHOOL DISCRETIONARY	508
	SCHOOL CAPITAL IMPR	508
WATER	ST JOHNS MANAGEMENT DIST	508
CNTYMSU	MSTU LAW ENFORCEMENT	508
EXEMPTION:EXCD31	MSTU EMER MED SERVICE	508
	508	23,692
	15.34930	363.65
		363.65

LEVYING AUTHORITY

P801200 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
352.74	356.38	360.01	363.65	379.10	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
352.74	356.38	360.01	363.65	379.10	APR 1 2026

EX-TYPE	ESCRW MLLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		

VALUES AND EXEMPTIONS	TAXES	363.65	George Albright
ASSESSMENT	24,200		503 SE 25TH AVENUE
TAXABLE	23,692		Ocala Fl 34471
EXCD31	508		
			24 15 22
			SEC 24 TWP 15 RGE 22 WATER
			SYSTEM 113 HOOKUPS
			1 OAKHURST NO 1
P801200 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			*** PAID *** PAID *** PAID ***
LC			12/31/25 PERIOD 02
1630 DES PERES RD SUITE 140			998-2025-9016962.0026
ST LOUIS MO 63131-1871			\$352.74 CK

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: P070857	2025	TAX DISTRICT: 9001
ASSESSED VALUE: 130,240		TAXABLE VALUE:
TAXING AUTHORITY		TAXES
COUNTY	GENERAL COUNTY	393.98
	FINE & FORFEITURE	105.83
	COUNTY HEALTH	12.75
SCHOOL	SCHOOL R.L.E.	391.69
	SCHOOL VOTE	127.50
	SCHOOL DISCRETIONARY	95.37
	SCHOOL CAPITAL IMPR	191.25
WATER	ST JOHNS MANAGEMENT DIST	22.86
CNTYMSU	MSTU LAW ENFORCEMENT	474.31
	MSTU EMER MED SERVICE	141.53
EXEMPTION: EXCD31	2,737	
	15.34930	1,957.07

LEVYING AUTHORITY

P070857 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
IC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

Non-Ad Valorem Assessments

PURPOSE  
COMBINED TAXES & ASSESSMENTS TOTAL:

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	ASSESSED	EXEMPTIONS	TAXABLE VALUE:	TAXES	AMOUNT
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON					
1,898.36	1,917.93	1,937.50	1,957.07	1,996.43	APR 1 2026					

George Albright  
PERSONAL PROPERTY

Marion County

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	ASSESSED	EXEMPTIONS	TAXABLE VALUE:	TAXES	AMOUNT
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON					
1,898.36	1,917.93	1,937.50	1,957.07	1,996.43	APR 1 2026					

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	ASSESSED	EXEMPTIONS	TAXABLE VALUE:	TAXES	AMOUNT
VALUES AND EXEMPTIONS			1,957.07	George Albright						
ASSESSMENT	130,240			503 SE 25TH AVENUE						
TAXABLE	127,503			Ocala Fl 34471						
EXCD31	2,737									

P070857 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
IC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

REMIT PAYMENT IN U.S. FUNDS TO:  
SEC 04 TWP 15 RGE 22 WATER  
SYSTEM 532 CAPACITY  
0 SUN RAY ESTATES OCALA  
4 15 22  
\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02  
998-2025-9016962.0002  
\$1,898.36 CK

George Albright  
PERSONAL PROPERTY

Marion County

ACCOUNT NUMBER: P061690 2025  
 ASSESSED VALUE: 95,700  
 TAXING AUTHORITY: GENERAL COUNTY  
 COUNTY: FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL: SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION: EXCD31 2,011

Ad Valorem Taxes

EXEMPTIONS: \* SEE BELOW \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

TAX DISTRICT: 9001  
 TAXABLE VALUE: 93,689  
 TAXES: 289.50  
 77.76  
 9.37  
 287.81  
 93.69  
 70.08  
 140.53  
 16.80  
 348.52  
 103.99

15.34930

LEVYING AUTHORITY

P061690 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY LC  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

Non-Ad Valorem Assessments

PURPOSE: 12/31/25 PERIOD 02  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 1,409.29 1,423.67 1,438.05 1,469.62  
 APR 30 2026 MAR 31 2026 APR 30 2026 APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	TAXES	AMOUNT
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON		
1,394.91	1,409.29	1,423.67	1,438.05	1,469.62	APR 1 2026		

George Albright  
PERSONAL PROPERTY

Marion County

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	TAXES	AMOUNT
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON		
1,394.91	1,409.29	1,423.67	1,438.05	1,469.62	APR 1 2026		

VALUES AND EXEMPTIONS	TAXES	EXEMPTIONS	TAXES	AMOUNT
ASSESSMENT 95,700	1,438.05	George Albright		
TAXABLE 93,689		503 SE 25TH AVENUE		
EXCD31 2,011		Ocala FL 34471		

George Albright  
 503 SE 25TH AVENUE  
 Ocala FL 34471

P061690 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY LC  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

15 17 23  
 SEC 15 TWP 17 RGE 23 WATER  
 SYSTEM 400 CAPACITY LITTLE LAKE  
 WEIR SUB  
 1 LITTLE LAKE WEIR

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0005  
 \$1,394.91 CK



George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

<b>ACCOUNT NUMBER:</b> P028690	2025			<b>TAX DISTRICT:</b> 9001
<b>ASSESSED VALUE:</b>	80,080	<b>EXEMPTIONS:</b> * SEE BELOW *	<b>TAXABLE VALUE:</b>	<b>TAXES</b>
<b>TAXING AUTHORITY</b>		<b>MILLAGE</b>	<b>ASSESSED</b>	<b>EXEMPTIONS</b>
COUNTY	GENERAL COUNTY	3.0900	80,080	1,683
	FINE & FORFEITURE	.8300	80,080	1,683
	COUNTY HEALTH	.1000	80,080	1,683
SCHOOL	SCHOOL R.L.E.	3.0720	80,080	1,683
	SCHOOL VOTE	1.0000	80,080	1,683
	SCHOOL DISCRETIONARY	.7480	80,080	1,683
	SCHOOL CAPITAL IMPR	1.5000	80,080	1,683
WATER	ST JOHNS MANAGEMENT DIST	.1793	80,080	1,683
CNTYMSTU	MSTU LAW ENFORCEMENT	3.7200	80,080	1,683
	MSTU EMER MED SERVICE	1.1100	80,080	1,683
<b>EXEMPTION:</b> EXCD31	1,683			
	15.34930			
				78,397
				242.25
				65.07
				7.84
				240.84
				78.40
				58.64
				117.60
				14.06
				291.64
				87.02
				1,203.36

Non-Ad Valorem Assessments

<b>LEVYING AUTHORITY</b>	<b>PURPOSE</b>	<b>RATES/BASIS</b>	<b>AMOUNT</b>
P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC	*** PAID *** PAID *** PAID ***		
LC	12/31/25 PERIOD 02		
ST LOUIS MO 63131-1871			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026
George Albright			
PERSONAL PROPERTY			
			1,203.36

		<b>COMBINED TAXES &amp; ASSESSMENTS TOTAL:</b>		<b>AMOUNT</b>
				1,203.36

<b>EX-TYPE</b>	<b>ESCROW MILLAGE</b>	<b>TAXES LEVIED</b>	<b>REMIT PAYMENT IN U.S. FUNDS TO:</b>
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026
1,167.26	1,179.29	1,191.33	1,203.36
			1,231.41
			APR 1 2026

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright			
PERSONAL PROPERTY			
			1,203.36

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright			
PERSONAL PROPERTY			
			1,203.36

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright			
PERSONAL PROPERTY			
			1,203.36

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright			
PERSONAL PROPERTY			
			1,203.36

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright			
PERSONAL PROPERTY			
			1,203.36

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright			
PERSONAL PROPERTY			
			1,203.36

VALUES AND EXEMPTIONS	TAXES	1,203.36	George Albright
ASSESSMENT	80,080		503 SE 25TH AVENUE
TAXABLE	78,397		Ocala FL 34471
EXCD31	1,683		

P028690	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY LC			
1630 DES PERES RD SUITE 140			
1,167.26	JAN 31 2026	MAR 31 2026	APR 30 2026
1,179.29	FEB 28 2026	MAR 31 2026	APR 30 2026
1,191.33	1,191.33	1,203.36	1,231.41
			APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: P20040188	2025	TAX DISTRICT: 9001	
ASSESSED VALUE: 22,880		TAXABLE VALUE:	TAXES
TAXING AUTHORITY		ASSESSED	EXEMPTIONS
COUNTY	GENERAL COUNTY	22,880	481
	FINE & FORFEITURE	22,880	481
	COUNTY HEALTH	22,880	481
SCHOOL	SCHOOL R.L.E.	22,880	481
	SCHOOL VOTE	22,880	481
	SCHOOL DISCRETIONARY	22,880	481
	SCHOOL CAPITAL IMPR	22,880	481
WATER	ST JOHNS MANAGEMENT DIST	22,880	481
CNTYMSTU	MSTU LAW ENFORCEMENT	22,880	481
EXEMPTION:EXCD31	MSTU EMER MED SERVICE	22,880	481
	481		
	15.34930		

LEVYING AUTHORITY

P20040188 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
333.49	336.92	340.36	343.80	358.96	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
333.49	336.92	340.36	343.80	358.96	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 343.80 George Albright  
ASSESSMENT 22,880 503 SE 25TH AVENUE  
TAXABLE 22,399 Ocala Fl 34471  
EXCD31 481

P20040188 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

SEC 25 TWP 16 RGE 21 WATER SYSTEM  
1 QUAIL RUN

25 16 21

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02  
998-2025-9016962.0030  
\$333.49 CK

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P951036 2025  
**ASSESSED VALUE:** 23,320  
**TAXING AUTHORITY:**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 490

**EXEMPTIONS:** \* SEE BELOW \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED** 23,320  
 23,320  
 23,320  
 23,320  
 23,320  
 23,320  
 23,320  
 23,320  
 23,320  
 23,320

**EXEMPTIONS** 490  
 490  
 490  
 490  
 490  
 490  
 490  
 490  
 490  
 490

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 22,830  
 22,830  
 22,830  
 22,830  
 22,830  
 22,830  
 22,830  
 22,830  
 22,830  
 22,830

**TAXES** 22,830  
 70.54  
 18.95  
 2.28  
 70.13  
 22.83  
 17.08  
 34.25  
 4.09  
 84.93  
 25.34

15.34930

**LEVYING AUTHORITY**  
 P951036 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**  
**PURPOSE** \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

**RATES/BASIS**  
 COMBINED TAXES & ASSESSMENTS TOTAL:

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
339.91	343.41	346.92	350.42	365.68
George Albright PERSONAL PROPERTY Marion County				
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
339.91	343.41	346.92	350.42	365.68

**VALUES AND EXEMPTIONS** TAXES 350.42  
 ASSESSMENT 23,320  
 TAXABLE 22,830  
 EXCD31 490

P951036 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

**EX-TYPE** ESCROW  
**MILLAGE** 9001  
**TAXES LEVIED**

George Albright  
 503 SE 25TH AVENUE  
 Ocala FL 34471

SEC 06 TWP 16 RGE 23 WATER  
 SYSTEM 103 CAPACITY  
 1 FLORIDA HEIGHTS S/D

6 16 23  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0029  
 \$339.91 CK

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: P951035	2025	TAX DISTRICT: 9001
ASSESSED VALUE: 10,780		TAXABLE VALUE:
TAXING AUTHORITY		TAXABLE VALUE:
COUNTY	GENERAL COUNTY	227 10,553
	FINE & FORFEITURE	227 10,553
	COUNTY HEALTH	227 10,553
SCHOOL	SCHOOL R.L.E.	227 10,553
	SCHOOL VOTE	227 10,553
	SCHOOL DISCRETIONARY	227 10,553
	SCHOOL CAPITAL IMPR	227 10,553
	ST JOHNS MANAGEMENT DIST	227 10,553
WATER	MSTU LAW ENFORCEMENT	227 10,553
CNTYMSTU	MSTU EMER MED SERVICE	227 10,553
EXEMPTION:EXCD31	227	11.71
	15.34930	161.98

LEVYING AUTHORITY

P951035 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY L  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

Non-Ad Valorem Assessments

AMOUNT

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
157.12	158.74	160.36	161.98	174.41	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
157.12	158.74	160.36	161.98	174.41	APR 1 2026

<b>EX-TYPE</b>	<b>ESCROW</b>	<b>MILLAGE</b>	<b>TAXES LEVIED</b>	<b>REMIT PAYMENT IN U.S. FUNDS TO:</b>
		9001		

VALUES AND EXEMPTIONS	TAXES	161.98	George Albright
ASSESSMENT		10,780	503 SE 25TH AVENUE
TAXABLE		10,553	Ocala Fl 34471
EXCD31		227	
			29 14 22
			SEC 29 TWP 14 RGE 22 WATER
			SYSTEM 50 CAPACITY
			1 ASHLEY HEIGHTS
P951035 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			*** PAID *** PAID *** PAID ***
LC			12/31/25 PERIOD 02
1630 DES PERES RD SUITE 140			998-2025-9016962.0042
ST LOUIS MO 63131-1871			\$157.12 CK

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P951034 2025  
**ASSESSED VALUE:** 9,020  
**TAXING AUTHORITY**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 190

**EXEMPTIONS:** \* SEE BELOW \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED** 9,020  
 9,020  
 9,020  
 9,020  
 9,020  
 9,020  
 9,020  
 9,020  
 9,020  
 9,020

**EXEMPTIONS** 190  
 190  
 190  
 190  
 190  
 190  
 190  
 190  
 190  
 190

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 8,830  
**TAXES** 27.28  
 7.33  
 0.88  
 27.13  
 8.83  
 6.60  
 13.25  
 1.58  
 32.85  
 9.80

15.34930

**LEVYING AUTHORITY**

P951034 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**

**PURPOSE** 12/31/25 PERIOD 02  
**RATES/BASIS** \*\*\* PAID \*\*\* PAID \*\*\*  
**RATES/BASIS** 12/31/25 PERIOD 02  
**RATES/BASIS** APR 30 2026 PAST DUE ON  
**RATES/BASIS** APR 1 2026

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
131.46	132.82	134.17	135.53	147.56	APR 1 2026
George Albright PERSONAL PROPERTY Marion County					

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
131.46	132.82	134.17	135.53	147.56	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 135.53 George Albright  
 ASSESSMENT 9,020 503 SE 25TH AVENUE  
 TAXABLE 8,830 Ocala FL 34471  
 EXCD31 190

P951034 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

SEC 27 TWP 14 RGE 22 WATER  
 SYSTEM 47 CAPACITY  
 1 ELEVEN OAKS S/D

27 14 22  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0045  
 \$131.46 CK

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

ACCOUNT NUMBER: P870831 2025		TAX DISTRICT: 9001	
ASSESSED VALUE:	15,400	TAXABLE VALUE:	15,076
TAXING AUTHORITY		TAXES	46.58
COUNTY	GENERAL COUNTY		12.51
	FINE & FORFEITURE		1.51
	COUNTY HEALTH		46.31
SCHOOL	SCHOOL R.L.E.		15.08
	SCHOOL VOTE		11.28
	SCHOOL DISCRETIONARY		22.61
	SCHOOL CAPITAL IMPR		2.70
WATER	ST JOHNS MANAGEMENT DIST		56.08
CNTYWSU	MSTU LAW ENFORCEMENT		16.73
	MSTU EMER MED SERVICE		
EXEMPTION:EXCD31	324		231.39
15.34930			

LEVYING AUTHORITY

Non-Ad Valorem Assessments

P870831 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026
224.45	226.76	229.08	231.39

*** PAID ***	PAID ***	PAID ***	PAID ***
12/31/25	PERIOD 02		
APR 30 2026	PAST DUE ON		
244.86	APR 1 2026		

Marion County

George Albright  
PERSONAL PROPERTY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
224.45	226.76	229.08	231.39	244.86	APR 1 2026

EX-TYPE	ESCROW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		

VALUES AND EXEMPTIONS	TAXES	231.39	George Albright
ASSESSMENT	15,400		503 SE 25TH AVENUE
TAXABLE	15,076		Ocala FL 34471
EXCD31	324		
P870831 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			
SEC 06 TWP 17 S RGE 23 WATER			
SYSTEM 71 CAPACITY			
1 COUNTRY WALK S/D UNI			
*** PAID ***	PAID ***	PAID ***	PAID ***
12/31/25	PERIOD 02		
998-2025-9016962.0040			
\$224.45	CK		

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P861035 2025  
**ASSESSED VALUE:** 19,140  
**TAXING AUTHORITY:**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 402

**EXEMPTIONS:** \* SEE BELOW \*  
**MILLAGE** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED** 19,140  
 19,140  
 19,140  
 19,140  
 19,140  
 19,140  
 19,140  
 19,140  
 19,140  
 19,140

**EXEMPTIONS** 402  
 402  
 402  
 402  
 402  
 402  
 402  
 402  
 402  
 402

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:** 18,738  
**TAXES** 57.90  
 15.55  
 1.87  
 57.56  
 18.74  
 14.02  
 28.11  
 3.36  
 69.71  
 20.80

15.34930

**LEVYING AUTHORITY**

P861035 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY LC  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
278.99	281.87	284.74	287.62	301.93	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
278.99	281.87	284.74	287.62	301.93	APR 1 2026

EX-TYPE	ESCROW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		

VALUES AND EXEMPTIONS TAXES 287.62 George Albright  
 ASSESSMENT 19,140 503 SE 25TH AVENUE  
 TAXABLE 18,738 Ocala FL 34471  
 EXCD31 402

P861035 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY LC  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

32 16 23  
 SEC 32 TWP 16 RGE 23 WATER  
 SYSTEM 94 CAPACITY  
 1 W-099-BELLEVUE OAKS E

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0034  
 \$278.99 CK

**Non-Ad Valorem Assessments**

PURPOSE RATES/BASIS  
 COMBINED TAXES & ASSESSMENTS TOTAL:

AMOUNT  
 287.62

George Albright  
PERSONAL PROPERTY

Marion County

<b>ACCOUNT NUMBER:</b> P801198 2025		<b>TAX DISTRICT:</b> 9001	
<b>ASSESSED VALUE:</b> 16,500		<b>TAXABLE VALUE:</b>	
<b>TAXING AUTHORITY</b>	<b>EXEMPTIONS:</b> * SEE BELOW *	<b>ASSESSED</b>	<b>EXEMPTIONS</b>
COUNTY	<b>MILLAGE</b>	16,500	347
GENERAL COUNTY	3.0900	16,500	347
FINE & FORFEITURE	.8300	16,500	347
COUNTY HEALTH	.1000	16,500	347
SCHOOL R.L.E.	3.0720	16,500	347
SCHOOL VOTE	1.0000	16,500	347
SCHOOL DISCRETIONARY	.7480	16,500	347
SCHOOL CAPITAL IMPR	1.5000	16,500	347
ST JOHNS MANAGEMENT DIST	.1793	16,500	347
CNTYMWSTU MSTU LAW ENFORCEMENT	3.7200	16,500	347
MSTU EMER MED SERVICE	1.1100	16,500	347
EXEMPTION:EXCD31	347		
	15.34930		

**LEVYING AUTHORITY**

P801198 2025	*** PAID *** PAID *** PAID ***		
CSWR FLORIDA UTILITY OPERATING COMPANY LC	12/31/25 PERIOD 02		
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
240.50	242.98	245.46	247.94	261.66	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
240.50	242.98	245.46	247.94	261.66	APR 1 2026

EX-TYPE	ESCRW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		

VALUES AND EXEMPTIONS	TAXES	247.94	George Albright
ASSESSMENT		16,500	503 SE 25TH AVENUE
TAXABLE		16,153	Ocala Fl 34471
EXCD31		347	
			33 14 22
			SEC 33 TWP 14 RGE 22 WATER
			SYSTEM 78 CAPACITY
			1 EMIL-MARR SUB
			*** PAID *** PAID *** PAID ***
			12/31/25 PERIOD 02
			998-2025-9016962.0037
			\$240.50 CK

**Non-Ad Valorem Assessments**

PURPOSE RATES/BASIS AMOUNT

COMBINED TAXES & ASSESSMENTS TOTAL: 247.94

George Albright  
PERSONAL PROPERTY

Marion County

**Ad Valorem Taxes**

ACCOUNT NUMBER: P058006 2025  
 ASSESSED VALUE: 17,380  
 TAXING AUTHORITY: COUNTY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.I.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 365

EXEMPTIONS: \* SEE BELOW \*  
 MILLAGE ASSESSED EXEMPTIONS TAXABLE VALUE: TAXES  
 3.0900 17,380 365 17,015 52.58  
 .8300 17,380 365 17,015 14.12  
 .1000 17,380 365 17,015 1.70  
 3.0720 17,380 365 17,015 52.27  
 1.0000 17,380 365 17,015 17.02  
 .7480 17,380 365 17,015 12.73  
 1.5000 17,380 365 17,015 25.52  
 .1793 17,380 365 17,015 3.05  
 3.7200 17,380 365 17,015 63.30  
 1.1100 17,380 365 17,015 18.89

15.34930 TAX DISTRICT: 9001  
 TAXABLE VALUE: 17,015  
 TAXES 261.18

**LEVYING AUTHORITY**

P058006 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**  
 PURPOSE RATES/BASIS AMOUNT  
 COMBINED TAXES & ASSESSMENTS TOTAL: 261.18

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
253.34	255.96	258.57	261.18	275.10	APR 1 2026

George Albright  
PERSONAL PROPERTY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
253.34	255.96	258.57	261.18	275.10	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 261.18 George Albright  
 ASSESSMENT 17,380 503 SE 25TH AVENUE  
 TAXABLE 17,015 Ocala Fl 34471  
 EXCD31 365

P058006 2025  
 CSMR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

33 14 22  
 SEC 33 TWP 14 RGE 22 WATER  
 SYSTEM CAPACITY 76  
 1 FLOYD CLARKS UNREC S

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0035  
 \$253.34 CK

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P057690 2025  
**ASSESSED VALUE:** 7,040  
**TAXING AUTHORITY:**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 WATER ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 EXEMPTION: EXCD31 148

**EXEMPTIONS:** \* SEE BELOW \*  
**MILLAGE** 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED** 7,040  
 7,040  
 7,040  
 7,040  
 7,040  
 7,040  
 7,040  
 7,040  
 7,040  
 7,040

**EXEMPTIONS** 148  
 148  
 148  
 148  
 148  
 148  
 148  
 148  
 148  
 148

**TAXABLE VALUE:** 6,892  
 6,892  
 6,892  
 6,892  
 6,892  
 6,892  
 6,892  
 6,892  
 6,892  
 6,892

**TAXES** 21.30  
 5.72  
 0.69  
 21.17  
 6.89  
 5.16  
 10.34  
 1.24  
 25.64  
 7.65

15.34930

**LEVYING AUTHORITY**

P057690 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
102.63	103.68	104.74	105.80	117.39	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
102.63	103.68	104.74	105.80	117.39	APR 1 2026

EX-TYPE	ESCROW MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
	9001		

**VALUES AND EXEMPTIONS** TAXES 105.80 George Albright  
 ASSESSMENT 7,040 503 SE 25TH AVENUE  
 TAXABLE 6,892 Ocala FL 34471  
 EXCD31 148

P057690 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

21 14 22  
 SEC 21 TWP 14 RGE 22 WATER  
 SYSTEM #9 CAPACITY 33 HILLTOP  
 MANOR 2  
 1 OAKCREST VILLAGE -HILL

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0049  
 \$102.63 CK

George Albright  
PERSONAL PROPERTY

Marion County

<b>ACCOUNT NUMBER:</b> P801203 2025		<b>TAX DISTRICT:</b> 9001	
<b>ASSESSED VALUE:</b> 5,500		<b>TAXABLE VALUE:</b>	
<b>TAXING AUTHORITY</b>	<b>EXEMPTIONS:</b> * SEE BELOW *	<b>ASSESSED</b>	<b>EXEMPTIONS</b>
COUNTY	<b>MILLAGE</b>	<b>TAXABLE</b>	<b>TAXABLE</b>
GENERAL COUNTY	3.0900	5,500	116
FINE & FORFEITURE	.8300	5,500	116
COUNTY HEALTH	.1000	5,500	116
SCHOOL R.L.E.	3.0720	5,500	116
SCHOOL VOTE	1.0000	5,500	116
SCHOOL DISCRETIONARY	.7480	5,500	116
SCHOOL CAPITAL IMPR	1.5000	5,500	116
ST JOHNS MANAGEMENT DIST	.1793	5,500	116
CNTY/MSTU	3.7200	5,500	116
MSTU EMER MED SERVICE	1.1100	5,500	116
EXEMPTION:EXCD31	116		
	15.34930		
	<b>Non-Ad Valorem Assessments</b>		
	<b>PURPOSE</b>	<b>RATES/BASIS</b>	<b>AMOUNT</b>
	COMBINED TAXES & ASSESSMENTS TOTAL:		
			82.66

**LEVYING AUTHORITY**

P801203 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140		*** PAID *** PAID *** PAID ***	
ST LOUIS MO 63131-1871	12/31/25	PERIOD 02	
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026
80.18	81.01	81.83	82.66
			93.90
			APR 1 2026
George Albright			
PERSONAL PROPERTY			

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
80.18	81.01	81.83	82.66	93.90	APR 1 2026
<b>EX-TYPE ESCROW MILLAGE TAXES LEVIED</b>					
VALUES AND EXEMPTIONS TAXES 82.66 George Albright					
ASSESSMENT 5,500 503 SE 25TH AVENUE					
TAXABLE 5,384 Ocala FL 34471					
EXCD31 116					

P801203 2025			
CSWR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026
80.18	81.01	81.83	82.66
			93.90
			APR 1 2026
George Albright			
PERSONAL PROPERTY			

<b>REMIT PAYMENT IN U.S. FUNDS TO:</b>	
SEC 19 TWP 15 RGE 22 WATER	19 15 22
SYSTEM 24 CAPACITY	
*** PAID *** PAID *** PAID ***	
12/31/25 PERIOD 02	
998-2025-9016962.0050	
\$80.18 CK	

George Albright  
PERSONAL PROPERTY

Marion County

Ad Valorem Taxes

<b>ACCOUNT NUMBER:</b> P831200	2025				<b>TAX DISTRICT:</b> 9001
<b>ASSESSED VALUE:</b>	16,720				<b>TAXABLE VALUE:</b>
<b>TAXING AUTHORITY</b>		<b>EXEMPTIONS:</b> * SEE BELOW *	<b>ASSESSED</b>	<b>EXEMPTIONS</b>	<b>TAXABLE</b>
COUNTY	GENERAL COUNTY	MILLAGE	16,720	351	16,369
	FINE & FORFEITURE	.8300	16,720	351	50.58
	COUNTY HEALTH	.1000	16,720	351	13.59
	SCHOOL R.L.E.	3.0720	16,720	351	1.64
SCHOOL	SCHOOL VOTE	1.0000	16,720	351	50.29
	SCHOOL DISCRETIONARY	.7480	16,720	351	16.37
	SCHOOL CAPITAL IMPR	1.5000	16,720	351	12.24
WATER	ST JOHNS MANAGEMENT DIST	.1793	16,720	351	24.55
CNTYMSU	MSTU LAW ENFORCEMENT	3.7200	16,720	351	2.93
	MSTU EMER MED SERVICE	1.1100	16,720	351	60.89
EXEMPTION:EXCD31	351				18.17
					251.25

LEVYING AUTHORITY

P831200	2025				<b>AMOUNT</b>
CSWR FLORIDA UTILITY OPERATING COMPANY L					251.25
LC					
1630 DES PERES RD SUITE 140					
ST LOUIS MO 63131-1871					

Non-Ad Valorem Assessments

		<b>PURPOSE</b>	<b>RATES/BASIS</b>	<b>COMBINED TAXES &amp; ASSESSMENTS TOTAL:</b>
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
243.71	246.22	248.74	251.25	265.02
				APR 1 2026
				PAST DUE ON
				12/31/25 PERIOD 02
				*** PAID *** PAID *** PAID ***

George Albright  
PERSONAL PROPERTY

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
243.71	246.22	248.74	251.25	265.02	APR 1 2026
<b>EX-TYPE</b>	<b>ESCROW</b>	<b>MILLAGE</b>	<b>TAXES LEVIED</b>	<b>REMIT PAYMENT IN U.S. FUNDS TO:</b>	
		9001			

VALUES AND EXEMPTIONS	TAXES	251.25	George Albright
ASSESSMENT	16,720		503 SE 25TH AVENUE
TAXABLE	16,369		Ocala FL 34471
EXCD31	351		
			36 14 21
			SEC 36 TWP 14 RGE 21 WATER
			SYSTEM 59 CAPACITY LOT 1 BLK A
			1 OAK HAVEN DUPLEXES
P831200	2025		
CSWR FLORIDA UTILITY OPERATING COMPANY L			
LC			
1630 DES PERES RD SUITE 140			
ST LOUIS MO 63131-1871			
			*** PAID *** PAID *** PAID ***
			12/31/25 PERIOD 02
			998-2025-9016962.0036
			\$243.71 CK



NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Paid Real Estate

PROPERTY ADDRESS: N SEA ISLAND DR, ORMOND BEACH, 32176
LEGAL DESCRIPTION: PARCEL A SEABRIDGE 1ST ADDITION MB 36 PGS 83-84 INC PER OR 3
879 PG 0218 PER OR 8261 PG 04
See Additional Legal on Tax Roll

CSWR-FLORIDA UTILITY OPERATING
COMPANY LLC
1650 DES PERES RD #140
SAINT LOUIS, MO 63131

Table with 2 columns: Field Name and Value. Fields include PARCEL (321606000001), ALTERNATE KEY (2955279), MILLAGE CODE (200), TAX YEAR (2025).

Paid By CSWR-FLORIDA UTILITY OF
12/30/2025 \$496.25
Receipt # 120-25-0003496

Pay Online

PAY IN U.S. DOLLARS DRAWN FROM A U.S. BANK.

Pay online at volusiatax.gov/online
WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

Table with 6 columns: Field Name, Value, and empty cells. Fields include If Postmarked By (Dec 31, 2025), Discount, Please Pay (\$0.00).

AD VALOREM TAXES

Table with 7 columns: TAXING AUTHORITY, MILLAGE, ASSESSED VALUE, EXEMPTION, TAXABLE VALUE, TAX AMOUNT. Lists various taxing authorities like VOLUSIA COUNTY GENERAL FUND, etc.

NON-AD VALOREM ASSESSMENTS

Table with 4 columns: LEVYING AUTHORITY, TELEPHONE, RATE PER UNIT, AMOUNT. Includes SEA BRIDGE (LIGHTING) assessment.

TOTAL COMBINED TAXES AND ASSESSMENTS: \$511.60

Make check payable & mail to:

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
(386) 736-5938 | taxcollector@volusiatax.gov
PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

Pay online at volusiatax.gov/online

2025 Paid Real Estate

Table with 2 columns: Field Name and Value. Fields include PARCEL (321606000001), ALTERNATE KEY (2955279), TAX YEAR (2025).

PROPERTY ADDRESS:

N SEA ISLAND DR, ORMOND BEACH, 32176

CSWR-FLORIDA UTILITY OPERATING
COMPANY LLC
1650 DES PERES RD #140
SAINT LOUIS, MO 63131

Please do not staple, tape, or paperclip your payment to this stub. TAXES BECOME DELINQUENT APRIL 1

Table with 6 columns: Field Name, Value, and empty cells. Fields include If Postmarked By (Dec 31, 2025), Please Pay (\$0.00).

PLEASE DO NOT WRITE ON THIS STUB

Receipt # 120-25-0003496 \$496.





**2025 PAID REAL ESTATE  
NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS  
JIM OVERTON, TAX COLLECTOR**

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

**ACCOUNT NUMBER: 008983-1002**

ESCROW CODE/COMPANY :

CSWR FLORIDA UTILITY OPERATING COMPANY LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

**LOCATION ADDRESS:** 10487 TIMBER CREEK LN,  
JACKSONVILLE,  
32221-  
**LEGAL DESCRIPTION:** 38-43 31-2S-25E  
TIMBER CREEK UNIT ONE  
TRACT A

**AD VALOREM TAXES FOR REAL ESTATE**

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	4.872	0	4.872	11.1919	54.53	
ST JOHNS RIVER WTR MGN	4.872	0	4.872	0.1793	0.87	
FL INLAND NAVIGATION SCHOOLS	4.872	0	4.872	0.0270	0.13	
SCH DISCRETIONARY	4.872	0	4.872	0.7480	3.64	
SCH CAPITAL OUTLAY	4.872	0	4.872	1.5000	7.31	
SCHOOLS-LOCAL	4.872	0	4.872	3.0950	15.08	
SCHOOLS-VTR APPRVD	4.872	0	4.872	1.0000	4.87	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: GS</b>	<b>17.7412</b>	<b>\$86.43</b>
<b>ADDITIONAL FEES</b>						<b>0.00</b>

**NON-AD VALOREM ASSESSMENTS FOR SERVICES**

LEVYING AUTHORITY	AMOUNT \$	REMARKS:
SOLW COJ SOLID WASTE	0.00	
STMW COJ STORMWATER	5.40	
<b>NON-AD VALOREM TOTALS</b>	<b>\$5.40</b>	

<b>IF PAID BY:</b>	Dec 31, 2025			
<b>PLEASE PAY ONE AMOUNT:</b>	\$0.00			

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

**DUVAL COUNTY 2025 PAID REAL ESTATE**

**ACCOUNT NUMBER: 008983-1002**

ESCROW CODE/COMPANY:

**LOCATION ADDRESS:** 10487 TIMBER CREEK LN,  
JACKSONVILLE,  
32221-  
**ALTERNATE KEY:** 1025227

**MAKE CHECKS PAYABLE TO:  
DUVAL COUNTY TAX COLLECTOR**

<b>IF PAID BY:</b>	<b>PLEASE PAY ONE AMOUNT:</b>
Dec 31, 2025	\$0.00
<b>TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 008983-1002</b>	

RETURN WITH PAYMENT

**JIM OVERTON, TAX COLLECTOR  
PO BOX 44009  
JACKSONVILLE, FL 32231-4009**

12/31/2025  
On File

2512310006056  
-89.08



**2025 PAID TANGIBLE  
NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS  
JIM OVERTON, TAX COLLECTOR**

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

**ACCOUNT NUMBER: 815059-0000**

**LOCATION ADDRESS:** 10487 TIMBER CREEK LN,  
JACKSONVILLE,  
32221

CSWR FLORIDA UTILITY OPERATING COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

<b>AD VALOREM TAXES FOR TANGIBLE PERSONAL PROPERTY (TPP)</b>						
TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	357,005	25,000	332,005	11.1919	3,715.77	A1
ST JOHNS RIVER WTR MGN	357,005	25,000	332,005	0.1793	59.53	
FL INLAND NAVIGATION SCHOOLS	357,005	25,000	332,005	0.0270	8.96	
SCH DISCRETIONARY	357,005	25,000	332,005	0.7480	248.34	
SCH CAPITAL OUTLAY	357,005	25,000	332,005	1.5000	498.01	
SCHOOLS-LOCAL	357,005	25,000	332,005	3.0950	1,027.56	
SCHOOLS-VTR APPRVD	357,005	25,000	332,005	1.0000	332.01	
<b>AD VALOREM TOTALS</b>				<b>MILL CODE: GS 17.7412</b>	<b>\$5,890.18</b>	

**REMARKS:**  
PAYMENTS MUST BE MADE IN US FUNDS.

<b>IF PAID BY:</b>	Dec 31, 2025				
<b>PLEASE PAY ONE AMOUNT:</b>	\$0.00				

**DUVAL COUNTY 2025 PAID TANGIBLE**

**ACCOUNT NUMBER: 815059-0000**

**LOCATION ADDRESS:** 10487 TIMBER CREEK LN,  
JACKSONVILLE,  
32221

**ALTERNATE KEY:** 5002388

**MAKE CHECKS PAYABLE TO:  
JIM OVERTON, TAX COLLECTOR**

<b>IF PAID BY:</b>	<b>PLEASE PAY ONE AMOUNT:</b>
Dec 31, 2025	\$0.00

**TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER: 815059-0000**

**JIM OVERTON, TAX COLLECTOR  
PO BOX 44009  
JACKSONVILLE, FL 32231-4009**

**12/31/2025  
-5713.47**

**25123100006056  
On File**

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

RETURN WITH PAYMENT

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R12675-000-01 2025  
 ASSESSED VALUE: 1,673  
 TAXING AUTHORITY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 SWF WATER MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

Ad Valorem Taxes

EXEMPTIONS: \* NONE \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1831  
 3.7200  
 1.1100

TAX DISTRICT: 9002

ASSESSED 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673

TAXABLE VALUE:

EXEMPTIONS 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0  
 0

TAXABLE VALUE:

1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673  
 1,673

TAXES

5.17  
 1.39  
 0.17  
 5.14  
 1.67  
 1.25  
 2.51  
 0.31  
 6.22  
 1.86

15.35310

Non-Ad Valorem Assessments

LEVYING AUTHORITY  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

RATES/BASIS  
 PER ASMT UNIT  
 PER ASMT UNIT

AMOUNT  
 0.32  
 15.00  
 15.32  
 41.01

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:

R12675-000-01	2025				
CSWR-FLORIDA UTILITY OPERATING COMPANY L					
LC					
1630 DES PERES RD STE 140					
SAINT LOUIS MO 63131-1871					
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
39.78	40.19	40.60	41.01	42.24	APR 1 2026

George Albright					
REAL ESTATE					
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
39.78	40.19	40.60	41.01	42.24	APR 1 2026
TAXES LEVIED					
EX-TYPE	ESCROW	MILLAGE	REMIT PAYMENT IN U.S. FUNDS TO:		
		9002			

VALUES AND EXEMPTIONS TAXES 25.69 George Albright  
 ASSESSMENT 1,673 SP. ASMT 15.32 503 SE 25TH AVENUE  
 TAXABLE 1,673 Ocala FL 34471

36 14 20  
 SEC 36 TWP 14 RGE 20 COM NW COR  
 OF NE 1/4 TH S 89-56-13 E 199.63  
 FT TO POB TH S 89-56-13 E 68.51  
 FT TH S 00-51-19 E 51.65 FT TH S  
 68- 31-31 W 42.07 FT TH N  
 SEE TAX ROLL FOR MORE LEGAL  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0052  
 \$39.78 CK

George Albright  
 PERSONAL PROPERTY  
 Marion County

**Ad Valorem Taxes**

ACCOUNT NUMBER:	2025	EXEMPTIONS:	* SEE BELOW *	TAX DISTRICT: 9002
ASSESSED VALUE:	31,916	MILLAGE	ASSESSED	TAXABLE VALUE:
TAXING AUTHORITY	GENERAL COUNTY	3.0900	31,916	31,245
COUNTY	FINE & FORFEITURE	.8300	31,916	31,245
	COUNTY HEALTH	.1000	31,916	31,245
SCHOOL	SCHOOL R.L.E.	3.0720	31,916	31,245
	SCHOOL VOTE	1.0000	31,916	31,245
	SCHOOL DISCRETIONARY	.7480	31,916	31,245
	SCHOOL CAPITAL IMPR	1.5000	31,916	31,245
WATER	SWF WATER MANAGEMENT DIST	.1831	31,916	31,245
CNTYMSTU	MSTU LAW ENFORCEMENT	3.7200	31,916	31,245
EXEMPTION:EXCD31	MSTU EMER MED SERVICE	1.1100	31,916	31,245
	671			
	15.35310			

**Non-Ad Valorem Assessments**

PURPOSE RATES/BASIS AMOUNT

COMBINED TAXES & ASSESSMENTS TOTAL: 479.70

**LEVYING AUTHORITY**

LEVYING AUTHORITY	2025	PURPOSE	RATES/BASIS	AMOUNT
P810909	2025	*** PAID *** PAID *** PAID ***		479.70
CSWR FLORIDA UTILITY OPERATING COMPANY L		12/31/25 PERIOD 02		
LC				
1630 DES PERES RD STE 140				
ST LOUIS MO 63131-1871				

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026
465.31	470.11	474.90	479.70	496.90
George Albright	George Albright	George Albright	George Albright	George Albright
PERSONAL PROPERTY	PERSONAL PROPERTY	PERSONAL PROPERTY	PERSONAL PROPERTY	PERSONAL PROPERTY

VALUES AND EXEMPTIONS	TAXES	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	TAXES
ASSESSED	31,916	31,916		31,245	96.55
TAXABLE	31,245			31,245	25.93
EXCD31	671			31,245	3.12
				31,245	95.98
				31,245	31.25
				31,245	23.37
				31,245	46.87
				31,245	5.72
				31,245	116.23
				31,245	34.68

George Albright  
 503 SE 25TH AVENUE  
 Ocala Fl 34471

SEC 36 TWP 14 RG 20/ SEC  
 31-14-21 SANDLIN WOODS FOREST  
 VILLAS, FOREST VILLAS II CEDAR  
 840 NW 47TH ST OCALA

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0019  
 \$465.31 CK

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R14503-000-05 2025  
 ASSESSED VALUE: 250  
 TAXING AUTHORITY: COUNTY  
 GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

Ad Valorem Taxes  
 EXEMPTIONS: \* NONE \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

TAX DISTRICT: 9001  
 TAXABLE VALUE: 250  
 TAXABLE 250  
 EXEMPTIONS 0  
 ASSESSED 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250  
 250

TAXES 250  
 0.77  
 0.21  
 0.03  
 0.77  
 0.25  
 0.19  
 0.38  
 0.04  
 0.93  
 0.28

15.34930

LEVYING AUTHORITY: X560 COUNTY WIDE STORMWATER

Non-Ad Valorem Assessments  
 PURPOSE PER ASMT UNIT RATES/BASIS AMOUNT  
 COUNTY WIDE STORMWATER 15.00 15.00  
 R14503-000-05 2025 15.00 15.00  
 CSWR FLORIDA UTILITY OPERATING CO LLC 18.85 18.85  
 1630 DES PERES RD STE 140 18.85 18.85  
 SAINT LOUIS MO 63131-1871

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL: 18.85

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
18.28	18.47	18.66	18.85	19.42	APR 1 2026
George Albright REAL ESTATE					
Marion County					

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
18.28	18.47	18.66	18.85	19.42	APR 1 2026
George Albright REAL ESTATE					
Marion County					

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		
VALUES AND EXEMPTIONS	TAXES		3.85	George Albright
ASSESSMENT	250 SP. ASMT		15.00	503 SE 25TH AVENUE
TAXABLE	250			Ocala Fl 34471
			15	14
			22	
			SEC 15 TWP 14 RGE 22 COM 630 FT	
			N OF SW COR TH E 330 FT TH N 660	
			FT TH W 330 FT TH S 660 FT TO	
			POB TOGETHER WITH INGRESS &	
			EGRESS MAINTENANCE AND UTILITY	
			EASEMENT	
			*** PAID *** PAID *** PAID ***	
			12/31/25 PERIOD 02	
			998-2025-9016962.0053	
			\$18.28 CK	

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R14503-000-06 2025  
 ASSESSED VALUE: 44,433  
 TAXING AUTHORITY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R..L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

Ad Valorem Taxes

EXEMPTIONS: \* NONE \*  
 MILLAGE  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

TAX DISTRICT: 9001

ASSESSED TAXABLE VALUE: TAXABLE VALUE: TAXES  
 44,433 0 44,433 44,433  
 44,433 0 44,433 137.30  
 44,433 0 44,433 36.88  
 44,433 0 44,433 4.44  
 44,433 0 44,433 136.50  
 44,433 0 44,433 44.43  
 44,433 0 44,433 33.24  
 44,433 0 44,433 66.65  
 44,433 0 44,433 7.97  
 44,433 0 44,433 165.29  
 44,433 0 44,433 49.32

15.34930

Non-Ad Valorem Assessments

LEVYING AUTHORITY  
 X521 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

PURPOSE RATES/BASIS  
 COMMERCIAL PER ASMT UNIT  
 PER ASMT UNIT

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:  
 682.02

R14503-000-06 2025  
 CSMR FLORIDA UTILITY OPERATING CO LLC  
 1630 DES PERES RD STE 140  
 SAINT LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
929.90	939.49	949.07	958.66	987.42	987.42
George Albright REAL ESTATE					
MARION COUNTY					

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
929.90	939.49	949.07	958.66	987.42	987.42

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 682.02 George Albright  
 ASSESSMENT 44,433 SP. ASMT 276.64 503 SE 25TH AVENUE  
 TAXABLE 44,433 Ocala Fl 34471  
 16 14 22  
 SEC 16 TWP 14 RGE 22 COM NE COR  
 LOT 18 BLK B LANDFAIR UNIT 1 N  
 00-04-21 W 269.47 FT N 90-00-00  
 E 603.79 FT S 00-00-00 E 60.67  
 FT N 88-06-45 E 214.75 FT TO POB  
 SEE TAX ROLL FOR MORE LEGAL  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0009  
 SAINT LOUIS MO 63131-1871 \$929.90 CK

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R14503-000-03 2025  
**ASSESSED VALUE:** 105,065  
**TAXING AUTHORITY**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMWSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

**Ad Valorem Taxes**  
**EXEMPTIONS:** \* NONE \*  
**MILLAGE**  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:**  
 105,065  
 324.65  
 87.20  
 10.51  
 322.76  
 105.07  
 78.59  
 157.60  
 18.84  
 390.84  
 116.62

15.34930

1,612.68

**Non-Ad Valorem Assessments**

**LEVYING AUTHORITY**  
 X530 COUNTY WIDE FIRE  
 X560 COUNTY WIDE STORMWATER

**PURPOSE**  
 VACANT LAND

**RATES/BASIS**  
 PER ASMT UNIT  
 PER ASMT UNIT

**AMOUNT**  
 7.15  
 15.00  
 22.15

NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL: 1,634.83

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,585.79	1,602.13	1,618.48	1,634.83	1,683.87	APR 1 2026
George Albright REAL ESTATE					
12/31/25 PERIOD 02					
*** PAID *** PAID *** PAID *** PAID ***					

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,585.79	1,602.13	1,618.48	1,634.83	1,683.87	APR 1 2026
George Albright REAL ESTATE					
12/31/25 PERIOD 02					
*** PAID *** PAID *** PAID *** PAID ***					

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 1,612.68 George Albright  
 ASSESSMENT 105,065 SP. ASMT 22.15 503 SE 25TH AVENUE  
 TAXABLE 105,065 Ocala Fl 34471 15 14 22

R14503-000-03 2025  
 CSWR FLORIDA UTILITY OPERATING CO LLC  
 1630 DES PERES RD STE 140  
 SAINT LOUIS MO 63131-1871

SEC 15 TWP 14 RGE 22 PLAT BOOK Y  
 PAGE 053 LANDFAIR UNIT 1 TRACTS  
 F.G & COM AT THE SE COR OF TR F  
 LANDFAIR UNIT 1 (Y-53) TH N  
 00-15-39 W 60 FT TO THE POB TH  
 CONT N 00-15-39 W 20 FT TH N  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0003  
 \$1,585.79 CK

George Albright  
PERSONAL PROPERTY

Marion County

**ACCOUNT NUMBER:** P880838 2025  
**ASSESSED VALUE:** 100,309  
**TAXING AUTHORITY**  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:EXCD31 2,108

**EXEMPTIONS:** \* SEE BELOW \*  
**MILLAGE**  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**ASSESSED**  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309  
 100,309

**EXEMPTIONS**  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108  
 2,108

**TAXABLE VALUE:**  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201  
 98,201

**TAXES**  
 98,201  
 303.44  
 81.51  
 9.82  
 301.67  
 98.20  
 73.45  
 147.30  
 17.61  
 365.31  
 109.00

15.34930

**LEVYING AUTHORITY**

P880838 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,462.09	1,477.16	1,492.24	1,507.31	1,539.92	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
1,462.09	1,477.16	1,492.24	1,507.31	1,539.92	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001	1,507.31	

VALUES AND EXEMPTIONS TAXES 1,507.31  
 ASSESSMENT 100,309  
 TAXABLE 98,201  
 EXCD31 2,108

George Albright  
 503 SE 25TH AVENUE  
 Ocala FL 34471

15 14 22  
 SEC 15 TWP 14 RGE 22 SEWER  
 SYSTEM LANDFAIR S/D  
 1 TRACTS E F G LANDFAIR

P880838 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD SUITE 140  
 ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0004  
 \$1,462.09 CK

**Non-Ad Valorem Assessments**  
**PURPOSE**  
 COMBINED TAXES & ASSESSMENTS TOTAL:  
 1,507.31

George Albright  
REAL ESTATE

Marion County

**ACCOUNT NUMBER:** R15848-001-00 2025  
**ASSESSED VALUE:** 512  
**TAXING AUTHORITY:** 512  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION: NONE

**Ad Valorem Taxes**  
**EXEMPTIONS:** \* NONE \*  
**MILLAGE**  
 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

**TAX DISTRICT:** 9001  
**TAXABLE VALUE:**  
 512  
**TAXES**  
 1.58  
 0.42  
 0.05  
 1.57  
 0.51  
 0.38  
 0.77  
 0.09  
 1.90  
 0.57  
 7.84

15.34930

**LEVYING AUTHORITY**  
 R15848-001-00 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY LC  
 1630 DES PERES RD STE 140  
 SAINT LOUIS MO 63131-1871

**Non-Ad Valorem Assessments**  
**PURPOSE**  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	ASSESSED	EXEMPTIONS	TAXABLE	TAXES	AMOUNT
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON	APR 1 2026	APR 1 2026	APR 1 2026	APR 1 2026	APR 1 2026
7.60	7.68	7.76	7.84	8.08	8.08	8.08	8.08	8.08	8.08	8.08

George Albright  
REAL ESTATE

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	TAXES	EXEMPTIONS	ASSESSED	EXEMPTIONS	TAXABLE	TAXES	AMOUNT
DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON	APR 1 2026	APR 1 2026	APR 1 2026	APR 1 2026	APR 1 2026
7.60	7.68	7.76	7.84	8.08	8.08	8.08	8.08	8.08	8.08	8.08

George Albright  
503 SE 25TH AVENUE  
Ocala FL 34471

George Albright  
503 SE 25TH AVENUE  
Ocala FL 34471  
 SEC 34 TWP 14 RGE 22 W 1/2 OF N  
 1/2 OF SE 1/4 OF NW 1/4 & W 40  
 FT OF W 1/2 OF E 1/2 OF NE 1/4  
 OF NW 1/4 & W 40 FT OF N 50 FT  
 OF E 1/2 OF N 1/2 OF SE 1/4 OF  
 SEE TAX ROLL FOR MORE LEGAL  
 \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02  
 998-2025-9016962.0054  
 \$7.60 CK

George Albright  
REAL ESTATE

Marion County

ACCOUNT NUMBER: R15845-007-06 2025  
 ASSESSED VALUE: 13,404  
 TAXING AUTHORITY  
 COUNTY GENERAL COUNTY  
 FINE & FORFEITURE  
 COUNTY HEALTH  
 SCHOOL R.L.E.  
 SCHOOL VOTE  
 SCHOOL DISCRETIONARY  
 SCHOOL CAPITAL IMPR  
 ST JOHNS MANAGEMENT DIST  
 CNTYMSTU MSTU LAW ENFORCEMENT  
 MSTU EMER MED SERVICE  
 EXEMPTION:NONE

Ad Valorem Taxes  
 EXEMPTIONS: \* NONE \*  
 MILLAGE 3.0900  
 .8300  
 .1000  
 3.0720  
 1.0000  
 .7480  
 1.5000  
 .1793  
 3.7200  
 1.1100

TAX DISTRICT: 9001  
 TAXABLE VALUE:  
 TAXES  
 13,404  
 41.42  
 11.13  
 1.34  
 41.18  
 13.40  
 10.03  
 20.11  
 2.40  
 49.86  
 14.88

205.75

Non-Ad Valorem Assessments

LEVYING AUTHORITY  
 X535 COUNTY WIDE FIRE MSC BLD  
 X560 COUNTY WIDE STORMWATER

PURPOSE  
 MISC BLDG

RATES/BASIS  
 PER ASMT UNIT  
 PER ASMT UNIT  
 NON AD VALOREM ASSESSMENTS:  
 COMBINED TAXES & ASSESSMENTS TOTAL:

15.34930  
 4.92  
 15.00  
 19.92  
 225.67

R15845-007-06 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L  
 LC  
 1630 DES PERES RD STE 140  
 SAINT LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
218.90	221.16	223.41	225.67	232.44	APR 1 2026

George Albright  
REAL ESTATE

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
218.90	221.16	223.41	225.67	232.44	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 205.75 George Albright  
 ASSESSMENT 13,404 SP. ASMT 19.92 503 SE 25TH AVENUE  
 TAXABLE 13,404 Ocala Fl 34471

R15845-007-06 2025  
 CSWR FLORIDA UTILITY OPERATING COMPANY L \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
 LC 12/31/25 PERIOD 02  
 1630 DES PERES RD STE 140 998-2025-9016962.0041  
 SAINT LOUIS MO 63131-1871 \$218.90 CK

SEC 34 TWP 14 RGE 22 PLAT BOOK W  
 PAGE 006 TRADE WINDS VILLAGE BLK  
 G LOT 6 & TRACT A

George Albright  
PERSONAL PROPERTY

Marion County

<b>ACCOUNT NUMBER:</b> P840063 2025		<b>TAX DISTRICT:</b> 9001	
<b>ASSESSED VALUE:</b>	181,757	<b>TAXABLE VALUE:</b>	177,938
<b>TAKING AUTHORITY</b>		<b>EXEMPTIONS</b>	<b>TAXES</b>
COUNTY	GENERAL COUNTY	3,819	549.83
	FINE & FORFEITURE	3,819	147.69
	COUNTY HEALTH	3,819	17.79
SCHOOL	SCHOOL R.L.E.	3,819	546.63
	SCHOOL VOTE	3,819	177.94
	SCHOOL DISCRETIONARY	3,819	133.10
	SCHOOL CAPITAL IMPR	3,819	266.91
WATER	ST JOHNS MANAGEMENT DIST	3,819	31.90
CNTYMSTU	MSTU LAW ENFORCEMENT	3,819	661.93
	MSTU EMER MED SERVICE	3,819	197.51
EXEMPTION:EXCD31	3,819		
	15.34930		2,731.23

**LEVYING AUTHORITY**

P840063 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY I  
LC  
1630 DES PERES RD SUITE 140  
ST LOUIS MO 63131-1871

\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
12/31/25 PERIOD 02

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
2,649.29	2,676.61	2,703.92	2,731.23	2,782.20	APR 1 2026

George Albright  
PERSONAL PROPERTY

Marion County

DEC 31 2025	JAN 31 2026	FEB 28 2026	MAR 31 2026	APR 30 2026	PAST DUE ON
2,649.29	2,676.61	2,703.92	2,731.23	2,782.20	APR 1 2026

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		9001		

VALUES AND EXEMPTIONS TAXES 2,731.23 George Albright  
ASSESSMENT 181,757 503 SE 25TH AVENUE  
TAXABLE 177,938 Ocala FL 34471  
EXCD31 3,819

P840063 2025  
CSWR FLORIDA UTILITY OPERATING COMPANY I \*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
LC 12/31/25 PERIOD 02  
1630 DES PERES RD SUITE 140 998-2025-9016962.0001  
ST LOUIS MO 63131-1871 \$2,649.29 CK



NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2025 Paid Real Estate

PROPERTY ADDRESS: 105 SANDY SPRING RD, ORMOND BEACH, 32174
LEGAL DESCRIPTION: PARCEL 142 TYMBER CREEK PHASE 1 MB 34 PGS 98-103 INC PER OR
3912 PG 3182 PER OR 7717 PG 06
See Additional Legal on Tax Roll

CSWR-FLORIDA UTILITY OPERATING COMPANY L
1630 DES PERES RD STE 140
SAINT LOUIS, MO 63131-1871

Table with 2 columns: Field Name and Value. Fields include PARCEL (412504001420), ALTERNATE KEY (2478446), MILLAGE CODE (201), TAX YEAR (2025).

Paid By CSWR-FLORIDA UTILITY OF
12/30/2025 \$39.68
Receipt # 120-25-0003496

Pay Online

PAY IN U.S. DOLLARS DRAWN FROM A U.S. BANK.

Pay online at volusiatax.gov/online

WALK-IN CUSTOMERS PLEASE BRING ENTIRE NOTICE

TAXES BECOME DELINQUENT APRIL 1

Table with 5 columns: Field Name, Date, Amount, etc. Includes 'If Postmarked By' (Dec 31, 2025), 'Discount', and 'Please Pay' (\$0.00).

AD VALOREM TAXES

Table with 6 columns: TAXING AUTHORITY, MILLAGE, ASSESSED VALUE, EXEMPTION, TAXABLE VALUE, TAX AMOUNT. Lists various taxing authorities like Volusia County General Fund, School, etc., with their respective millage rates and tax amounts.

TOTAL MILLAGE RATE: 16.36350

TOTAL TAXES: \$40.91

NON-AD VALOREM ASSESSMENTS

Table with 4 columns: LEVYING AUTHORITY, TELEPHONE, RATE PER UNIT, AMOUNT. Includes 'TOTAL ASSESSMENTS: \$0.00'.

TOTAL COMBINED TAXES AND ASSESSMENTS: \$40.91

Make check payable & mail to:

Will Roberts - Tax Collector
123 W. Indiana Ave., Room 103
DeLand, FL 32720
(386) 736-5938 | taxcollector@volusiatax.gov
PAY IN U.S. DOLLARS DRAWN ON A U.S. BANK

Pay online at volusiatax.gov/online
2025 Paid Real Estate

Table with 2 columns: Field Name and Value. Fields include PARCEL (412504001420), ALTERNATE KEY (2478446), TAX YEAR (2025).

PROPERTY ADDRESS:

105 SANDY SPRING RD, ORMOND BEACH, 32174

CSWR-FLORIDA UTILITY OPERATING COMPANY L
1630 DES PERES RD STE 140
SAINT LOUIS, MO 63131-1871

Please do not staple, tape, or paperclip your payment to this stub. TAXES BECOME DELINQUENT APRIL 1

Table with 5 columns: Field Name, Date, Amount, etc. Includes 'If Postmarked By' (Dec 31, 2025), 'Please Pay' (\$0.00).

PLEASE DO NOT WRITE ON THIS STUB

Receipt # 120-25-0003496 \$39.



PARCEL NUMBER	ESCROW CD	Millage Code
C103428-06100500170		40

**THIS BILL IS FULLY PAID**

4950 STAR AVE SEBRING  
SEBRING RIDGE SEC G PB 12-PG 28 LOTS 17 + 18 BLK 5  
+ CLOSED CARP PLACE

SEBRING RIDGE UTILITIES INC  
3625 VALERIE BLVD  
SEBRING FL 33870

540 S Commerce Ave, Sebring, FL 33870  
(863) 402-6685

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
County General ((863) 402-6520)	144,972	7.6000	0	144,972	1,101.79
School General ((863) 471-5555)	144,972	3.0960	0	144,972	448.83
School Basic Discretionary ((863) 471-5555)	144,972	0.7480	0	144,972	108.44
School Capital Improvement ((863) 471-5555)	144,972	1.5000	0	144,972	217.46
SWFWM District ((352) 796-7211)	144,972	0.1909	0	144,972	27.68

**IMPORTANT:** All exemptions do not apply to all taxing authorities. Please contact the Highlands County Property Appraiser for exemption/assessment questions.

<b>TOTAL MILLAGE</b>	13.1349	<b>AD VALOREM TAXES</b>	1,904.20
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**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
124 County Fire (Parcel)	1.00 Unit @52.9900	52.99

SAVE TIME PAY ONLINE @ [www.hctaxcollector.com](http://www.hctaxcollector.com)

<b>NON-AD VALOREM ASSESSMENTS</b>	52.99
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<b>COMBINED TAXES AND ASSESSMENTS</b>	1,957.19	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,957.19	109.38	236.58	2,303.15	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
C103428-06100500170		40

**THIS BILL IS FULLY PAID**

4950 STAR AVE SEBRING  
SEBRING RIDGE SEC G PB 12-PG 28 LOTS 17 + 18 BLK 5  
+ CLOSED CARP PLACE

SEBRING RIDGE UTILITIES INC  
3625 VALERIE BLVD  
SEBRING FL 33870

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,957.19	109.38	236.58	2,303.15	0.00

Receipt(s) 2024-5088517 on 08/21/25 for \$2,303.15 by PURVIS KELLY

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
3013931		1400

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871

0 UNKNOWN

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

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	2.8643	281,920	0	281,920	807.50	
BREVARD LIBRARY DISTRICT	0.3242	281,920	0	281,920	91.40	
BREVARD MOSQUITO CONTROL	0.1340	281,920	0	281,920	37.78	
TI-CO AIRPORT AUTHORITY	0.0000	281,920	0	281,920	0.00	
SCHOOL - BY STATE LAW	3.0620	281,920	0	281,920	863.24	
SCHOOL - BY LOCAL BOARD	0.7480	281,920	0	281,920	210.88	
BPS VOTED TEACHER PAY	1.0000	281,920	0	281,920	281.92	
SCHOOL - CAPITAL OUTLAY	1.5000	281,920	0	281,920	422.88	
FIRE CONTROL MSTU	0.6431	281,920	0	281,920	181.30	
REC DIST 1 MSTU INCL TITUS	0.4173	281,920	0	281,920	117.65	
LAW ENFORCEMENT MSTU	0.8531	281,920	0	281,920	240.51	
ROAD & BRIDGE DIST 1 MSTU	0.4863	281,920	0	281,920	137.10	
ST JOHNS RIVER WATER MGMT DST	0.1793	281,920	0	281,920	50.55	
FLA INLAND NAVIGATION DIST	0.0270	281,920	0	281,920	7.61	
ENV END LD/WTR LTD	0.0458	281,920	0	281,920	12.91	
ENV END LD/WTR LTD(DBTP)	0.0275	281,920	0	281,920	7.75	
TOTAL MILLAGE	12.3119			AD VALOREM TAXES	\$3,470.98	

NON-AD VALOREM ASSESSMENTS		AMOUNT
158 SOLID WASTE DISPOSAL		209.84
159 STORMWATER DIST 1		6.29
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS \$216.13
If Paid By	Dec 31, 2025	
Please Pay	\$3,576.50	

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
3013931		1400

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RETURN WITH PAYMENT

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025			
Please Pay	\$3,576.50			

12/29/2025  
 Paid

Receipt # 802-26-00002326

\$3,576.50 Paid By CSWR-Florida Utility Operating Company LLC

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400508		1400

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CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871

0 UNKNOWN

CANAVERAL GROVES SUBD SB 2 PG  
 58  
 LOT 19 BLK 1 & 1/2 OF ADJ RDS PER  
 ORB 1646 PG 130 EXC  
 See Additional Legal on Tax Roll

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	2.8643	500	0	500	1.43	
BREVARD LIBRARY DISTRICT	0.3242	500	0	500	0.16	
BREVARD MOSQUITO CONTROL	0.1340	500	0	500	0.07	
TI-CO AIRPORT AUTHORITY	0.0000	500	0	500	0.00	
SCHOOL - BY STATE LAW	3.0620	500	0	500	1.53	
SCHOOL - BY LOCAL BOARD	0.7480	500	0	500	0.37	
BPS VOTED TEACHER PAY	1.0000	500	0	500	0.50	
SCHOOL - CAPITAL OUTLAY	1.5000	500	0	500	0.75	
FIRE CONTROL MSTU	0.6431	500	0	500	0.32	
REC DIST 1 MSTU INCL TITUS	0.4173	500	0	500	0.21	
LAW ENFORCEMENT MSTU	0.8531	500	0	500	0.43	
ROAD & BRIDGE DIST 1 MSTU	0.4863	500	0	500	0.24	
ST JOHNS RIVER WATER MGMT DST	0.1793	500	0	500	0.09	
FLA INLAND NAVIGATION DIST	0.0270	500	0	500	0.01	
ENV END LD/WTR LTD	0.0458	500	0	500	0.02	
ENV END LD/WTR LTD(DBTP)	0.0275	500	0	500	0.01	
TOTAL MILLAGE		12.3119	AD VALOREM TAXES		\$6.14	

NON-AD VALOREM ASSESSMENTS		AMOUNT
159 STORMWATER DIST 1		2.41
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS \$2.41
If Paid By	Dec 31, 2025	
Please Pay	\$8.29	

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400508		1400

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN WITH PAYMENT

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025			
Please Pay	\$8.29			

12/29/2025  
 Paid

Receipt # 802-26-00002326

\$8.29 Paid By CSWR-Florida Utility Operating Company LLC

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400344		1400

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CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871

0 UNKNOWN

SUN LAKE ESTATES UNIT 1 TRACT A

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL FUND	2.8643	10,000	0	10,000	28.64	
BREVARD LIBRARY DISTRICT	0.3242	10,000	0	10,000	3.24	
BREVARD MOSQUITO CONTROL	0.1340	10,000	0	10,000	1.34	
TI-CO AIRPORT AUTHORITY	0.0000	10,000	0	10,000	0.00	
SCHOOL - BY STATE LAW	3.0620	10,000	0	10,000	30.62	
SCHOOL - BY LOCAL BOARD	0.7480	10,000	0	10,000	7.48	
BPS VOTED TEACHER PAY	1.0000	10,000	0	10,000	10.00	
SCHOOL - CAPITAL OUTLAY	1.5000	10,000	0	10,000	15.00	
FIRE CONTROL MSTU	0.6431	10,000	0	10,000	6.43	
REC DIST 1 MSTU INCL TITUS	0.4173	10,000	0	10,000	4.17	
LAW ENFORCEMENT MSTU	0.8531	10,000	0	10,000	8.53	
ROAD & BRIDGE DIST 1 MSTU	0.4863	10,000	0	10,000	4.86	
ST JOHNS RIVER WATER MGMT DST	0.1793	10,000	0	10,000	1.79	
FLA INLAND NAVIGATION DIST	0.0270	10,000	0	10,000	0.27	
ENV END LD/WTR LTD	0.0458	10,000	0	10,000	0.46	
ENV END LD/WTR LTD(DBTP)	0.0275	10,000	0	10,000	0.28	
TOTAL MILLAGE	12.3119	AD VALOREM TAXES			\$123.11	

NON-AD VALOREM ASSESSMENTS		AMOUNT
159 STORMWATER DIST 1		101.70
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS \$101.70

If Paid By	Dec 31, 2025				
Please Pay	\$218.07				

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400344		1400

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RETURN WITH PAYMENT

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025				
Please Pay	\$218.07				

12/29/2025  
Paid

Receipt # 802-26-00002326

\$218.07 Paid By CSWR-Florida Utility Operating Company LLC

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400270		1400

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871

616 EMERALD LAKE DR SWRPLN  
 PART OF S 1/2 OF NE 1/4 OF SECT AS  
 DESC IN SB 13 PG'S 72 & 73  
 A/K/A 3  
 See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL FUND	2.8643	7,570	0	7,570	21.68
BREVARD LIBRARY DISTRICT	0.3242	7,570	0	7,570	2.45
BREVARD MOSQUITO CONTROL	0.1340	7,570	0	7,570	1.01
TI-CO AIRPORT AUTHORITY	0.0000	7,570	0	7,570	0.00
SCHOOL - BY STATE LAW	3.0620	7,570	0	7,570	23.18
SCHOOL - BY LOCAL BOARD	0.7480	7,570	0	7,570	5.66
BPS VOTED TEACHER PAY	1.0000	7,570	0	7,570	7.57
SCHOOL - CAPITAL OUTLAY	1.5000	7,570	0	7,570	11.36
FIRE CONTROL MSTU	0.6431	7,570	0	7,570	4.87
REC DIST 1 MSTU INCL TITUS	0.4173	7,570	0	7,570	3.16
LAW ENFORCEMENT MSTU	0.8531	7,570	0	7,570	6.46
ROAD & BRIDGE DIST 1 MSTU	0.4863	7,570	0	7,570	3.68
ST JOHNS RIVER WATER MGMT DST	0.1793	7,570	0	7,570	1.36
FLA INLAND NAVIGATION DIST	0.0270	7,570	0	7,570	0.20
ENV END LD/WTR LTD	0.0458	7,570	0	7,570	0.35
ENV END LD/WTR LTD(DBTP)	0.0275	7,570	0	7,570	0.21
TOTAL MILLAGE		12.3119	AD VALOREM TAXES		\$93.20

NON-AD VALOREM ASSESSMENTS		AMOUNT
159 STORMWATER DIST 1		101.30
PAY ONLY ONE AMOUNT IN BOXES BELOW		NON-AD VALOREM ASSESSMENTS \$101.30
If Paid By	Dec 31, 2025	
Please Pay	\$188.66	

**LISA CULLEN, CFC**  
**BREVARD COUNTY TAX COLLECTOR**

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
**2025 PAID REAL ESTATE**

TAX ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2400270		1400

Pay your taxes online at [www.brevardtc.com](http://www.brevardtc.com)

RETURN WITH PAYMENT

CSWR-Florida Utility Operating Company LLC  
 1630 Des Peres RD Ste 140  
 Saint Louis, MO 63131-1871



PLEASE PAY IN U.S. FUNDS THROUGH U.S. BANK TO BREVARD COUNTY TAX COLLECTOR, PO BOX 2500, TITUSVILLE, FL 32781-2500

If Paid By	Dec 31, 2025			
Please Pay	\$188.66			

12/29/2025  
Paid

Receipt # 802-26-00002326

\$188.66 Paid By CSWR-Florida Utility Operating Company LLC

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1483221		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

S OSCEOLA AVE

BEVERLY HILLS UNIT NUMBER FIVE PB 9 PG 2 - 5, LOT 1  
BLK 91; SE

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See Additional Legal on Tax Roll

**Exemptions:**

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	8,280	0	8,280	6.9898	57.88
Transportation Trust	8,280	0	8,280	0.9860	8.16
Health Department	8,280	0	8,280	0.0564	0.47
Library	8,280	0	8,280	0.3147	2.61
Fire District	8,280	0	8,280	0.0000	0.00
Stormwater	8,280	0	8,280	0.0000	0.00
Fire Rescue EMS	8,280	0	8,280	0.5780	4.79
Law Enforcement	8,280	0	8,280	0.0000	0.00
Schools Local Req'd Effort	8,280	0	8,280	3.1030	25.69
Schools Capital Outlay	8,280	0	8,280	1.5000	12.42
Schools Discretionary	8,280	0	8,280	0.7480	6.19
SWFWMD General	8,280	0	8,280	0.1831	1.52
Mosquito Control	8,280	0	8,280	0.3708	3.07
<b>TOTAL</b>				14.8298	\$122.80

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
154 Stormwater		8.24
<b>NON-AD VALOREM ASSESSMENTS</b>		\$76.57

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$199.37	See reverse side for important information.
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If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$191.40	\$193.39	\$195.38	\$197.38	\$199.37

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1483221		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

S OSCEOLA AVE

BEVERLY HILLS UNIT NUMBER  
FIVE PB 9 PG 2 - 5, LOT 1 BLK 91; SE  
See Additional Legal on Tax Roll

RETURN WITH PAYMENT.

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$191.40	\$193.39	\$195.38	\$197.38	\$199.37

DO NOT WRITE ON BOTTOM PORTION

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1485452		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

S MONROE ST  
BEVERLY HILLS UNIT NUMBER SIX SECTION ONE PB 11  
PG 89 TO 91, LOT  
See Additional Legal on Tax Roll  
**Exemptions:**

Scan to pay



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED	
General County	9,460	0	9,460	6.9898	66.12	
Transportation Trust	9,460	0	9,460	0.9860	9.33	
Health Department	9,460	0	9,460	0.0564	0.53	
Library	9,460	0	9,460	0.3147	2.98	
Fire District	9,460	0	9,460	0.0000	0.00	
Stormwater	9,460	0	9,460	0.0000	0.00	
Fire Rescue EMS	9,460	0	9,460	0.5780	5.47	
Law Enforcement	9,460	0	9,460	0.0000	0.00	
Schools Local Req'd Effort	9,460	0	9,460	3.1030	29.35	
Schools Capital Outlay	9,460	0	9,460	1.5000	14.19	
Schools Discretionary	9,460	0	9,460	0.7480	7.08	
SWFWMD General	9,460	0	9,460	0.1831	1.73	
Mosquito Control	9,460	0	9,460	0.3708	3.51	
<b>TOTAL</b>				14.8298	\$140.29	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
154 Stormwater		6.47
<b>NON-AD VALOREM ASSESSMENTS</b>		\$74.80

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$215.09	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1485452		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

S MONROE ST  
BEVERLY HILLS UNIT NUMBER  
SIX SECTION ONE PB 11 PG 89 TO  
91, LOT  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

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RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

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ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1976197		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

501 S WASHINGTON ST  
BEVERLY HILLS UNIT NUMBER SIX SECTION TWO PB 11  
PG 132 T  
See Additional Legal on Tax Roll  
**Exemptions:**

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**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	12,280	0	12,280	6.9898	85.83
Transportation Trust	12,280	0	12,280	0.9860	12.11
Health Department	12,280	0	12,280	0.0564	0.69
Library	12,280	0	12,280	0.3147	3.86
Fire District	12,280	0	12,280	0.0000	0.00
Stormwater	12,280	0	12,280	0.0000	0.00
Fire Rescue EMS	12,280	0	12,280	0.5780	7.10
Law Enforcement	12,280	0	12,280	0.0000	0.00
Schools Local Req'd Effort	12,280	0	12,280	3.1030	38.10
Schools Capital Outlay	12,280	0	12,280	1.5000	18.42
Schools Discretionary	12,280	0	12,280	0.7480	9.19
SWFWMD General	12,280	0	12,280	0.1831	2.25
Mosquito Control	12,280	0	12,280	0.3708	4.55
<b>TOTAL</b>				14.8298	\$182.10

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
<b>NON-AD VALOREM ASSESSMENTS</b>		\$68.33

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$250.43	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>			
Please Pay	\$0.00			

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
1976197		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

501 S WASHINGTON ST  
BEVERLY HILLS UNIT NUMBER  
SIX SECTION TWO PB 11 PG 132 T  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>			
Please Pay	\$0.00			

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ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2242035		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

15 S OSCEOLA ST  
THAT PORT NW 1/4 SEC 13 TWN 18S RNG 18E, SEWAGE  
TREATMENT PL  
See Additional Legal on Tax Roll  
**Exemptions:**

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MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	5,670	0	5,670	6.9898	39.63
Transportation Trust	5,670	0	5,670	0.9860	5.59
Health Department	5,670	0	5,670	0.0564	0.32
Library	5,670	0	5,670	0.3147	1.78
Fire District	5,670	0	5,670	0.0000	0.00
Stormwater	5,670	0	5,670	0.0000	0.00
Fire Rescue EMS	5,670	0	5,670	0.5780	3.28
Law Enforcement	5,670	0	5,670	0.0000	0.00
Schools Local Req'd Effort	5,670	0	5,670	3.1030	17.59
Schools Capital Outlay	5,670	0	5,670	1.5000	8.51
Schools Discretionary	5,670	0	5,670	0.7480	4.24
SWFWMD General	5,670	0	5,670	0.1831	1.04
Mosquito Control	5,670	0	5,670	0.3708	2.10
<b>TOTAL</b>				<b>14.8298</b>	<b>\$84.08</b>

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$68.33</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$152.41	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2242035		000B

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CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

15 S OSCEOLA ST  
THAT PORT NW 1/4 SEC 13 TWN 18S  
RNG 18E, SEWAGE TREATMENT PL  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

DO NOT WRITE ON BOTTOM PORTION

ACCOUNTNUMBER	ESCROW CD	MILLAGE CODE
2242787		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

72 S WASHINGTON ST  
BEVERLY HILLS UNIT 5 BLOCK 64 UNREC SUB, LOT 8  
BLK 64, MO  
See Additional Legal on Tax Roll  
**Exemptions:**



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	10,500	0	10,500	6.9898	73.39
Transportation Trust	10,500	0	10,500	0.9860	10.35
Health Department	10,500	0	10,500	0.0564	0.59
Library	10,500	0	10,500	0.3147	3.30
Fire District	10,500	0	10,500	0.0000	0.00
Stormwater	10,500	0	10,500	0.0000	0.00
Fire Rescue EMS	10,500	0	10,500	0.5780	6.07
Law Enforcement	10,500	0	10,500	0.0000	0.00
Schools Local Req'd Effort	10,500	0	10,500	3.1030	32.58
Schools Capital Outlay	10,500	0	10,500	1.5000	15.75
Schools Discretionary	10,500	0	10,500	0.7480	7.85
SWFWMD General	10,500	0	10,500	0.1831	1.92
Mosquito Control	10,500	0	10,500	0.3708	3.89
<b>TOTAL</b>				14.8298	\$155.69

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
154 Stormwater		10.00
<b>NON-AD VALOREM ASSESSMENTS</b>		\$78.33

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$234.02	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

ACCOUNTNUMBER	ESCROW CD	MILLAGE CODE
2242787		000B

RETURN WITH PAYMENT.

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

72 S WASHINGTON ST  
BEVERLY HILLS UNIT 5 BLOCK 64  
UNREC SUB, LOT 8 BLK 64, MO  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

DO NOT WRITE ON BOTTOM PORTION

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2381892		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

0 LAURENSHIRE ST  
BEVERLY HILLS UNIT NO. 6 SECTION 3B PB 12 PG 66 &  
67, LOT 2  
See Additional Legal on Tax Roll  
**Exemptions:**



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED	
General County	8,740	0	8,740	6.9898	61.09	
Transportation Trust	8,740	0	8,740	0.9860	8.62	
Health Department	8,740	0	8,740	0.0564	0.49	
Library	8,740	0	8,740	0.3147	2.75	
Fire District	8,740	0	8,740	0.0000	0.00	
Stormwater	8,740	0	8,740	0.0000	0.00	
Fire Rescue EMS	8,740	0	8,740	0.5780	5.05	
Law Enforcement	8,740	0	8,740	0.0000	0.00	
Schools Local Req'd Effort	8,740	0	8,740	3.1030	27.12	
Schools Capital Outlay	8,740	0	8,740	1.5000	13.11	
Schools Discretionary	8,740	0	8,740	0.7480	6.54	
SWFWMD General	8,740	0	8,740	0.1831	1.60	
Mosquito Control	8,740	0	8,740	0.3708	3.24	
<b>TOTAL</b>				14.8298	\$129.61	

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
<b>NON-AD VALOREM ASSESSMENTS</b>		\$68.33

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$197.94	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2381892		000B

RETURN WITH PAYMENT.

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

0 LAURENSHIRE ST  
BEVERLY HILLS UNIT NO. 6  
SECTION 3B PB 12 PG 66 & 67, LOT 2  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

DO NOT WRITE ON BOTTOM PORTION

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2426063		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

37 S J KELLNER BLVD  
BEVERLY HILLS UNIT NO. 6 SECTION 3B PB 12 PG 66 &  
67, TH  
See Additional Legal on Tax Roll  
**Exemptions:**

Scan to pay



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	7,150	0	7,150	6.9898	49.98
Transportation Trust	7,150	0	7,150	0.9860	7.05
Health Department	7,150	0	7,150	0.0564	0.40
Library	7,150	0	7,150	0.3147	2.25
Fire District	7,150	0	7,150	0.0000	0.00
Stormwater	7,150	0	7,150	0.0000	0.00
Fire Rescue EMS	7,150	0	7,150	0.5780	4.13
Law Enforcement	7,150	0	7,150	0.0000	0.00
Schools Local Req'd Effort	7,150	0	7,150	3.1030	22.19
Schools Capital Outlay	7,150	0	7,150	1.5000	10.73
Schools Discretionary	7,150	0	7,150	0.7480	5.35
SWFWMD General	7,150	0	7,150	0.1831	1.31
Mosquito Control	7,150	0	7,150	0.3708	2.65
<b>TOTAL</b>				14.8298	\$106.04

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
154 Stormwater		5.88
<b>NON-AD VALOREM ASSESSMENTS</b>		\$74.21

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$180.25	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>			
Please Pay	\$0.00			

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2426063		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

37 S J KELLNER BLVD  
BEVERLY HILLS UNIT NO. 6  
SECTION 3B PB 12 PG 66 & 67, TH  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

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Please Pay	\$0.00			

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DO NOT WRITE ON BOTTOM PORTION

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2457066		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

1191 W BUTTONBUSH DR  
BEVERLY HILLS UNIT NO. 7 PB 12 PG 101 - 105, THAT  
PORT  
See Additional Legal on Tax Roll  
**Exemptions:**

Scan to pay



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**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	300	0	300	6.9898	2.10
Transportation Trust	300	0	300	0.9860	0.30
Health Department	300	0	300	0.0564	0.02
Library	300	0	300	0.3147	0.09
Fire District	300	0	300	0.0000	0.00
Stormwater	300	0	300	0.0000	0.00
Fire Rescue EMS	300	0	300	0.5780	0.17
Law Enforcement	300	0	300	0.0000	0.00
Schools Local Req'd Effort	300	0	300	3.1030	0.93
Schools Capital Outlay	300	0	300	1.5000	0.45
Schools Discretionary	300	0	300	0.7480	0.22
SWFWMD General	300	0	300	0.1831	0.05
Mosquito Control	300	0	300	0.3708	0.11
<b>TOTAL</b>				14.8298	\$4.44

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
<b>NON-AD VALOREM ASSESSMENTS</b>		\$68.33

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$72.77	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2457066		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

1191 W BUTTONBUSH DR  
BEVERLY HILLS UNIT NO. 7 PB 12  
PG 101 - 105, THAT PORT  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

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Please Pay	\$0.00				

RETURN WITH PAYMENT.

DO NOT WRITE ON BOTTOM PORTION

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2457074		000B

CSWR FLORIDA UTILITY OPERATING COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

267 FATHOM LOOP

THAT PORT NE 1/4 SEC 15 TWN 18S RNG 18E, PARCEL 7 - WELL SIT

See Additional Legal on Tax Roll

Exemptions:

Scan to pay



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County					
Transportation Trust	2,410	0	2,410	6.9898	16.85
Health Department	2,410	0	2,410	0.9860	2.38
Library	2,410	0	2,410	0.0564	0.14
Fire District	2,410	0	2,410	0.3147	0.76
Stormwater	2,410	0	2,410	0.0000	0.00
Fire Rescue EMS	2,410	0	2,410	0.0000	0.00
Law Enforcement	2,410	0	2,410	0.5780	1.39
Schools Local Req'd Effort	2,410	0	2,410	0.0000	0.00
Schools Capital Outlay	2,410	0	2,410	3.1030	7.48
Schools Discretionary	2,410	0	2,410	1.5000	3.62
SWFWMD General	2,410	0	2,410	0.7480	1.80
Mosquito Control	2,410	0	2,410	0.1831	0.44
	2,410	0	2,410	0.3708	0.89
<b>TOTAL</b>				14.8298	\$35.75

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
154 Stormwater		7.06
<b>NON-AD VALOREM ASSESSMENTS</b>		\$75.39

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$111.14	See reverse side for important information.		
If Postmarked By	Dec 31, 2025			
Please Pay	\$0.00			

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2457074		000B

CSWR FLORIDA UTILITY OPERATING COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

267 FATHOM LOOP

THAT PORT NE 1/4 SEC 15 TWN 18S  
RNG 18E, PARCEL 7 - WELL SIT

See Additional Legal on Tax Roll

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Please Pay	\$0.00			

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2457082		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

S LINCOLN AVE

BEVERLY HILLS UNIT NO. 6 SECTION 3B PB 12 PG 66 &  
67, THAT POR  
See Additional Legal on Tax Roll  
Exemptions:

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MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500  
AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County					
Transportation Trust	360	0	360	6.9898	2.52
Health Department	360	0	360	0.9860	0.35
Library	360	0	360	0.0564	0.02
Fire District	360	0	360	0.3147	0.11
Stormwater	360	0	360	0.0000	0.00
Fire Rescue EMS	360	0	360	0.0000	0.00
Law Enforcement	360	0	360	0.5780	0.21
Schools Local Req'd Effort	360	0	360	0.0000	0.00
Schools Capital Outlay	360	0	360	3.1030	1.12
Schools Discretionary	360	0	360	1.5000	0.54
SWFWMD General	360	0	360	0.7480	0.27
Mosquito Control	360	0	360	0.1831	0.07
	360	0	360	0.3708	0.13
<b>TOTAL</b>				14.8298	\$5.34

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

LEVYING AUTHORITY	NON-AD VALOREM ASSESSMENTS RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33

NON-AD VALOREM ASSESSMENTS \$68.33

<b>COMBINED TAXES AND ASSESSMENTS</b>		\$73.67	See reverse side for important information.		
If Postmarked By	Dec 31, 2025				
Please Pay	\$0.00				

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2457082		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

S LINCOLN AVE

BEVERLY HILLS UNIT NO. 6  
SECTION 3B PB 12 PG 66 & 67, THAT  
POR  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

If Postmarked By	Dec 31, 2025				
Please Pay	\$0.00				

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2025 Paid Real Estate  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2460148		000B

CSWR FLORIDA UTILITY OPERATING COMPANY LLC  
 1630 DES PERES RD STE 140  
 ST LOUIS, MO 63131

271 W SUGARMAPLE LN  
 BEVERLY HILLS UNIT NO. 8 PHASE NO. 1 PB 12 PG 147 - 149,  
 See Additional Legal on Tax Roll  
**Exemptions:**



MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	1,350	0	1,350	6.9898	9.44
Transportation Trust	1,350	0	1,350	0.9860	1.33
Health Department	1,350	0	1,350	0.0564	0.08
Library	1,350	0	1,350	0.3147	0.42
Fire District	1,350	0	1,350	0.0000	0.00
Stormwater	1,350	0	1,350	0.0000	0.00
Fire Rescue EMS	1,350	0	1,350	0.5780	0.78
Law Enforcement	1,350	0	1,350	0.0000	0.00
Schools Local Req'd Effort	1,350	0	1,350	3.1030	4.19
Schools Capital Outlay	1,350	0	1,350	1.5000	2.03
Schools Discretionary	1,350	0	1,350	0.7480	1.01
SWFWMD General	1,350	0	1,350	0.1831	0.25
Mosquito Control	1,350	0	1,350	0.3708	0.50
<b>TOTAL</b>				14.8298	\$20.03

RETAIN THIS PORTION FOR YOUR RECORDS.  
 WALK-IN CUSTOMERS,  
 PLEASE BRING FOR RECEIPT.

LEVYING AUTHORITY	NON-AD VALOREM ASSESSMENTS RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
<b>NON-AD VALOREM ASSESSMENTS</b>		\$68.33
<b>COMBINED TAXES AND ASSESSMENTS</b>		\$88.36

See reverse side for important information.

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>			
Please Pay	\$0.00			

JANICE A. WARREN, C.F.C.  
 CITRUS COUNTY TAX COLLECTOR

2025 Paid Real Estate  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2460148		000B

CSWR FLORIDA UTILITY OPERATING COMPANY LLC  
 1630 DES PERES RD STE 140  
 ST LOUIS, MO 63131

271 W SUGARMAPLE LN  
 BEVERLY HILLS UNIT NO. 8 PHASE NO. 1 PB 12 PG 147 - 149,  
 See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

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Please Pay	\$0.00			

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DO NOT WRITE ON BOTTOM PORTION

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2494026		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

299 W QUEENCUP CT  
BEVERLY HILLS UNIT NO. 8 PHASE NO. 2 PB 13 PG 33 -  
38, LOT  
See Additional Legal on Tax Roll

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**Exemptions:**

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

**AD VALOREM TAXES**

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED
General County	6,660	0	6,660	6.9898	46.55
Transportation Trust	6,660	0	6,660	0.9860	6.57
Health Department	6,660	0	6,660	0.0564	0.38
Library	6,660	0	6,660	0.3147	2.10
Fire District	6,660	0	6,660	0.0000	0.00
Stormwater	6,660	0	6,660	0.0000	0.00
Fire Rescue EMS	6,660	0	6,660	0.5780	3.85
Law Enforcement	6,660	0	6,660	0.0000	0.00
Schools Local Req'd Effort	6,660	0	6,660	3.1030	20.67
Schools Capital Outlay	6,660	0	6,660	1.5000	9.99
Schools Discretionary	6,660	0	6,660	0.7480	4.98
SWFWMD General	6,660	0	6,660	0.1831	1.22
Mosquito Control	6,660	0	6,660	0.3708	2.47
<b>TOTAL</b>				14.8298	\$98.78

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
079 Beverly Hills Beautification		42.00
131 Fire Services		26.33
154 Stormwater		21.18
<b>NON-AD VALOREM ASSESSMENTS</b>		\$89.51

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$188.29	See reverse side for important information.
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<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2494026		000B

CSWR FLORIDA UTILITY OPERATING  
COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

299 W QUEENCUP CT  
BEVERLY HILLS UNIT NO. 8 PHASE  
NO. 2 PB 13 PG 33 - 38, LOT  
See Additional Legal on Tax Roll

MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500

<b>If Postmarked By</b>	<b>Dec 31, 2025</b>				
Please Pay	\$0.00				

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DO NOT WRITE ON BOTTOM PORTION

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2496827		000B

CSWR FLORIDA UTILITY OPERATING COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

3429 N TAMARISK AVE  
BEVERLY HILLS UNIT NO. 8 PHASE NO. 2 PB 13 PG 33 - 38, D  
See Additional Legal on Tax Roll  
**Exemptions:**

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**MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500**

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	MILLAGE RATE	TAXES LEVIED	
General County	90	0	90	6.9898	0.63	
Transportation Trust	90	0	90	0.9860	0.09	
Health Department	90	0	90	0.0564	0.01	
Library	90	0	90	0.3147	0.03	
Fire District	90	0	90	0.0000	0.00	
Stormwater	90	0	90	0.0000	0.00	
Fire Rescue EMS	90	0	90	0.5780	0.05	
Law Enforcement	90	0	90	0.0000	0.00	
Schools Local Req'd Effort	90	0	90	3.1030	0.28	
Schools Capital Outlay	90	0	90	1.5000	0.14	
Schools Discretionary	90	0	90	0.7480	0.07	
SWFWMD General	90	0	90	0.1831	0.02	
Mosquito Control	90	0	90	0.3708	0.03	
<b>TOTAL</b>					14.8298	\$1.35

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
		\$0.00
<b>NON-AD VALOREM ASSESSMENTS</b>		\$0.00

<b>COMBINED TAXES AND ASSESSMENTS</b>	\$1.35	<b>See reverse side for important information.</b>
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<b>If Postmarked By</b>	<b>Nov 30, 2025</b>			
Please Pay	\$0.00			

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
2496827		000B

CSWR FLORIDA UTILITY OPERATING COMPANY  
LLC  
1630 DES PERES RD STE 140  
ST LOUIS, MO 63131

3429 N TAMARISK AVE  
BEVERLY HILLS UNIT NO. 8 PHASE NO. 2 PB 13 PG 33 - 38, D  
See Additional Legal on Tax Roll

**MAILING ADDRESS: 210 N. APOPKA AVE., SUITE 100 • INVERNESS, FL 34450-4298 • (352) 341-6500**

<b>If Postmarked By</b>	<b>Nov 30, 2025</b>			
Please Pay	\$0.00			

RETAIN THIS PORTION FOR YOUR RECORDS. WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

RETURN WITH PAYMENT.

DO NOT WRITE ON BOTTOM PORTION

# LONG RANGE



## FLORIDA PUBLIC SERVICE COMMISSION

FISCAL YEAR  
2024-25  
THROUGH  
2028-29

SEPTEMBER 30, 2023

# PROGRAM PLAN

COMMISSIONERS:  
ANDREW GILES FAY, CHAIRMAN  
ART GRAHAM  
GARY F. CLARK  
MIKE LA ROSA  
GABRIELLA PASSIDOMO

STATE OF FLORIDA



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

# Public Service Commission

## LONG RANGE PROGRAM PLAN

September 29, 2023

Chris Spencer, Director  
Office of Policy and Budget  
Executive Office of the Governor  
1702 Capitol  
Tallahassee, Florida 32399-0001

J. Eric Pridgeon, Staff Director  
House Appropriations Committee  
221 Capitol  
Tallahassee, Florida 32399-1300

Tim Sadberry, Staff Director  
Senate Committee on Appropriations  
201 Capitol  
Tallahassee, FL 32399-1300

Dear Directors:

Pursuant to Chapter 216, Florida Statutes, our Long Range Program Plan (LRPP) for the Public Service Commission is submitted in the format prescribed in the budget instructions. The information provided electronically and contained herein is a true and accurate presentation of our mission, goals, objectives and measures for the Fiscal Year 2024-25 through Fiscal Year 2028-29. The internet website address that provides the link to the LRPP located on the Florida Fiscal Portal is <http://www.floridapsc.com/Publications/Reports>. This submission has been approved by Braulio L. Baez, Executive Director.

Sincerely,

A handwritten signature in blue ink, appearing to read "Braulio L. Baez".

Braulio L. Baez  
Executive Director

BLB:mav

# FLORIDA PUBLIC SERVICE COMMISSION



## LONG RANGE PROGRAM PLAN FY 2024-25 through 2028-29

SEPTEMBER 29, 2023

# **AGENCY MISSION**

**Facilitate The Efficient Provision of  
Safe and Reliable Utility Services at  
Fair Prices**

**Public Service Commission  
Long Range Program Plan FY 2024-25 through 2028-29  
Goals and Objectives  
in Priority Order**

**GOAL #1:** Ensure that the Florida utilities provide reliable service to customers.

**OBJECTIVE 1A:** Ensure adequate planning of electric utility infrastructure to meet customer needs.

**OUTCOME 1A-1:** Percent of generation reserve margin for Florida electric utilities compared to industry standard. (Electric)

FY 2012-13 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
26.5%	≥15%	≥15%	≥15%	≥15%	≥15%

**OUTCOME 1A-2:** Percent of Gas and Class A & B Water and Wastewater companies that annually prepare planning documents for infrastructure needs and expected capital expenditures.

FY 2015-16 Baseline(Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
81.6%	80%	80%	80%	80%	80%

**OBJECTIVE 1B:** Ensure adequate operation and maintenance of utility infrastructure to meet customer needs.

**OUTCOME 1B:** Number of outage-related customer complaints. (Electric, Gas, Water & Wastewater)

FY 2012-13 Baseline(Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
417 (electric)	≤500	≤500	≤500	≤500	≤500
0 (gas)	≤10	≤10	≤10	≤10	≤10
43 (water)	≤50	≤50	≤50	≤50	≤50

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**GOAL #2:** Ensure the provision of safe electric and natural gas utility services to customers in the State of Florida.

**OBJECTIVE 2A:** Ensure compliance with safety standards for electric utilities.

**OUTCOME 2A:** Number of electric-related injuries or fatalities resulting from utility rule violations.

FY 2011-12 Baseline	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
0	0	0	0	0	0

**OBJECTIVE 2B:** Ensure compliance with safety standards for natural gas utilities.

**OUTCOME 2B:** Number of gas-related injuries or fatalities resulting from utility rule violations.

FY 2011-2012 Baseline	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
0	0	0	0	0	0

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**GOAL #3:** Ensure that the regulatory process results in fair and reasonable rates while offering rate-base-regulated utilities an opportunity to earn a fair return on their investments.

**OBJECTIVE 3A:** Establish rates and charges which are fair and reasonable for all customers.

**OUTCOME 3A:** Percent increase in annual utility bill for average residential usage compared to inflation as measured by the Consumer Price Index plus 1%: Electric, Gas, and Water/Wastewater industries.

FY 2000-01 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
CPI 3.4% FL 1.84%	CPI + 1	CPI + 1	CPI + 1	CPI + 1	CPI + 1

**OBJECTIVE 3B:** Ensure that Commission-established returns on equity are commensurate with the level of risk associated with similar investments.

**OUTCOME 3B:** Average allowed return on equity (ROE) in Florida compared to average ROE in U.S.

FY 2000-01 Baseline (Electric)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
USA 12.2 FL 11.38	USA +/- 1	USA +/- 1	USA +/- 1	USA +/- 1	USA +/- 1

FY 2000-01 Baseline (Gas)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
USA 11.6 FL 11.31	USA +/- 1	USA +/- 1	USA +/- 1	USA +/- 1	USA +/- 1

FY 2000-01 Baseline (W&W)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
USA 11.2 FL 9.69	USA +/- 1	USA +/- 1	USA +/- 1	USA +/- 1	USA +/- 1

**OBJECTIVE 3C:** Ensure that achieved returns on equity do not exceed authorized returns.

**OUTCOME 3C:** Percent of utilities achieving within range or over range of last authorized ROE.

FY 2000-01 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
E 67% / 33%	100% / 0%	100% / 0%	100% / 0%	100% / 0%	100% / 0%
G 25% / 0%	29% / 0%	29% / 0%	29% / 0%	29% / 0%	29% / 0%
W 10% / 5%	10% / 5%	10% / 5%	10% / 5%	10% / 5%	10% / 5%

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**GOAL #4:** Encourage and facilitate responsible use of resources and technology in the provision and consumption of utility services.

**OBJECTIVE 4A:** Inform customers regarding options to use energy and water more efficiently.

**OUTCOME 4A:** Number of events attended by the PSC for the purpose of promoting energy and water conservation.

FY 2012-2013 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
30	30	30	30	30	30

**OBJECTIVE 4B:** Ensure the continued use of water conservation rates and rate structures.

**OUTCOME 4B:** Percent of jurisdictional water companies utilizing water conservation rates and/or structures.

FY 2012-13 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
40%	40%	40%	40%	40%	40%

**OBJECTIVE 4C:** Ensure electric utilities are implementing Commission-approved energy efficiency programs.

**OUTCOME 4C:** Percent of utility energy efficiency programs evaluated annually for program effectiveness.

FY 2012-13 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
100%	100%	100%	100%	100%	100%

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**GOAL #5:** Expedite resolution of disputes between customers and utilities.

**OBJECTIVE 5A:** Provide timely and quality assistance to customers regarding utility complaints and inquiries.

**OUTCOME 5A-1:** Percent of consumer complaints closed in 60 days

FY 2012-2013 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
90%	85%	85%	85%	85%	85%

**OUTCOME 5A-2:** Percent of consumer complaints closed through the informal resolution process, without a Commission hearing.

FY 2012-2013 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
99%	90%	90%	90%	90%	90%

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**GOAL #6:** Identify and address barriers that impede competitive telecommunications markets from being fair and efficient.

**OBJECTIVE 6A:** Monitor the telecommunications market and provide the appropriate regulatory review and oversight.

**OUTCOME 6A-1:** Percent of interconnection agreements processed within 100 days.

FY 2012-2013 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
100%	95%	95%	95%	95%	95%

**OUTCOME 6A-2:** Number of proceedings which evaluate or resolve wholesale telecommunications competitive issues.

FY 2012-2013 Baseline (Actual)	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
410	120	120	120	120	120

# TRENDS AND CONDITIONS STATEMENT

The Florida Public Service Commission (FPSC or Commission) is committed to making sure that Florida's consumers receive essential services — electric, natural gas, water, and wastewater — in a safe, affordable, and reliable manner. At the same time, the FPSC balances consumer needs with the opportunity for utilities and their stockholders to earn a fair rate of return on their capital investments. In doing so, the FPSC exercises regulatory authority over utilities in one or more of three key areas: rate base/economic regulation, competitive market oversight, and monitoring of safety, reliability, and service.

## ***FPSC Responsibilities***

### **Scope of Authority**

The FPSC regulates the retail rates and service territories of investor-owned electric utilities, gas utilities, and water and wastewater utilities. The regulation of utilities is commonly referred to as rate base or rate-of-return regulation, which includes rate setting responsibility, earnings oversight, quality of service, and consumer complaints. A characteristic unique to Florida's water and wastewater industry is that counties have the option to elect to regulate the investor-owned water and wastewater companies in their county pursuant to Chapter 367, Florida Statutes, or transfer jurisdiction to the FPSC. Currently 38 of 67 counties cede regulatory authority to the FPSC.

For telecommunications companies, the Commission has jurisdiction over company-to-company matters, such as disputes over interconnection agreements, along with numbering issues such as determining the appropriate form of area code relief when telephone numbers exhaust within an area code. The Commission also provides oversight for the Lifeline program for low-income customers, established under the federal Universal Service Program, and Telephone Relay Services for the deaf, hard of hearing, and speech impaired. The FPSC has oversight over pay phone services as well.

The FPSC's jurisdiction over municipal electric utilities and rural electric cooperatives is limited to rate structure, safety, and territorial boundaries. Rate structure refers to the classification system used in justifying differing rates between various customer classes. In order to assure an adequate and reliable supply of electricity in Florida, the FPSC has jurisdiction over the generation and bulk transmission planning of all electric utilities. The Commission is responsible for reviewing electric utility Ten-Year Site Plans and determining the need for major new power plant and transmission line additions under the Florida Power Plant and Transmission Line Siting Acts. Finally, the FPSC also has authority to set conservation goals for Florida's investor-owned electric utilities, the two largest municipal electric utilities, and the largest investor-owned natural gas utility.

The FPSC also ensures compliance with gas safety rules and regulations for municipally-owned natural gas utilities, special gas districts, investor-owned gas utilities, intrastate

gas pipelines, and private master meters.

### **Statutory Authority**

The FPSC's authority for its activity is contained in the following Florida Statutes:

- Chapter 120, Rulemaking
- Chapter 186, Planning and Development (10-Year Site Plans)
- Chapter 350, Organization, Powers and Duties
- Chapter 364, Telecommunications
- Chapter 366, Electric Utilities
- Chapter 367, Water and Wastewater Systems
- Chapter 368, Gas Transmission and Distribution Facilities
- Chapter 403, Power Plant, and Transmission Line Siting and Intrastate Natural Gas Pipeline Siting
- Chapter 427, Special Transportation and Communications Services

Rules adopted by the FPSC to implement the above laws are contained in Chapter 25, Florida Administrative Code (F.A.C.). The FPSC also exercises quasi-judicial responsibilities to conduct evidentiary hearings regarding cost and quality of regulated services, hear complaints, and issue written orders.

To meet its statutory responsibilities, the FPSC has established the following six primary goals:

1. Ensure that Florida utilities provide reliable service to customers.
2. Ensure the provision of safe electric and natural gas service to customers in the State of Florida.
3. Ensure that the regulatory process results in fair and reasonable rates for consumers while offering rate-base-regulated utilities an opportunity to earn a fair return on their investments.
4. Encourage and facilitate responsible use of resources and technology in the provision and consumption of services.
5. Expedite resolution of disputes between consumers and utilities.
6. Identify and address barriers that impede competitive telecommunications markets from being fair and efficient.

## **AGENCY PRIORITIES**

As discussed previously, the FPSC's authority extends over three major utility industries: energy (electricity and natural gas), water and wastewater and telecommunications. Each industry has unique characteristics and each has significant issues that will require regulatory actions by the FPSC over the next five years. The agency's priorities are based on legislative directives and economic and environmental factors affecting provision of utility services within the state.

### **Electricity Priorities**

Florida's electric utilities are required by law to furnish adequate, reliable electricity service at a reasonable cost to each customer. Meeting customer demand in a time of rising costs and uncertain economic conditions represents a significant challenge. The Florida Legislature has stressed, through a series of legislative initiatives, the importance of diversifying fuels used for electric power generation. These initiatives include enhancing contract provisions for the purchase of renewable energy by investor-owned utilities (IOUs), encouraging customer ownership of renewable energy resources, placing additional emphasis on energy efficiency and conservation, and establishing regulatory treatment for costs associated with nuclear construction.

Since the late 1990s, utilities across the nation, including those in Florida, selected natural gas-fired generation as the predominant source of new capacity. The deregulation of natural gas as a generation fuel source, combined with improvements in the efficiency of combined cycle gas turbine technology, provided a cost-effective alternative to consider for additions to the generation fleet. The use of natural gas for electricity production in Florida increased from 19.3 percent in 1995 to 69.5 percent in 2022. Natural gas usage is expected to remain at that level.

Fuel diversity will continue to be a critical issue for the FPSC as it monitors potential carbon regulations, the risk of fuel price variability, changes in the capital cost of generating units, and the expansion and integration of solar energy resources.

### **Renewable Generation**

Another priority of the FPSC is to increase the use of cost-effective renewable energy. Currently there are approximately 7,584 megawatts (MW) of renewable generation resources in Florida from non-utility and utility-owned renewable generating facilities. The majority, approximately 6,085 MW, are solar, biomass, or municipal solid waste (MSW). Over the next 10 years, the utilities project an increase of approximately 15,894 MW of new renewable facilities. All of the projected capacity additions are solar facilities.

The Commission has approved cost recovery for approximately 2,500 MW of solar facilities for Florida Power & Light Company (FPL), Duke Energy Florida (DEF), and Tampa Electric Company (TECO) under Solar Base Rate Adjustment (SoBRA)

mechanisms included in each company's respective 2016 and 2017 rate case settlement agreements. During 2021, the Commission approved rate case settlement agreements that included both SoBRAs and Generation Base Rate Adjustment (GBRA) mechanisms for additional solar generation. The FPL rate case settlement included a SoBRA mechanism for up to 1,788 MW. The TECO rate case settlement featured two GBRA mechanisms that include an additional 373.5 MW of solar facilities.

The Florida Legislature, in 2008, placed emphasis on customer-owned renewable energy as well as supply-side or grid-tied renewables. All electric utilities were directed to offer customers standard interconnection agreements and net metering for renewable energy generation. This policy ensures a simplified, expedited process for interconnecting a renewable system to the utility. Net metering is a billing function that allows customers to receive credit for excess energy from renewable systems. Customer-owned renewable energy systems increased in 2022 to 1,780 MW, up from a capacity of 2.4 MW in 2006. The majority of customer-owned renewable facilities installed are small solar photovoltaic (PV) systems.

On December 2, 2021, the FPSC approved FPL's Solar Power Facilities pilot program as part of the FPL rate case settlement. The program allows commercial and industrial customers on a metered rate to elect to have FPL install and maintain a solar facility on their site for a monthly tariff charge. All project costs will be recovered from participants of this pilot.

The Commission has also approved numerous voluntary programs that allow customers to participate in utility solar projects. These include several programs where customers can pay for a portion of the solar facility and receive credits based off of the solar facility, including FPL's SolarTogether program with a total of 3,278 MW and DEF's Clean Energy Connection program, with 750 MW. The FPSC's approval of the Clean Energy Connection program was under appeal but has been remanded back to the FPSC by the Supreme Court. On September 8, 2022, the FPSC voted to issue a revised order explaining its reasoning and conclusions. TECO offers a similar program, the Shared Solar Tariff, in which customers pay a fixed tariff charge for solar energy instead of the normal fuel charge. On May 31, 2023, TECO requested modifications to the Shared Solar Tariff, including a reduction in the charge and expansion of available capacity. The Commission will address these modifications in a future proceeding.

Over the next five years, the FPSC will continue to enforce existing renewable policies and explore additional policies to benefit Florida's consumers. The FPSC will monitor the utilities' efforts to interconnect and net meter customer-owned renewables under the FPSC's rule. The FPSC will also review IOUs' standardized contracts to purchase renewable capacity and energy. Finally, the FPSC will monitor the impact of evolving federal and state energy policies on the development of renewables in Florida and provide technical information to assist legislators in the formulation of renewable energy policy.

## **Energy Conservation**

In November 2019, the FPSC established annual numeric demand-side management (DSM) goals for all seven Florida Energy Efficiency and Conservation Act (FEECA) electric utilities for the period of 2020 through 2024. The Commission found it in the public interest to continue with the goals established by the prior FEECA goalsetting proceeding in 2014. The DSM goals were established for residential and commercial/industrial customers in three categories: summer peak demand; winter peak demand, and annual energy consumption. Pursuant to FEECA, goals are set every five years, with the next review set to occur by 2024.

Each FEECA electric utility was required to submit a proposed DSM Plan designed to meet the goals established in the most recent FEECA Goal Setting Proceeding within 90 days of the final order establishing the goals. The Commission reviewed and approved the DSM Plans proposed by each of the FEECA Utilities.

In 2023, the FPSC approved a revision of Rule 25-17.0021, F.A.C., Goals for Electric Utilities. The revised Rule specifies that DSM goals are based on potential DSM programs, and requires each FEECA Utility to submit at least two scenarios to the Commission for review.

## **Rate Cases**

### *Duke Energy Florida, LLC.*

The Commission most recently approved new base rates for DEF on June 4, 2021, by approving its proposed 2021 Settlement Agreement (Settlement Agreement). The Settlement Agreement was signed and executed by DEF, Office of Public Counsel, and major customer groups, including Florida Industrial Power Users Group, White Springs Agricultural Chemicals, Inc. d/b/a PCS Phosphate, and Nucor Steel Florida, Inc.

The Settlement Agreement provides DEF with multi-year increases to base rates from 2022 through 2024, which total \$195.378 million. The Settlement Agreement contained provisions authorizing three new EV programs and provisions to allow adjustments to base rates if Tax Reform is enacted during the term, among other matters.

### *Florida Power & Light Company and Gulf Power Company*

On March 12, 2021, FPL filed a request for annual base rate increases of \$1.108 billion, effective January 1, 2022, and \$607 million, effective January 1, 2023, as well as solar base rate adjustments of \$140 million in both 2024 and 2025. FPL requested a return on equity (ROE) of 11.50 percent, which included a 50-basis point performance incentive adder. As part of its petition, FPL sought approval for uniform rates for the FPL and Gulf customers. The request included a five-year transition adder applied to the former Gulf customers.

A technical hearing on FPL's request was scheduled for August 16-27. On August 10, 2021, FPL, the Office of Public Counsel (OPC), Florida Retail Federation (FRF), Florida Industrial Power Users Group (FIPUG), and Southern Alliance for Clean Energy (SACE) filed a Joint Motion for Approval of Stipulation and Settlement Agreement (2021 Settlement).

As filed, the 2021 Settlement provided for: 1) a 2022 revenue increase of \$692 million; 2) a 2023 revenue increase of \$560 million; 3) 2024 and 2025 SoBRA revenue increases; 4) uniform rates for all customers throughout the former FPL and Gulf service areas; 5) an ROE midpoint of 10.60 percent with a range of 9.70 to 11.70 percent; 6) a 20-basis point trigger mechanism in the event of a specified rise in the 30-year US Treasury bond interest rate; 7) an adjustment for any federal or state income tax reform; 8) continuance of FPL's Asset Optimization Program with certain modifications; 9) cost recovery for storm damage caused by named storms; and 10) numerous EV and Other Programs and/or Pilots. The 2021 Agreement prohibits FPL from engaging in new natural gas financial hedging contracts.

The final hearing on FPL's base rate increase petition, as well as the 2021 Settlement, was held on September 20, 2021. At the October 26, 2021 Special Agenda, the Commission approved the 2021 Settlement. The 2021 Settlement is in effect from January 1, 2022, through December 31, 2026, or when FPL's base rates are next reset in a general base rate proceeding. FPL may unilaterally extend the term of the 2021 Settlement by one additional year. On December 27, 2021 and January 3, 2022, two non-signatories to the Settlement filed written notices of appeal with the Florida Supreme Court. The two appeals were consolidated on March 1, 2022. Oral arguments were heard by the Court on February 8, 2023. The Court has not yet ruled on the appeal.

### *Florida Public Utilities Company*

On August 7, 2019, Florida Public Utilities Company (FPUC) filed a petition to establish regulatory assets for expenses incurred during restoration for Hurricane Michael (Docket No. 20190155-EI) and also filed a petition for a limited proceeding to recover incremental storm restoration costs, capital costs, revenue reduction for permanently lost customers, and regulatory assets related to Hurricane Michael (Docket No. 20190156-EI.)

On August 31, 2020, FPUC and OPC filed a Joint Motion for Approval of Stipulation and Settlement, addressing all matters contained in FPUC's outstanding dockets. The key terms of the Settlement Agreement include the establishment of two regulatory assets for portions of the costs FPUC incurred due to system restoration activities following Hurricanes Michael and Dorian. The amount of the first regulatory asset is approximately \$6.8 million, to be recovered over 10 years by an increase to base rates. The amount of the second regulatory asset is approximately \$45.8 million, to be recovered over 5 years through a surcharge. Further, FPUC would be permitted to recover an additional \$2.2

million in annual revenue associated with new plant investment, by an increase to base rates beginning November 1, 2020.

A final hearing was held on September 21, 2020. At the conclusion of the hearing, the Parties waived briefs and the Commission, by a bench vote, approved the Settlement Agreement.

### *Tampa Electric Company*

On April 9, 2021, Tampa Electric Company (TECO) filed a request for a base rate increase of \$295 million effective January 1, 2022, as well as generating base rate adjustments of \$102 million for 2023 and \$25.6 million for 2024. TECO requested a return on equity (ROE) of 10.75 percent. In late December 2020, TECO also filed its depreciation and dismantlement studies. On April 22, 2021, the Commission consolidated the rate case docket with the depreciation docket. On August 6, 2021, TECO filed a Motion to Suspend Procedural Schedule and Approve 2021 Stipulation and Settlement (2021 Settlement) that had been signed by all parties to the consolidated dockets. The terms of the 2021 Settlement included a \$123 million increase beginning January 2022, a \$90 million GBRA effective in January 2023, and a \$21 million GBRA effective in January 2024. In addition, the 2021 Settlement contains a new mechanism (the Clean Energy Transition Mechanism) designed to allow recovery of costs of the undepreciated net book value of specific major assets recently retired or projected to be retired through 2023, representing an annual recovery amount of \$69 million. TECO's Settlement ROE is 9.95 percent (midpoint), with a range of 9.00 percent to 11.00 percent, and subject to a trigger mechanism allowing a one-time 25 basis-point increase in the event of a threshold increase in the interest rate on the 30 year U.S. Treasury Bond. The depreciation rates filed as part of the 2021 Settlement became effective January 2022, and remain in effect until no earlier than the end of the term of the Settlement (December 31, 2024).

The Commission held a hearing on the 2021 Settlement on October 21, 2021, and approved the Settlement in a bench decision. On July 1, 2022, TECO filed its petition to activate the Settlement's ROE trigger mechanism based on increases witnessed in the interest rate on 30 year U.S. Treasury Bonds. The petition was approved post hearing in a bench decision on August 16, 2022, thereby allowing a \$10 million increase in base rates.

### **Alternative Cost Recovery**

In 2006, the Legislature established an alternative cost recovery mechanism to encourage the construction of new nuclear generating facilities in Florida. FPL has utilized the alternative cost recovery provisions of Section 366.93, F.S., to increase generating capacity at existing nuclear facilities by 522 MW. In addition, FPL obtained a Combined Operating License from the Nuclear Regulatory Commission in 2018 for two new generating units to be located at the Turkey Point Generating Station.

## **Storm Restoration Cost Recovery**

Florida IOUs under the Commission's jurisdiction have incurred restoration costs related to damage caused by named tropical storms. Utilities must file petitions with the Commission to get approval to recover these costs, at which time the costs are audited and analyzed to determine the appropriate amount of costs prudently incurred by the utility.

During 2022, the dockets opened to address storm costs related to Hurricane Sally and Tropical Storm Zeta for Gulf were combined with the docket opened to address final storm restoration costs from Hurricanes Isaias and Eta for FPL. The Commission held a hearing in July 2022, to address the combined dockets. In November 2022, the Commission approved storm surcharges for Gulf's incurred costs for Hurricane Sally and Tropical Zeta, as well the costs FPL recovered through base O&M expense for Hurricanes Isaias and Eta.

In the first quarter of 2023, the Commission approved interim storm restoration recovery charges for FPL, TECO, and DEF to recover costs associated with named storms and to replenish each utility's storm reserve fund. The Commission granted FPL preliminary approval for the recovery of \$1.5 billion in interim storm restoration recovery for costs associated with Hurricanes Ian and Nicole, as well as the remaining costs from Hurricanes Michael, Sally, and Zeta. The Commission granted TECO preliminary approval for the recovery of \$131.0 million in interim storm restoration recovery for costs associated with Hurricanes Dorian, Elsa, Ian, Nicole, and Tropical Storms Alberto, Nestor, and Eta. The Commission granted DEF preliminary approval for the recovery of \$442.1 million in interim storm restoration recovery for costs associated with Hurricanes Elsa, Eta, Ian, Isaias, and Nicole, and Tropical Storm Fred. The interim surcharges are subject to refund, with interest, pending further review once the total actual storm restoration costs are filed. The Companies are expected to file the actual costs in the fourth quarter of 2023.

## **Storm Protection Plan and Storm Protection Plan Cost Recovery Clause**

In 2019, the Legislature enacted Section 366.96, F.S., which requires each electric public utility to file ten-year Storm Protection Plans (SPP) for Commission approval every three years. The SPPs are intended to strengthen electric infrastructure in order to reduce outage times and restoration costs associated with extreme weather events, and to enhance reliability. Section 366.96(7), F.S., establishes the Storm Protection Plan Cost Recovery Clause (SPPCRC), which allows utilities to annually recover the prudently incurred costs of implementing their SPPs.

Rule 25-6.030, F.A.C., requires each utility to file an updated SPP, at least every three years, which covers the utility's immediate ten-year planning period. Rule 25-6.031, F.A.C., provides that after a utility has filed its SPP, it may petition the Commission for recovery of implementation costs through the SPPCRC. In April 2022, DEF, FPL, and TECO each filed updated SPPs for Commission approval. The initial SPPs were filed in

2020 and approved through individual settlement agreements. Additionally, FPUC filed its first SPP for Commission approval in April 2022. The Commission held a technical hearing on August 2-4, 2022, to address all four dockets. On October 4, 2022, the Commission voted to approve the plans with modifications. The utilities filed their modified SPPs on November 14 and 15, 2022, as required. However, the Commission's Orders approving the plans with modifications were appealed. The Florida Supreme Court's decision on this matter is forthcoming. All four IOUs have filed petitions to recover implementation costs through the SPPCRC after receiving Commission approval of their respective SPP. The Commission is scheduled to make a final decision on each IOU's SPPCRC petition by the end of the year.

## **Natural Gas Priorities**

### *Natural Gas Bare Steel and Cast Iron Pipe Replacement*

In August 2012, the FPSC approved cast iron/bare steel pipe replacement programs for three natural gas utilities: TECO Peoples Gas System (PGS), Florida Public Utilities, and the Florida Division of Chesapeake Utilities (Central Florida Gas). Gas utilities have been urged by the Pipeline Hazardous Materials and Safety Administration, which acts through the Office of Pipeline Safety within the U.S. Department of Transportation, to replace these older facilities as a safety measure. Cast iron pipe is subject to “graphitization” or graphitic softening and bare steel is subject to corrosion. Both hazards can lead to structural failure and the release of gas. Although not subject to FPSC rate regulation, Pensacola Energy also began replacing pipe subject to the aforementioned hazards.

Under the described pipeline replacement programs, these utilities will replace more than 1,470 miles of cast iron and bare steel pipe. As shown in the table below, more than 1,100 miles of the subject pipe has been replaced since 2012.

**Pipeline Replacement Program**

Company Name	Total Miles of Bare Steel (BS) Pipe Needing Replacement as of September 2012	Total Miles of Cast Iron Pipe (CIP) Needing Replacement as of September 2012	Total Remaining BS Mileage (as of 12/31/22)	Total Remaining CIP Mileage (as of 12/31/22)	Total Mileage Replaced (as of 12/31/22)
Chesapeake Utilities *(Central Florida Gas)	152	0	0	0	152
Pensacola Energy	469	88	326	0	231
Florida Public Utilities	197	1	0	0	198
TECO Peoples Gas	411	156	15	1	551
<b>TOTALS</b>	<b>1,229</b>	<b>245</b>	<b>341</b>	<b>1</b>	<b>1,132</b>

\*Chesapeake Utilities is the parent company of Central Florida Gas.

For 2023, the monthly bill impacts associated with the approved cast iron/bare steel pipe replacement programs, for a residential customer who uses 20 therms per month, is \$0.62 for PGS customers, \$0.43 for Florida Public Utilities customers, and \$0.39 for customers of Central Florida Gas.

### *Peoples Gas System Rate Case*

On April 4, 2023, PGS filed a request for an annual base rate increase of \$139.3 million. Of that amount, the Company requested to transfer into rate base its \$11.7 million current investment in a Commission approved Cast Iron/Bare Steel replacement program, which is recovered through a separate surcharge on customers' bills. The remaining \$127.6 million, according to PGS, is necessary for the utility to earn its requested ROE of 11.00 percent. PGS referenced several factors as reasons for the rate increase, including customer growth, a request to incur and recover economic development expenses, a state tax rate increase, an Advanced Metering Infrastructure pilot, and a request to increase its Annual Storm Accrual. The Commission scheduled a technical hearing for August 29 - September 1, 2023, to address PGS's petition.

### *Florida City Gas Rate Case*

On May 31, 2022, Florida City Gas (FCG) filed a petition seeking the Commission's approval of a rate increase and associated depreciation rates. FCG requested an increase of \$29.0 million in additional annual revenues. Of that amount, \$5.7 million is associated with the reclassification of FCG's Safety, Access, and Facility Enhancement (SAFE) program revenues from surcharge to base rates, and \$3.8 million is related to the revenue requirements for the previously approved Liquefied Natural Gas (LNG) Facility. FCG's petition stated that the remaining \$19.4 million is necessary for the Company to earn a fair rate of return on its investment and to adopt its requested reserve surplus amortization mechanism (RSAM). FCG did not request interim rate relief in this proceeding.

The Commission held virtual (September 14-15, 2022) and in-person (September 20-21, 2022) service hearings, as well as a technical hearing on December 12-16, 2022. A Special Commission Conference was held on March 2, 2023, to address FCG's petition and the subsequent Rates Agenda was held on April 25, 2023. The Commission's Final Order for this docket was issued June 9, 2023, which granted an increase of \$23.0 million to FCG's annual revenues. Of that amount, \$14.1 million is associated with the transfer of SAFE investments and the LNG Facility. Additionally, the Commission also approved FCG's requested RSAM along with its Reserve Surplus of \$25.0 million.

On June 23, 2023, OPC filed a Motion for Reconsideration of the Commission's Final Order and requested oral argument. FCG responded to OPC's motion and also requested oral argument on June 30, 2023. In addition, OPC filed an Administrative Appeal with the Supreme Court of Florida on July 7, 2023. OPC is opposed to the Commission's approval of FCG's RSAM and associated RSAM-adjusted depreciation parameters. These matters are still pending before both the Commission and Florida Supreme Court.

### *Florida Public Utilities Company Rate Case*

On May 24, 2022, Florida Public Utilities Company, Florida Division of Chesapeake Utilities Corporation, Florida Public Utilities Company-Fort Meade, and Florida Public

Utilities Company-Indiantown Division (collectively FPUC or Company) filed a petition seeking Commission approval to increase rates and charges and to consolidate the four natural gas utilities into one utility operating under the name Florida Public Utilities Company.

In its petition, the Company requested an increase of \$43.8 million in additional annual revenues. Of that amount, \$19.8 million is associated with moving the Company's current investment in the Commission-approved Gas Reliability Infrastructure Program (GRIP), which is being recovered through a separate surcharge on customers' bills, into base rates. The remaining \$24 million, according to FPUC, is necessary for the Company to earn a fair return on its investment and a requested return on equity of 11.25 percent. The Company based its request on a 13-month average rate base of \$454.9 million for the projected test year January through December 2023. The requested overall rate of return is 6.43 percent. The Company also requested an interim rate increase of \$7.13 million. By Order No. PSC-2022-0308-PCO-GU, issued August 19, 2022, the Commission approved interim rates. OPC and FIPUG intervened in this proceeding.

The Company stated that the key drivers for the proposed rate increase are: capital investments to expand service, technology and safety investments, increased insurance premiums, and an increase in cost of materials and labor as a result of high inflation. As part of the petition, the Company filed a new 2023 depreciation study, a cost recovery environmental surcharge, revisions to its Area Expansion Program (AEP), and consolidated rate structures. An administrative hearing was held from October 25 through 26, 2022, at which the Commission approved several stipulated issues. Special Agenda Conferences were held on January 24 and February 21, 2023, to address the litigated issues. At the January 24, 2023 Special Agenda Conference, the Commission approved an increase to operating revenues of \$36.9 million. Of that amount, \$19.8 million was associated with moving into base rates the Company's current investment in the Commission-approved Gas Reliability Infrastructure Program (GRIP), which was being recovered through a separate surcharge on customers' bills. Additionally, a ten-year Environmental Cost Recovery Surcharge to recover environmental remediation costs related to FPUC and Chesapeake's three former manufactured gas plant sites in West Palm Beach, Key West, and Winter Haven was approved. At the February 21, 2023 Special Commission Conference, the Commission approved the customer charges and per therm distribution charges effective March 1, 2023.

### **Water & Wastewater Priorities**

The water and wastewater industry faces unique challenges in the areas of quality of service, aging infrastructure, environmental compliance costs, rate relief requests, and reuse of reclaimed water. Compared with other utility industries, water and wastewater utilities generally have smaller customer bases over which to spread increased costs. Lacking significant economies of scale, the effects of increased costs may be greater for customers of a water and wastewater utility than for those of other utilities. The Commission's role is to balance the goals of financial viability for the utility with the quality of service at reasonable rates for customers.

In all rate proceedings, the Commission considers the extent to which a water utility provides service that meets secondary water standards established by the Department of Environmental Protection. Another consideration involves setting water rates that send accurate price signals to customers to encourage efficient use of this critical resource.

As a result of legislation passed in 2016, the Commission adopted rules addressing the filing requirements for a water or a wastewater utility to create a reserve fund for repair or replacement of infrastructure that is nearing the end of its useful life or is detrimental to the quality or reliability of service. In addition, the Commission included language in the rule to allow disbursements from the reserve fund for certain emergency repairs under specific circumstances so that the utilities' access to the funds could be considered in limited emergency situations. Assuming that a utility has implemented a reserve fund, and there are funds available, the rule provides an exception for the use of reserve funds for emergency repairs to infrastructure directly related to the provision of water and/or wastewater service.

To provide for less costly regulation through lower rate case expense and reduction in staff labor, in 2020, the Commission amended Rule 25-30.457, F.A.C., Limited Alternative Rate Increase. This rule, initially adopted in 2005, provides an alternative to the Staff Assisted Rate Case procedure for water and/or wastewater utilities. The purpose of the rule is to allow small utilities to obtain a limited amount of rate relief more quickly than would occur in rate cases filed under Rule 25-30.455, Staff Assistance in Rate Cases, or Rule 25-30.456, Staff Assistance in Alternative Rate Setting, thus resulting in less costly regulation through lower rate case expense and reduction in Commission staff labor. The rule was amended in 2020, to identify information to be included in the utility's request, including the reason the rate increase is necessary. The rule modification eliminated the requirement that the increase in rates be collected subject to refund but added a provision that the utility would be subject to an earnings review following the implementation of the rate increase. The rule is applicable to water and wastewater utilities whose total gross annual operating revenues are \$335,000 or less.

Further, in the 2022-2023 fiscal year, the Commission initiated rule making to address acquisition adjustments. Acquisition adjustments occur when a utility is purchased at a price above or below net book value and the Commission approves an amount other than net book value for ratemaking purposes. Workshops were held on February 1, 2023 and April 13, 2023. The rule development process is ongoing and is expected to be completed by year end 2023.

During the fiscal year 2022-2023, the FPSC processed nine petitions for rate relief. One petition was a file and suspend case, two petitions were limited alternative rate increases, and six petitions were staff-assisted rate cases. The Commission is currently processing one staff-assisted rate case and three file and suspend rate case.

## **Telecommunications Priorities**

In 1995, the Florida Legislature recognized the potential benefits of introducing competition for telecommunications services and enacted legislation to open local telecommunications markets to service providers other than the incumbent local exchange companies (ILECs). The following year, the United States Congress enacted the Telecommunications Act of 1996 making local competition a national objective. The emergence of technologies such as wireless and Voice over Internet Protocol (VoIP) has created an increasingly competitive market for telecommunications services. The Legislature amended Florida's law again in 2011, deregulating retail services and interexchange companies, in addition to other measures intended to increase competition.

The FPSC will continue promoting competitive markets by resolving disputes between companies, facilitating company-to-company interconnection (arbitrations, contract interpretations, complaints, etc.), and monitoring evolving telecommunications technology. Also, the FPSC will continue to address Lifeline and Telephone Relay Service and monitor related federal matters that may impact Florida carriers and consumers.

### *Lifeline*

The federal Lifeline program provides a credit of up to \$9.25 per month to subscribers' bills to make telephone and broadband service affordable to eligible low-income customers. Lifeline is one of the programs funded by the federal Universal Service Fund (USF). Telecommunication carriers are required to contribute to the USF based on their interstate and international revenues. Carriers pass that expense to their customers through a line item on bills.

In 2019, the FCC began to transition Lifeline support to standalone broadband services or bundled voice and broadband services. These services continue to receive \$9.25 in support per month; however, support for voice-only service is being phased out. Currently, the credit for voice-only service is \$5.25. Starting on December 1, 2024, support for voice-only service will be phased out completely.

### *Florida Relay*

Pursuant to the Telecommunications Access Services Act of 1991 (TASA), the FPSC is responsible for establishing, implementing, promoting, and overseeing the administration of a statewide telecommunications access system to provide telecommunications relay services to people who are hearing or speech impaired and those who communicate with them. As part of its TASA responsibility, the FPSC oversees Florida Telecommunications Relay, Inc., a not-for-profit corporation that fulfills certain TASA requirements by providing for the distribution of specialized telecommunications equipment and for outreach in the most cost-effective manner.

### *Numbering Resources*

In February 2022, the North American Numbering Plan Administrator (NANPA) filed a notice with the FPSC identifying the expected exhaust of numbers for the 904 area code. The industry recommendation filed by NANPA advocated overlaying a new area code in the existing 904 area. Although an area code overlay allows all consumers to keep their existing phone numbers, it also requires ten-digit dialing for all calls. The Commission approved NANPA's plan to implement an overlay. The new area code, 324, will be activated in February 2024.

### *Pole Attachments and Inspections*

On June 29, 2021, the Florida Legislature amended Section 366.04, F.S., granting the FPSC jurisdiction to regulate pole attachments in Florida, along with safety requirements for certain poles owned by communications services providers. Section 366.04(8), F.S., requires the FPSC to hear and resolve complaints concerning rates, charges, terms, conditions, voluntary agreements, or any denial of access regarding attachments to joint-use poles owned by either a public utility or a communications services provider. The FCC has jurisdiction over pole attachments unless a state certifies that it regulates pole attachments, through what is known as reverse preemption. The FPSC adopted a procedural rule, Rule 25-18.010, F.A.C., on May 20, 2022, and it became effective on June 8, 2022. The rule addresses procedures for filing and responding to pole attachment complaints, as well as deadlines for final FPSC action on such complaints. On June 13, 2022, the FCC acknowledged that the FPSC now regulates pole attachments in Florida.

Section 366.04(9), F.S., requires the FPSC to regulate the safety, vegetation management, repair, replacement, maintenance, relocation, emergency response, and storm restoration requirements for poles owned by communications services providers that have electrical facilities attached. The FPSC adopted Rule 25-18.020, F.A.C. on April 12, 2022, and it became effective on May 1, 2022. The rule addresses mandatory pole inspections, including repair or replacement, vegetation management requirements, and monetary penalties for failure to comply with the rule.

### *Monitoring Federal Regulations*

The telecommunications network has undergone significant technological change since 1995. While Time Division Multiplexing (TDM) was once the dominant telecommunications technology, it has now been replaced by Internet Protocol (IP)-based architecture on a widespread basis. AT&T, Frontier, and CenturyLink have all indicated they will be converting from TDM to IP. The estimated time to convert varies by company and ranges from four to ten years. The FCC has issued orders requiring certain safeguards that must be followed in an IP environment. The FPSC will continue to be involved with the regulatory issues surrounding the IP transition, including the appropriate level of state and federal regulation and wholesale interconnection requirements.

## **Conclusion**

Safe, reliable and affordable utility services are critical to promoting a positive business and social environment for Florida's residents. Measures of our success focus on ratemaking, customer protection, conservation, safety, and competitive market oversight. The FPSC's primary responsibility is to ensure that customers of regulated utility companies receive safe and reliable service at fair and reasonable rates. At the same time, the FPSC is required by law to ensure that rate base regulated companies are afforded an opportunity to earn a fair return on their investment in property dedicated to providing utility service. With Florida's dynamic energy climate, the targets are ever changing, and this task is more complex than ever before.

**FLORIDA PUBLIC SERVICE  
COMMISSION**

**LRPP EXHIBIT II**

**PERFORMANCE MEASURES  
AND  
STANDARDS**

## LRPP Exhibit II - Performance Measures and Standards

Department: Florida Public Service Commission	Department No.: 61000000
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Program: Utilities Regulation/Consumer Assistance	Code: 1205.00.00.00
Service/Budget Entity: Utility Regulation	Code: 61030100

**NOTE: Approved primary service outcomes must be listed first.**

	Approved Performance Measures for FY 2023-24	Approved Prior Year Standard FY 2022-23	Prior Year Actual FY 2022-23	Approved Standards for FY 2023-24	Requested FY 2024-25 Standard
1	Percent of annual utility increases for average residential usage compared to inflation as measured by the Consumer Price Index (CPI): composite	CPI + 1	16.15%	CPI + 1	CPI + 1
2	Percent of utilities achieving within range and over range of last authorized ROE: Electric	100% / 0%	75% / 0%	100% / 0%	100% / 0%
3	Percent of utilities achieving within range and over range of last authorized ROE: Gas	29% / 0%	13% / 0%	29% / 0%	29% / 0%
4	Percent of utilities achieving within range and over range of last authorized ROE: Water/Wastewater	10% / 5%	10% / 5%	10% / 5%	10% / 5%
5	Proceedings to Evaluate or Resolve Wholesale Telecommunications Competitive Issues	120	138	120	120
6	Percent of generation reserve margin for Florida electric utilities compared to industry standard. (Electric)	≥15%	24.4%	≥15%	≥15%
7	Percent of Gas and Class A&B Water and Wastewater companies that annually prepare planning documents for infrastructure needs and expected capital expenditures	80%	88%	80%	80%
8	Number of outage related customer complaints. (Electric)	≤500	341	≤500	≤500
9	Number of outage related customer complaints. (Gas)	≤10	2	≤10	≤10

10	Number of outage related customer complaints. (Water & Wastewater)	≤50	8	≤50	≤50
11	Number of electric-related injuries or fatalities resulting from utility rule violations	0	0	0	0
12	Number of gas-related injuries or fatalities resulting from utility rule violations	0	0	0	0
13	Average allowed return on equity (ROE) in Florida compared to average ROE in the USA: Electric	USA +/- 1	10.58%	USA +/- 1	USA +/- 1
14	Average allowed return on equity (ROE) in Florida compared to average ROE in the USA: Gas	USA +/- 1	10.11%	USA +/- 1	USA +/- 1
15	Average allowed return on equity (ROE) in Florida compared to average ROE in the USA: Water & Wastewater	USA +/- 1	9.83%	USA +/- 1	USA +/- 1
16	Number of events attended by the PSC for the purpose of promoting energy and water conservation	30	48	30	30
17	Percent of jurisdictional water companies utilizing water conservation rates and/or structures	40%	53%	40%	40%
18	Percent of utility energy efficiency programs evaluated annually for program effectiveness	100%	100%	100%	100%
19	Percent of consumer complaints closed in 60 days	85%	88.41%	85%	85%
20	Percent of consumer complaints closed through the informal resolution process, without a Commission hearing	90%	100%	90%	90%
21	Percent of interconnection agreements processed within 100 days	95%	95%	95%	95%

**FLORIDA PUBLIC SERVICE  
COMMISSION**

**LRPP EXHIBIT III**

**PERFORMANCE MEASURES  
ASSESSMENT**

## LRPP Exhibit III: PERFORMANCE MEASURE ASSESSMENT

**Department:** Florida Public Service Commission  
**Program:** Utility Regulation / Consumer Assistance  
**Service/Budget Entity:** Utility Regulation  
**Measure: #1 – Percent of annual utility increase for average residential usage compared to inflation as measured by the Consumer Price Index (CPI): composite**

**Action:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Performance Assessment of <u>Outcome</u> Measure | <input type="checkbox"/> Revision of Measure |
| <input type="checkbox"/> Performance Assessment of <u>Output</u> Measure             | <input type="checkbox"/> Deletion of Measure |
| <input type="checkbox"/> Adjustment of GAA Performance Standards                     |  |

Approved Standard	Actual Performance Results	Difference (Over/Under)	Percentage Difference
(CPI + 1) + 9.00%	16.15%	7.15%	79.44%

**Factors Accounting for the Difference:**

**Internal Factors** (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Personnel Factors           | <input type="checkbox"/> Staff Capacity              |
| <input type="checkbox"/> Competing Priorities        | <input type="checkbox"/> Level of Training           |
| <input type="checkbox"/> Previous Estimate Incorrect | <input checked="" type="checkbox"/> Other (Identify) |

**Explanation:**

Internal agency actions were driven by external factors. See explanation below.

**External Factors** (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Resources Unavailable                               | <input type="checkbox"/> Technological Problems      |
| <input type="checkbox"/> Legal/Legislative Change                            | <input type="checkbox"/> Natural Disaster            |
| <input type="checkbox"/> Target Population Change                            | <input checked="" type="checkbox"/> Other (Identify) |
| <input type="checkbox"/> This Program/Service Cannot Fix the Problem         |  |
| <input type="checkbox"/> Current Laws Are Working Against the Agency Mission |  |

**Explanation:**

Increases in utility bills during the 2022-2023 reporting period were primarily due to increases in base rates and fuel cost recovery factors for three of the four investor-owned electric utilities. The base rate increases were approved by the Commission pursuant to settlement agreements that were executed by affected parties and presented to the Commission during the course of the rate case proceedings. Utilities in Florida primarily rely on natural gas to fuel power plants. Throughout 2022, natural gas prices increased and fluctuated due to global and domestic factors, resulting in increased fuel cost recovery factors. These factors have affected both the electric and natural gas industries. Furthermore, water and wastewater bills increased as well, but to a smaller degree than the electric and natural gas industries.

**Management Efforts to Address Differences/Problems** (check all that apply):

Training

Technology

Personnel

Other (Identify)

**Recommendations:**

No changes are recommended at this time. Utilities' rates will continue to be reviewed through the Commission's ratemaking process and actions are undertaken, when appropriate, to ensure fair, just, and reasonable rates.

*Office of Policy and Budget – June 2023*

## LRPP Exhibit III: PERFORMANCE MEASURE ASSESSMENT

**Department:** Florida Public Service Commission  
**Program:** Utility Regulation / Consumer Assistance  
**Service/Budget Entity:** Utility Regulation  
**Measure:** Measure No. 2 – Percent of Utilities Achieving Within Range and Over Range of Last Authorized ROR: Electric

**Action:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Performance Assessment of <u>Outcome</u> Measure | <input type="checkbox"/> Revision of Measure |
| <input type="checkbox"/> Performance Assessment of <u>Output</u> Measure             | <input type="checkbox"/> Deletion of Measure |
| <input type="checkbox"/> Adjustment of GAA Performance Standards                     |  |

Approved Standard	Actual Performance Results	Difference (Over/Under)	Percentage Difference
100%/0%	75%/0%	25%/0%	25%/0%

**Factors Accounting for the Difference:**

**Internal Factors** (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Personnel Factors           | <input type="checkbox"/> Staff Capacity    |
| <input type="checkbox"/> Competing Priorities        | <input type="checkbox"/> Level of Training |
| <input type="checkbox"/> Previous Estimate Incorrect | <input type="checkbox"/> Other (Identify)  |

**Explanation:**

**External Factors** (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Resources Unavailable                               | <input type="checkbox"/> Technological Problems      |
| <input type="checkbox"/> Legal/Legislative Change                            | <input type="checkbox"/> Natural Disaster            |
| <input type="checkbox"/> Target Population Change                            | <input checked="" type="checkbox"/> Other (Identify) |
| <input type="checkbox"/> This Program/Service Cannot Fix the Problem         |  |
| <input type="checkbox"/> Current Laws Are Working Against the Agency Mission |  |

**Explanation:** Of the five electric utilities, one utility, FPUC, earned below its authorized range. FPUC recently completed a rate case and it is expected FPUC will earn its allowed return in the near future.

**Management Efforts to Address Differences/Problems** (check all that apply):

- |                                    |   |
|------------------------------------|---|
| <input type="checkbox"/> Training  | <input type="checkbox"/> Technology       |
| <input type="checkbox"/> Personnel | <input type="checkbox"/> Other (Identify) |

**Recommendations:**

*Office of Policy and Budget – July 2022*

## LRPP Exhibit III: PERFORMANCE MEASURE ASSESSMENT

**Department:** Florida Public Service Commission  
**Program:** Utility Regulation / Consumer Assistance  
**Service/Budget Entity:** Utility Regulation  
**Measure:** Measure No. 3– Percent of Utilities Achieving Within Range and Over Range of Last Authorized ROR: Gas

**Action:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Performance Assessment of <u>Outcome</u> Measure | <input type="checkbox"/> Revision of Measure |
| <input type="checkbox"/> Performance Assessment of <u>Output</u> Measure             | <input type="checkbox"/> Deletion of Measure |
| <input type="checkbox"/> Adjustment of GAA Performance Standards                     |  |

Approved Standard	Actual Performance Results	Difference (Over/Under)	Percentage Difference
29%/0%	13%/0%	16%/3%	55%/0%

**Factors Accounting for the Difference:**

**Internal Factors** (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Personnel Factors           | <input type="checkbox"/> Staff Capacity    |
| <input type="checkbox"/> Competing Priorities        | <input type="checkbox"/> Level of Training |
| <input type="checkbox"/> Previous Estimate Incorrect | <input type="checkbox"/> Other (Identify)  |

**Explanation:**

**External Factors** (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Resources Unavailable                               | <input type="checkbox"/> Technological Problems      |
| <input type="checkbox"/> Legal/Legislative Change                            | <input type="checkbox"/> Natural Disaster            |
| <input type="checkbox"/> Target Population Change                            | <input checked="" type="checkbox"/> Other (Identify) |
| <input type="checkbox"/> This Program/Service Cannot Fix the Problem         |  |
| <input type="checkbox"/> Current Laws Are Working Against the Agency Mission |  |

**Explanation:** Of the eight gas utilities under Commission jurisdiction, one utility earned within its authorized range, and seven earned below their authorized ranges. No utility was in an over earnings position. Utilities are responsible for filing petitions for rate increases to address under earnings. Of the seven gas utilities under earning, five recently have had or currently have rate proceedings pending before the Commission. Consequently, it is expected these five gas utilities will be earning within their allowed earnings ranges in the near future.

**Management Efforts to Address Differences/Problems** (check all that apply):

- |                                    |   |
|------------------------------------|---|
| <input type="checkbox"/> Training  | <input type="checkbox"/> Technology       |
| <input type="checkbox"/> Personnel | <input type="checkbox"/> Other (Identify) |

**Recommendations:**

*Office of Policy and Budget – July 2022*

**FLORIDA PUBLIC SERVICE  
COMMISSION**

**LRPP EXHIBIT IV**

**PERFORMANCE MEASURE VALIDITY  
AND RELIABILITY**

## LRPP EXHIBIT IV: Performance Measure Validity and Reliability

**Department:** Florida Public Service Commission

**Program:** Utility Regulation/Electric Safety

**Service/Budget Entity:** Utility Regulation/Safety

**Measure:** 11-Number of electric-related injuries or fatalities resulting from utility rule violations.

**Action** (check one):

- Requesting revision to approved performance measure.
- Change in data sources or measurement methodologies.
- Requesting new measure.
- Backup for performance measure.

**Data Sources and Methodology:** Currently, data for this measure is gathered from utility incident reports and Commission staff files. Using this information, Commission staff determines the appropriate output for this measure.

Commission staff requests that the subject measure be changed to "Number of inspections performed"

The output of the requested measure considers the total number of electric safety inspections performed which is dependent on the number of work orders submitted by electric utilities.

**Validity:** Inspections are the primary tool by which the Commission evaluates the safety related regulatory compliance for electric utility construction. Therefore, it is Commission staff's view that the requested measure provides a valid assessment of the Commission's efforts to meet its goal of ensuring the provision of safe electric utility service to customers.

**Reliability:** The total number of electric inspections performed can be impacted by a number of variables outside of the control of Commission staff. Recognizing this variability, it is recommended that the initial baseline be based on the average of the previous three years (4,360). On an annual basis, considering the baseline of 4,360 inspections, the requested measure and data should provide a consistent and replicable assessment of the Commission's efforts to ensure the provision of safe electric utility service to customers.

## LRPP EXHIBIT IV: Performance Measure Validity and Reliability

**Department:** Florida Public Service Commission

**Program:** Utility Regulation/Gas Safety

**Service/Budget Entity:** Utility Regulation/Safety

**Measure:** 12-Number of gas-related injuries or fatalities resulting from utility rule violations.

**Action** (check one):

- Requesting revision to approved performance measure.
- Change in data sources or measurement methodologies.
- Requesting new measure.
- Backup for performance measure.

**Data Sources and Methodology:** Currently, data for this measure is gathered from utility incident reports and Commission staff files. Using this information, Commission staff determines the appropriate output for this measure.

Commission staff requests that the subject measure be changed to "Percentage of natural gas systems inspected."

The output of the requested measure considers the total number of natural gas systems in the state and the percentage of those systems that are inspected within a calendar year.

**Validity:** Annual inspections are the primary tool by which the Commission evaluates the safety related regulatory compliance for natural gas operators. Therefore, it is Commission staff's view that the requested measure provides a valid assessment of the Commission's efforts to meet its goal of ensuring the provision of safe natural gas utility service to customers.

**Reliability:** Commission staff strives to inspect all systems annually. Therefore, the initial baseline should be 100 percent. On an annual basis, considering the baseline of 100 percent, the requested measure and data should provide a consistent and replicable assessment of the Commission's efforts to ensure the provision of safe natural gas utility service to customers.

*Office of Policy and Budget – July 2022*

**FLORIDA PUBLIC SERVICE  
COMMISSION**

**LRPP EXHIBIT V**

**ASSOCIATED ACTIVITIES  
CONTRIBUTING TO PERFORMANCE  
MEASURES**

**LRPP Exhibit V: Identification of Associated Activity Contributing to Performance Measures**

Measure Number	Approved Performance Measures for FY 2023-24		Associated Activities Title
1	Percentage of annual utility increases for average residential usage compared to inflation as measured by the Consumer Price Index (CPI): Composite		Ratemaking
2	Percent of utilities achieving within range and over range of last authorized ROE: Electric		Ratemaking
3	Percent of utilities achieving within range and over range of last authorized ROE: Gas		Ratemaking
4	Percent of utilities achieving within range and over range of last authorized ROE: Water & Wastewater		Ratemaking
5	Proceedings to Evaluate or Resolve Wholesale Telecommunications Competitive Issues		Competitive Market Oversight
6	Percent of generation reserve margin for Florida electric utilities compared to industry standard. (Electric)		Reliability
7	Percent of Gas and Class A&B Water and Wastewater companies that annually prepare planning documents for infrastructure needs and expected capital expenditures.		Reliability
8	Number of outage related customer complaints. (Electric)		Reliability
9	Number of outage related customer complaints. (Gas)		Reliability
10	Number of outage related customer complaints. (Water & Wastewater)		Reliability
11	Number of electric-related injuries or fatalities resulting from utility rule violations.		Safety Oversight
	<b>Proposed New Measure:</b> Number of inspections performed.		Safety Oversight

12	Number of gas-related injuries or fatalities resulting from utility rule violations.		Safety Oversight
	<b>Proposed New Measure:</b> Number of natural gas systems inspected.		Safety Oversight
13	Average allowed return on equity (ROE) in Florida compared to average ROE in the USA: Electric		Ratemaking
14	Average allowed return on equity (ROE) in Florida compared to average ROE in the USA: Gas		Ratemaking
15	Average allowed return on equity (ROE) in Florida compared to average ROE in the USA: Water & Wastewater		Ratemaking
16	Number of events attended by the PSC for the purpose of promoting energy and water conservation.		Conservation
17	Percent of jurisdictional water companies utilizing water conservation rates and/or structures.		Conservation
18	Percent of utility energy efficiency programs evaluated annually for program effectiveness.		Conservation
19	Percent of consumer complaints closed in 60 days.		Consumer Protection and Assistance
20	Percent of consumer complaints closed through the informal resolution process, without a Commission hearing.		Consumer Protection and Assistance
21	Percent of interconnection agreements processed within 100 days		Competitive Market Oversight

Office of Policy and Budget – July 2023

**FLORIDA PUBLIC SERVICE  
COMMISSION**

**LRPP EXHIBIT VI**

**AGENCY-LEVEL UNIT  
COST SUMMARY**



NUCSSP03 LAS/PBS SYSTEM  
BUDGET PERIOD: 2014-2025  
STATE OF FLORIDA

SP 09/07/2023 09:43  
SCHED XI: AGENCY-LEVEL UNIT COST SUMMARY  
AUDIT REPORT PUBLIC SERVICE COMMISSION

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SECTION III - PASS THROUGH ACTIVITY ISSUE CODES SELECTED:

TRANSFER-STATE AGENCIES ACTIVITY ISSUE CODES SELECTED:

1-8:

AID TO LOCAL GOVERNMENTS ACTIVITY ISSUE CODES SELECTED:

1-8:

-----  
AUDIT #1: THE FOLLOWING STATEWIDE ACTIVITIES (ACT0010 THROUGH ACT0490) HAVE AN OUTPUT STANDARD  
(RECORD TYPE 5) AND SHOULD NOT:

\*\*\* NO ACTIVITIES FOUND \*\*\*

-----  
AUDIT #2: THE FCO ACTIVITY (ACT0210) CONTAINS EXPENDITURES IN AN OPERATING CATEGORY AND SHOULD NOT:  
(NOTE: THIS ACTIVITY IS ROLLED INTO EXECUTIVE DIRECTION, ADMINISTRATIVE SUPPORT AND INFORMATION  
TECHNOLOGY)

\*\*\* NO OPERATING CATEGORIES FOUND \*\*\*

-----  
AUDIT #3: THE ACTIVITIES LISTED IN AUDIT #3 DO NOT HAVE AN ASSOCIATED OUTPUT STANDARD. IN ADDITION, THE  
ACTIVITIES WERE NOT IDENTIFIED AS A TRANSFER-STATE AGENCIES, AS AID TO LOCAL GOVERNMENTS, OR A PAYMENT OF  
PENSIONS, BENEFITS AND CLAIMS (ACT0430). ACTIVITIES LISTED HERE SHOULD REPRESENT TRANSFERS/PASS THROUGH  
THAT ARE NOT REPRESENTED BY THOSE ABOVE OR ADMINISTRATIVE COSTS THAT ARE UNIQUE TO THE AGENCY AND  
ARE NOT APPROPRIATE TO BE ALLOCATED TO ALL OTHER ACTIVITIES.

\*\*\* NO ACTIVITIES FOUND \*\*\*

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AUDIT #4: TOTALS FROM SECTION I AND SECTIONS II + III:

\*\*\* NO DISCREPANCIES FOUND \*\*\*

# Glossary

## Terms and Acronyms

**Alternative Cost Recovery** – Any recovery mechanism that is different from the base rates mechanism is alternative cost recovery. For example, utilities are permitted to annually recover certain expenses associated with construction of new nuclear generating facilities through the Capacity Cost Recovery Clause during the development of the project.

**Base Rate** – The per unit rate (e.g., per kWh for an electric utility or per therm for a gas distribution utility) charge to customers.

**Baseline Data** – Indicators of a state agency’s current performance level, pursuant to guidelines established by the Executive Office of the Governor in consultation with legislative appropriations and appropriate substantive committees.

**Demand-Side Management** – Energy users voluntarily lowering energy demand, thereby reducing the amount of energy that must be generated.

**ETC – Eligible Telecommunications Carrier.** A telephone company that has been designated eligible by a state public utility commission or the Federal Communications Commission to receive financial support for providing basic telephone services to qualified households and for high-cost telephone service.

**FEECA** – Florida Energy Efficiency and Conservation Act.

**FEECA Utilities** – Duke Energy Florida, LLC (DEF), Florida Power and Light Company (FPL), Florida Public Utilities Company (FPUC), Gulf Power Company (Gulf), Tampa Electric Company (TECO), Jacksonville Electric Authority (JEA) and Orlando Utilities Commission (OUC).

**FPSC** – Florida Public Service Commission.

**F.S.** – Florida Statutes.

**IOU** – Investor-Owned Utility.

**kWh** – Kilowatt hour.

**KW** – Kilowatt, or 1000 watts.

**MW** – Megawatt. A megawatt is the equivalent of 1000 kilowatts.

**North American Numbering Plan (NANP)** – NANP is a telephone numbering system originally developed by American Telephone and Telegraph (AT&T) in 1947 to make long distance direct dialing easier for customers. Each telephone number consists of ten digits: an area code and a seven digit local number.

**NRC** – Nuclear Regulatory Commission.

**Rate Base** – The value of utility assets, less depreciation, upon which a utility earns a rate of return.

**Reliability** – The extent to which the measuring procedure yields the same results on repeated trials, and data are complete and sufficiently error-free for the intended use.

**Renewable Energy** – Energy from a source that is not depleted when used, such as wind or solar power.

**Standard** – The level of performance to an outcome or output.

**Validity** – The appropriateness of the measuring instrument in relation to the purpose for which it is being used.

**Voice over Internet Protocol (VoIP)** – A technology that transmits a telephone call over a data network such as the public internet.

**Watt** – A unit of power.