

AGENDA

HOMOSASSA SPECIAL WATER DISTRICT
Regular Meeting
October 18, 2010

Commissioner Diann G. Schultz, Chairman
Commissioner Dennis Seibert, Vice Chairman Commissioner Rodney MacRae, Sec/Treas
Commissioner Robert Jeeves Commissioner James Bitter
David Purnell, Superintendent, HSWD Denise Lyn, HSWD Attorney

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based, (Section 286.0105, Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the Homosassa Special Water District Office, 7922 W. Grover Cleveland Blvd., Homosassa, FL 34448 or P.O. Box 195, Homosassa, FL 34487, (352) 628-3740, at least two (2) days before the meeting. If you are hearing or speech impaired, call 1-800-955-8771.

- 1) Additions, Deletions, Corrections of Regular Meeting Minutes of September 20, 2010
Additions, Deletions, Corrections of Final Budget Hearing of September 20, 2010**

2) Public Input

- #### A) Bob O'Connell (Meter & Backflow Charges for empty property)

3) Attorney Report

- A) Stonebrook Mobile Home Park (Update)
 - B) Tradewinds Easement Update
 - C) Inter Local Agreements with Citrus County
 - D) Alternative Investment methods for District other than CD's
 - E) Budgeting Late Fee's

4) Umbrella Insurance Policy (See Staff Report)

- #### **A) Report on Sovereign Immunity (Attorney Lyn)**

5) MTBE Litigation

- #### **A) Litigation Totals Received**

6) 2009-2010 Budget

- ## A) September Budget Report

7) Staff Report

- A) Banking Information**
- B) C.D. Renewal Information**
- C) Customer Deposits**
- D) Restitution Payment Schedule**
- E) Procedure updates**

8) Superintendent's Report

9) Reports to the Board

- A) Shut off list (Attached)**
- B) Number of Past Dues Mailed (Attached)**
- C) Overtime Report (Attached)**
- D) Adjustment Report (Attached)**

10) Board Comments

11) Pay Bills/Adjournment

Homosassa Special Water District

REGULAR MEETING

October 18, 2010

A regular meeting of the Board of Commissioners of the Homosassa Special Water District was held on Monday, October 18, 2010 at the Water District office located at 7922 W. Grover Cleveland Blvd., Homosassa, FL.

Present were:

Commissioner Schultz	Denise Lyn, HSWD Attorney
Commissioner Seibert	David Purnell (Superintendent)
Commissioner Jeeves	Teresa Olds (HSWD Staff)
Commissioner Bitter	Alvie Baker (HSWD Staff)
Commissioner MacRae	George McDonald (Engineer)
	Bob O'Connell (Customer)

Commissioner Schultz called the meeting to order at 3:00 p.m.

1) Additions, Corrections, Deletions of the Minutes of the Regular Meeting of September 20, 2010.

Commissioner MacRae made a motion to approve the Minutes of the Regular Meeting of September 20, 2010. Commissioner Jeeves seconded. Vote yes. Motion carried.

Additions, Corrections, Deletions of the Minutes of the Final Budget Hearing of September 20, 2010.

Commissioner Jeeves made a motion to approve the Minutes of the Final Budget Hearing of September 20, 2010. Commissioner MacRae seconded. Vote yes. Motion carried.

3) Attorney Report:

A) Stonebrook Mobile Home Park (Update)

Discussion.

Attorney Lyn has the official signed contract. Now that the contract has been signed the District has 45 days to have a Public Hearing to discuss the contract and the District's purchase of the water system. Representatives of American Land Lease along with their legal counsel will be present at the Public Hearing to answer any questions the residents may have for them.

The Public Hearing will be scheduled for Monday, November 15, 2010, at 5:01 P.M. time certain.

The District will advertise the Hearing as follows:

1. The District will put the notice on their website.
2. The District will also notify Stonebrook's Home Owners Association and ask them to post a notice in the Park.
3. The District will send a letter to notify the customer's serviced by the water system that live outside of the Park.
4. The District will put a legal notice in the local newspaper.
5. The District will put the Information on October's water bill for current customer's that the Hearing will be on November's Agenda.

Put on Agenda for November.

2) Public Input:

A) Bob O'Connell (Meter & Backflow Charges for empty property)

Bob O'Connell explained to the Board that he has a vacant piece of property in the District with a meter and a backflow. He said he pays \$9.50 a month for his meter and backflow and requested that the Board waive the monthly fee since there is no water usage.

Discussion.

The Board stated that it is the District policy that the customer is charged unless the meter is removed. If the meter is removed and the customer wants the meter installed at a later date it will be a \$600.00 fee.

Discussion.

3) Attorney Report:

B) Tradewinds Easement Update

Discussion.

Attorney Lyn drafted an agreement and easement for Tradewinds. Attorney Lyn will be getting the as builts for Superintendent Purnell.

Discussion.

Commissioner MacRae made a motion to go forward with the draft agreement after Attorney Lyn makes the changes. Commissioner Jeeves seconded. Commissioner MacRae, Seibert, Schultz, and Jeeves Vote yes. Commissioner Bitter Vote no. Motion carried.

Put on Agenda for November.

C) Inter Local Agreements with Citrus County

Nothing new at this time.

Put on Agenda for November.

E) Budgeting Late Fee's

Discussion.

Attorney Lyn stated that the District has to Budget all items that they anticipate receiving money for, therefore the late fees should be budgeted.

D) Alternative Investment methods for District other than CD's

Discussion.

4) Umbrella Insurance Policy (See Staff Report)

A) Report on Sovereign Immunity (Attorney Lyn)

Attorney Lyn stated she does not do any personal injury law.

Discussion.

The limits are \$100,000 per individual and \$200,000 maximum accident or occurrence. As of October 1, 2011 the limits go up to \$200,000 per individual and \$300,000 maximum accident or occurrence.

Attorney Lyn said the Legislation can waive Sovereign Immunity.

Put Insurance Policy Issue on November Agenda.

5) MTBE Litigation (See Staff Report)

A) Litigation Totals Received

Discussion.

6) 2009-2010 Budget (on file)

A) September Budget Report

Discussion.

Commissioner Schultz requested that on the Budget Report change the initials RP to Backflow.

7) Staff Report (on file)

3-B Board approved letter to be sent to Mr. Peebles.

A) Banking Information

Discussion.

B) C.D. Renewal Information

Discussion.

The Board directed staff to contact the Special Districts and Florida Rural Water Association for information on options to invest.

Put on November Agenda Options to Invest.

C) Customer Deposits

Discussion.

D) Restitution Payment Schedule

Discussion.

E) Procedure updates

Discussion.

8) Superintendent's Report (on file)

Put on November Agenda. System Model – In Progress.

8-2 Well Protection

Attorney Lyn to draft a letter to Mr. & Mrs. La Fleur regarding the property by the well site and present it to the Board at the November Meeting.

Put on November Agenda.

Commissioner Jeeves made a motion to authorize the engineering cost for the Riverhaven Tank Project. Commissioner Seibert seconded for discussion. Discussion. Vote yes. Motion carried.

8-6 Stonebrook Project

Superintendent Purnell will have pictures and maps at the November Meeting.

8-7 Elevated Tank

The Board stated that when George McDonald does the specifications to make sure the District logo has the same font but larger size lettering and greater contrast.

9) Old Items – Reports to the Board

- A) Shut off List (on file)
- B) Number of Past Dues Mailed (on file)
- C) Overtime Report (on file)
- D) Adjustment Report (on file)

10) Board Comments

11) Pay Bills/Adjournment

Commissioner MacRae made a motion to pay bills and adjourn the meeting. Commissioner Seibert seconded. Vote yes. Motion carried.

11/03/10
09:59:25HOMOSASSA SPECIAL WATER DISTRICT
Check Register for 101050-Cash In Bank Operating Superior
For the Accounting Period: 9/10Page: 1 of 2
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period	Claim	
						Claim #	Amount
11678	S	277 A.B.C. SOD	60.00	09/20/10	9/10	CL 7299	60.00
11679	S	27 BRIGHT HOUSE NETWORK	62.96	09/20/10	9/10	CL 7296	62.96
11680	S	150 CENTURYLINK	397.49	09/20/10	9/10	CL 7291	260.39
						CL 7292	137.10
11681	S	67 EASY WHEELS	11.78	09/20/10	9/10	CL 7300	11.78
11682	S	98 HOMOSASSA TIRE	63.00	09/20/10	9/10	CL 7298	63.00
11683	S	293 REDRICK TRUCKING, INC.	630.00	09/20/10	9/10	CL 7295	630.00
11684	S	211 RING POWER CORPORATION	725.88	09/20/10	9/10	CL 7294	725.88
11685	S	159 SUNSTATE METER & SUPPLY	860.79	09/20/10	9/10	CL 7293	860.79
11686	S	234 SUNTRUST LOAN PAYMENT	20578.75	09/20/10	9/10	CL 7297	20578.75
11687	S	291 ARAMARK REFRESHMENT SERVICES	67.00	09/22/10	9/10	CL 7307	67.00
11688	S	27 BRIGHT HOUSE NETWORK	124.04	09/22/10	9/10	CL 7308	124.04
11689	S	304 CENTRAL FLORIDA CONTROLS, LLC	101.79	09/22/10	9/10	CL 7309	101.79
11690	S	39 CITRUS PUBLISHING	109.28	09/22/10	9/10	CL 7310	109.28
11691	S	226 DEPARTMENT OF STATE	10.00	09/22/10	_____	CL 7312	10.00
11692	S	211 RING POWER CORPORATION	1479.20	09/22/10	9/10	CL 7311	1479.20
11693	S	171 WALMART COMMUNITY	398.56	09/22/10	9/10	CL 7301	6.65
						CL 7302	247.75
						CL 7303	54.87
						CL 7304	18.00
						CL 7305	37.37
						CL 7306	33.92
11694	S	226 DEPARTMENT OF STATE	10.00	09/22/10	_____	CL 7313	10.00
11697 *	S	122 NEXTEL COMMUNICATIONS	754.55	09/27/10	_____	CL 7316	754.55
11698	S	159 SUNSTATE METER & SUPPLY	4391.33	09/27/10	9/10	CL 7324	3342.18
						CL 7325	1049.15
11699	S	157 SUNTRUST BANKCARD, N A	415.33	09/27/10	_____	CL 7191	103.03
						CL 7206	64.80
						CL 7317	19.98
						CL 7318	5.54
						CL 7319	11.08
						CL 7320	2.92

11/03/10
09:59:25

HOMOSASSA SPECIAL WATER DISTRICT
Check Register for 101050-Cash In Bank Operating Superior
For the Accounting Period: 9/10

Page: 2 of 2
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period	Claim #	Claim Amount
					Redeemed		
11699	S	157 SUNTRUST BANKCARD, N A	415.33	09/27/10		CL 7321	27.99
						CL 7322	
						CL 7323	179.99
11700	S	216 TAYLOR RENTAL	27.03	09/27/10		CL 7315	27.03
11701	S	168 UTILITY SERVICE CO, INC	3900.00	09/27/10		CL 7314	3900.00
11702	S	999999 BRANDI LEWIS	29.90	09/28/10		CL 7350	29.90
11703	S	999999 GEORGE OR RUTHANN RENSHAW	4.50	09/28/10		CL 7351	4.50
11704	S	100 HOMOSASSA SPECIAL WATER	1120.00	09/28/10	9/10	CL 7344	1120.00
11705	S	999999 LAURA COOK	67.50	09/28/10		CL 7346	67.50
11706	S	999999 MARIAN LAW	21.00	09/28/10		CL 7345	21.00
11707	S	999999 RYAN MATTINGLY	39.00	09/28/10		CL 7353	39.00
11708	S	999999 SHELDON HALL	24.50	09/28/10		CL 7352	24.50
11709	S	999999 STEFANIE YOUNG	32.50	09/28/10		CL 7347	32.50
11710	S	999999 TERI FANGMAN	20.15	09/28/10		CL 7348	20.15
11711	S	999999 WENDY BUSTIN	29.90	09/28/10		CL 7349	29.90
Total for Claim Checks				36567.71			
Count for Claim Checks				32			
# of Checks:	32	Total:	36567.71				

11/03/10
10:00:00

HOMOSASSA SPECIAL WATER DISTRICT
Check Register for 101050-Cash In Bank Operating Superior
For the Accounting Period: 10/10

Page: 1 of 2
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Claim Checks

Check #	Type	Vendor #/Name	Period			Claim #	Claim Amount
			Check	Amount	Date Issued		
11712	M	110 LINDA M. COOPER		300.00	10/01/10	_____	CL 7354 300.00
11713	S	262 SF TECHNOLOGIES, LLC		461.01	10/05/10	_____	CL 7388 461.01
11714	S	19 AMERICAN WATER WORKS ASSOCIATION		295.00	10/05/10	_____	CL 7389 295.00
11715	S	150 CENTURYLINK		256.75	10/05/10	_____	CL 7364 130.00 CL 7369 41.97 CL 7370 38.18 CL 7371 46.60
11716	S	29 CITRUS COUNTY BOCC		198.23	10/05/10	_____	CL 7377 198.23
11717	S	57 DEPT OF COMMUNITY AFFAIRS		175.00	10/05/10	_____	CL 7368 175.00
11718	S	78 FASD		1875.00	10/05/10	_____	CL 7378 1875.00
11719	S	77 FLORIDA MUNICIPAL		14096.00	10/05/10	_____	CL 7379 14096.00
11720	S	183 GEOFFREY GREENE, C.F.A.		2066.38	10/05/10	_____	CL 7380 2066.38
11721	S	96 HOME DEPOT CREDIT SERVICES		436.51	10/05/10	_____	CL 7331 77.42 CL 7338 71.19 CL 7339 47.20 CL 7340 240.70
11722	S	100 HOMOSASSA SPECIAL WATER		83.70	10/05/10	_____	CL 7367 83.70
11723	S	274 IN TOUCH COMMUNICATIONS		95.00	10/05/10	_____	CL 7372 95.00
11724	S	107 KANE'S ACE HARDWARE		404.32	10/05/10	_____	CL 7267 58.03 CL 7268 23.96 CL 7269 28.94 CL 7330 143.16 CL 7333 14.47 CL 7341 47.75 CL 7342 53.96 CL 7390 34.05
11725	S	127 PACK N POST		8.34	10/05/10	_____	CL 7359 CL 7360 CL 7361 8.34
11726	S	132 PROGRESS ENERGY FLORIDA		10.31	10/05/10	_____	CL 7366 10.31
11727	S	322 STATE OF FLORIDA DISBURSEMENT UNIT		500.00	10/05/10	_____	CL 7358 500.00

11/03/10
10:00:00

HOMOSASSA SPECIAL WATER DISTRICT
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Claim Checks

Check #	Type	Vendor #/Name	Period			Claim #	Claim Amount
			Check	Amount	Date Issued		
11728	S	159 SUNSTATE METER & SUPPLY		352.71	10/05/10		CL 7362 85.44
						CL 7375 267.27	
11729	S	167 USA BLUEBOOK		922.06	10/05/10		CL 7374 179.37
						CL 7391 742.69	
11730	S	170 VERMEER SOUTHEAST		4500.00	10/05/10		CL 7363 4500.00
11731	S	179 W R E C		2457.89	10/05/10		CL 7365 111.93
						CL 7373 2345.96	
11732	S	173 WASTE MGMT OF CENTRAL FL		98.51	10/05/10		CL 7376 98.51
11733	S	307 NATURE COAST WEB DESIGN & MARKETING, INC		150.00	10/05/10		CL 7393 150.00
11734	S	246 SCOTT ANTLEY		11.99	10/05/10		CL 7394 11.99
11735	S	159 SUNSTATE METER & SUPPLY		280.09	10/05/10		CL 7392 280.09
11738 *	S	1 A-1 ALARM SYSTEMS		100.00	10/11/10		CL 7401 100.00
11739	S	262 SF TECHNOLOGIES, LLC		2500.00	10/11/10		CL 7395 2500.00
11740	S	23 BLUE CROSS/BLUE SHIELD OF FLORIDA		9278.57	10/11/10		CL 7404 9278.57
11741	S	27 BRIGHT HOUSE NETWORK		109.95	10/11/10		CL 7396 109.95
11742	S	248 BUCK & BUCK		235.95	10/11/10		CL 7400 235.95
11743	S	182 DENISE A LYN, P.A.		864.50	10/11/10		CL 7399 864.50
11744	S	132 PROGRESS ENERGY FLORIDA		16.27	10/11/10		CL 7397 16.27
11745	S	156 SUNSHINE STATE ONE CALL		66.20	10/11/10		CL 7403 66.20
11746	S	296 TRANSMONTAIGNE PRODUCT SERVICES, INC		2544.77	10/11/10		CL 7406 2544.77
11747	S	167 USA BLUEBOOK		41.96	10/11/10		CL 7398 41.96
11748	S	170 VERMEER SOUTHEAST		4717.20	10/11/10		CL 7402 4717.20
11749	S	170 VERMEER SOUTHEAST		38330.00	10/11/10		CL 7405 38330.00
11750	S	191 TERESA OLDS		119.83	10/12/10		CL 7418 119.83

Total for Claim Checks 88960.00
Count for Claim Checks 37

of Checks: 37 Total: 88960.00

MTBE Litigation
Breakdown of Money Received

Date	Amount of Check	Date Deposited
May-10	10640	5/10/2010
Aug-10	121505.01	8/18/2010
Aug-10	18494.99	8/25/2010
Total	\$150,640.00	

HOMOSASSA SPECIAL WATER DISTRICT
Budget Income Statement - Fund 10
For Accounting Period 9/10

Fund: 10 GENERAL FUND

	Current Month	Budget Current Month	Variance	Current YTD	Budgeted YTD	Variance
REVENUES:						
400010 Tax Assessments	617	30,894	-30,276	378,682	370,723	7,959
409000 Interest Income	52	150	-97	488	1,800	-1,311
Total Revenue	669	31,044	-30,374	379,170	372,523	6,647
EXPENDITURES						
110 Salaries and Wages	1,000	1,000	0	12,000	12,000	0
140 Payroll Taxes - FICA/MC	76	77	-0	918	918	0
143 Employee Retirement	186	165	21	2,046	1,984	62
144 Group Insurance	2,397	0	2,397	27,218	0	27,218
320 Engineer Fees	0	417	-417	0	5,000	-5,000
330 Legal Fees	0	833	-833	8,137	10,000	-1,862
340 Audit Fees	0	1,167	-1,167	14,710	14,000	710
450 Miscellaneous Expenses	0	0	0	0	0	0
491 Bank Charges	0	0	0	3	0	3
493 District Election Expense	0	0	0	0	0	0
494 Tax Collection and Assessment	12	1,250	-1,237	15,827	15,000	827
701 Contribution to Water Revenue	0	0	0	0	0	0
820 Transfers to Other Funds	0	0	0	0	0	0
Total Expenses	3,672	4,909	-1,236	80,860	58,902	21,958
Net Income from Operations	-3,003	26,135	-29,138	298,309	313,621	-15,311
OTHER REVENUE						
410000 Miscellaneous Income	0	208	-208	-100	2,500	-2,600
Total Other Revenue	0	208	-208	-100	2,500	-2,600
Net Income	-3,003	26,343	-29,346	298,208	316,121	-17,912

Fund: 52 WATER FUND

	Current Month	Budget Current Month	Variance	Current YTD	Budgeted YTD	Variance
128000 Retired Insurance Reimbursement	0	0	0	0	0	0
REVENUES:						
401000 Water Sales	68,072	72,667	-4,594	824,859	872,000	-47,140
402000 Non-Payment Fees	596	0	596	4,654	0	4,654
402500 Connection Fees	180	417	-237	2,200	5,000	-2,800
403000 Water Meter Sales	100	667	-567	8,500	8,000	500
404000 Late Penalties	1,089	833	256	11,125	10,000	1,125
407000 Special Assessment Income - Prin	0	42	-42	0	500	-500
408000 Interlocal Fee	159	0	159	1,931	0	1,931
409000 Interest Income	4,425	1,667	2,758	29,324	20,000	9,324
410100 RP Repair	1,032	0	1,032	12,428	0	12,428
410200 Fire Line	325	0	325	3,725	0	3,725
Total Revenue	75,979	76,293	-313	898,747	915,500	-16,752
EXPENDITURES						
110 Salaries and Wages	39,809	32,726	7,083	402,815	392,711	10,104
111 Regular OT	-1,552	2,146	-3,698	26,466	25,750	716
113 On Call Pay	200	221	-21	2,600	2,650	-50
115 Longevity Pay	0	571	-571	6,700	6,850	-150
140 Payroll Taxes - FICA/MC	3,173	2,728	445	34,127	32,739	1,388
143 Employee Retirement	4,660	3,622	1,038	46,775	43,468	3,307
144 Group Insurance	6,279	8,000	-1,720	71,513	96,000	-24,486
335 Technical Support	0	167	-167	0	2,000	-2,000
350 Insurance	0	6,250	-6,250	54,359	75,000	-20,641
351 Utilities	3,876	4,167	-290	46,043	50,000	-3,956
352 Advertising	109	50	59	170	600	-429
410 Gas & Oil	5,305	2,083	3,222	29,071	25,000	4,071
420 Repairs and Maintenance	3,014	3,000	14	45,961	36,000	9,961
450 Miscellaneous Expenses	440	333	107	6,111	4,000	2,111
451 Uniforms	0	167	-167	695	2,000	-1,304
452 Water Samples	213	250	-37	1,998	3,000	-1,002
455 Schooling & Related Expense	0	500	-500	3,772	6,000	-2,227
456 Safety Program	0	125	-125	1,192	1,500	-307
457 Conservation Program	0	83	-83	0	1,000	-1,000
458 Annual Dues	20	1,333	-1,313	5,431	16,000	-10,568
459 Supplies - Miscellaneous	452	250	202	3,553	3,000	553
470 Office Supplies & Expense	2,847	2,917	-69	34,725	35,000	-274
480 Field Supplies	9,304	5,417	3,887	76,990	65,000	11,990
485 Shipping and Freight	430	208	222	3,379	2,500	879
490 Annual Maintenance Agreements	0	0	0	14,676	0	14,676
491 Bank Charges	71	125	-53	1,567	1,500	67
Total Expenses	78,655	77,439	1,216	920,700	929,268	-8,567
Net Income from Operations	-2,675	-1,146	-1,529	-21,952	-13,768	-8,184
OTHER REVENUE						
410000 Miscellaneous Income	695	1,833	-1,137	174,993	22,000	152,993
410500 Restitution Income	0	0	0	192	0	192
411000 Contribution from General	0	0	0	0	0	0
Total Other Revenue	695	1,833	-1,137	175,185	22,000	153,185
Net Income	-2,304	687	-2,991	149,507	8,232	141,275

researched. I believe as does the Auditor and Black Mountain that this is something that has gone on since the beginning of conversion with Black Mountain.

D) Restitution Payment Schedule:

Attached is a Schedule for the Restitution Payments. As you can see by the sheet, Shirley is ahead on her payments. If the Board would like we can include this each month or only when there is a payment received.

E) Procedure Updates:

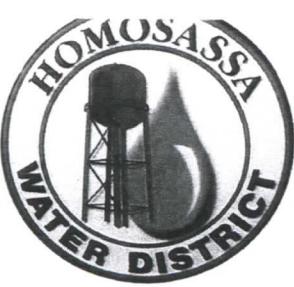
As requested from Commissioner Schultz at the September meeting, we have added a procedure for Teresa to verify that all items discussed in the meetings that are in the minutes be completed and are on the agenda's for future meetings if need be.

Certification of Compliance:

I have the Certification of Compliance for the 2010-2011 Budget that I need for the Chairman to sign.

**Banking information as of
9-30-10**

Bank	Account	Balance	Interest	Date CD	Maturity Date	Accrued	
				Opened		Int. to Date	
Superior Bank	Operating Acct	\$442,422.96	0.10%				
Superior Bank	Meter Deposit	\$27,486.59					
Government Pool	Water Revenue	\$164,480.37	0.32%				
Fund A							
Government Pool	General Fund	\$197,973.37	0.32%				
Fund A							
Government Pool	Water Revuene	\$62,277.65					
Fund B							
Government Pool	General Fund	\$621.23					
Fund B							
Regions Bank	C.D.	\$250,000.00	1.50%	6/22/2010	6/18/2011	\$1,208.50	
Mercantile Bank	C.D.	\$250,000.00	1.95%	5/24/2010	5/24/2012	\$1,911.05	
Superior Bank	CDAR CD - 7475	\$250,000.00	1.25%	5/27/2010	5/26/2011	\$1,080.95	
Superior Bank	C.D. Regular	\$250,000.00	2.00%	5/20/2010	11/20/2011	\$2,007.23	
Superior Bank	CDAR CD - 7031	\$250,000.00	1.73%		3/23/2011	\$4,362.92	Cashed In
Florida Traditions							
Bank	CD	\$255,046.09	1.00%	9/25/2010	9/25/2011	\$132.76	



Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

Business Hours: 7:00 AM - 5:30 PM, Monday - Thursday
Excepting Holidays
Phone (352) 628-3740 hswd@tampabay.rr.com Fax (352) 628-4865

September 27, 2010

Superior Bank
4556 S Suncoast Blvd
Homosassa, FL 34448

Re: CDAR CD # 1008477031

To Whom It May Concern,

The Homosassa Special Water District would like to Cash In the above referenced CDAR CD effective September 30, 2010. Please at that time deposit the face value of the CD \$250,000 and all Interest that it has accumulated into our Operating Account. That account # is 7000152830.

Thanking you in advance for your cooperation in this matter.

Sincerely,

Diann G. Schultz
Chairman, Homosassa Special Water District

Month	Meter Deposit	Customer Deposits
	Cash in Bank	# 203000
		#101070
09-10	\$27,103.16	\$27,103.16
10-10		
11-10		
12-10		
01-11		
02-11		
03-11		
04-11		
05-11		
06-11		
07-11		
08-11		
09-11		

52 WATER FUND

Account	Beginning	Debit	Credit	Net Change	Ending Balance
178100 Stonebrook Mobile Home Estate Proj	9,076.40	0.00	0.00	0.00	9,076.40
178200 Elevated Tank Project	67,190.00	3,900.00	0.00	3,900.00	71,090.00
178300 Mickey's Point Project	4,369.20	0.00	0.00	0.00	4,369.20
178400 Riverhaven Tank Project	600.00	1,200.00	0.00	1,200.00	1,800.00
179000 Yulee Project	600,689.88	0.00	0.00	0.00	600,689.88
179100 Highway 19 DOT Project	1,600.00	0.00	0.00	0.00	1,600.00
179200 Kings Harbor Estates	7,690.21	0.00	0.00	0.00	7,690.21
179400 Beagle & Bassett Project	36,799.48	0.00	0.00	0.00	36,799.48
179800 Old Homosassa Water Main Ext Projec	1,009,348.50	0.00	0.00	0.00	1,009,348.50
179900 Mason Creek Water Main Extension	91,760.16	0.00	0.00	0.00	91,760.16
179910 Halls River Rd/Fishbowl Relocate Pr	13,788.58	18,281.71	0.00	18,281.71	32,070.29
Total ASSETS	3,432,785.13	444,302.75	528,919.62 (84,616.87)	3,348,168.26
LIABILITIES AND FUND EQUITY					
202000 Accounts Payable	334.23	70,757.48	87,883.24	17,125.76	17,459.99
203000 Customer Deposits Payable	25,983.16	680.00	1,800.00	1,120.00	27,103.16 
204000 Refunds Payable	843.14	268.95	268.95	0.00	843.14
205000 Accounts Payable-S.A.	0.10	0.00	0.00	0.00	0.10
206000 Due to Tax Collector	190.07	0.00	0.00	0.00	190.07
208500 Due from General Fund	(465,000.00)	0.00	0.00	0.00	(465,000.00)
216000 Accrued Vacation Payable	29,671.97	0.00	0.00	0.00	29,671.97
216100 Accrued Sick Pay	15,804.72	0.00	0.00	0.00	15,804.72
217230 457 Retirement Plan Payable	(100.00)	0.00	0.00	0.00	(100.00)
217240 State Retirement Payable	0.32	0.00	0.00	0.00	0.32
217260 Debt Service	1,307,787.29	15,874.47	0.00 (15,874.47)	1,291,912.82
217999 Transfer Control Account	89.70	255,230.79	255,230.79	0.00	89.70
279000 EXPENDITURE CONTROL ACCOUNT	(902,809.16)	89,527.47	3,143.46 (86,384.01)	(989,193.17)
301000 Contribution From Subdivid	0.08	0.00	0.00	0.00	0.08
301050 Prior Period Adjustment	604.15	604.15	0.00 (604.15)	0.00
301060 Stale Dated Check Water Revenue	(938.69)	0.00	0.00	0.00	(938.69)
302000 Contrib Capital-Spec Assessment	0.21	0.00	0.00	0.00	0.21
304000 Unappropriated Surplus-Water	3,420,323.84	0.00	0.00	0.00	3,420,323.84
Total LIABILITIES AND FUND EQUITY	3,432,785.13	432,943.31	348,326.44 (84,616.87)	3,348,168.26

Restitution Payment Schedule for Shirley DuVall

Date Payment Received	Amount Paid	Date Deposited	Beginning Total	\$198,227.87
7/6/2005	178.85	7/13/2005		198,049.02
8/4/2005	179.81	8/15/2005		197,869.21
9/7/2005	179.33	9/12/2005		197,689.88
10/10/2005	179.33	10/11/2005		197,510.55
11/8/2005	179.33	11/8/2005		197,331.22
12/8/2005	179.33	12/15/2005		197,151.89
1/19/2006	179.33	12/30/2006		196,972.56
2/20/2006	179.33	2/20/2006		196,793.23
3/20/2006	179.33	3/20/2006		196,613.90
4/11/2006	179.33	4/11/2006		196,434.57
5/8/2006	179.33	5/8/2006		196,255.24
5/30/2006	179.33	5/30/2006		196,075.91
7/17/2006	179.33	7/17/2006		195,896.58
8/14/2006	179.33	8/14/2006		195,717.25
9/18/2006	179.33	9/18/2006		195,537.92
10/9/2006	179.33	10/9/2006		195,358.59
11/9/2006	179.33	11/9/2006		195,179.26
12/12/2006	179.33	12/12/2006		194,999.93
1/29/2007	179.33	1/29/2007		194,820.60
3/2/2007	179.33	3/2/2007		194,641.27
5/3/2007	179.33	5/3/2007		194,462.42

7/18/2007	179.33	7/18/2007		194,283.09
11/19/2007	192.31	11/19/2007		194,090.78
12/26/2007	211.54	12/26/2007		193,879.24
2/18/2008	307.69	2/18/2008		193,571.55
6/12/2008	740.39	6/16/2008		192,831.16
9/16/2008	240.38	9/16/2008		192,590.78
11/17/2008	288.46	11/17/2008		192,302.32
3/16/2009	240.38	3/16/2009		192,061.94
5/8/2009	240.38	5/20/2009		191,821.56
8/17/2009	240.38	8/17/2009		191,581.18
3/15/2010	192.31	3/15/2010		191,388.87

Monthly payments are \$100.00.

State takes 4% out of every payment. Shirley has paid \$7,500.00 so she ahead by \$1200.00 if you go by her monthly fee schedule. She has been paying for 63 months which would be \$6300.00

Follow Up Procedure:

Office Manager or her designated employee will review all Meeting minutes to make sure that all items discussed are completed and are on the agenda for future meetings.

connect the new 12 inch line on the south side of the river to the 10 inch line on Riverhaven Drive we would be receiving bids in the \$750,000 to \$1,000,000 range.

- 4.) Halls River Road and Fishbowl Project Costs: Enclosed is the detail ledger for all the materials charged to the Halls River/Fishbowl project and the overtime report. Although these items have been charged to the Halls River/Fishbowl project certain items such as the invoice from Vermeer, was for equipment for the directional bore that we will be using again on the Stonebrook and Mickeys point projects. We also purchased a truck load of 8 inch pvc pipe that we had 220 feet of pipe left over. This pipe will be used on the Stonebrook project.
- 5.) Halls River Development, Inc. Capacity letter. Enclosed is a letter from the Law Office of Clark A. Stillwell, requesting an ability to serve/ capacity letter from us. Also enclosed is a map of the property and a draft return letter.
- 6.) Stonebrook Project: Directional bore machine will be here on 10/25/10. It is a rental that will cost \$60,000 for one month. While we have it we will be doing all of the directional bores on the Stonebrook project and Mickeys Point project. There will be at least eight bores on the Stonebrook project and almost the entire project on Mickeys will be bored.
- 7.) Elevated Tank: Give Mr. McDonald a copy of the inspection report so he can begin writing the specifications. Specifications will include the work needed from the report and a maintenance contract.
- 8.) Vermeer Vactron LP855DT Excavator: Received delivery on the equipment, used it on the 12 inch break on Grover Cleveland.

Superintendent's Report

10/18/2010

- 1.) Water Loss: We had a 20% water loss over the August meter reading period. We did find a major leak (a split bell) on the 12 inch pipe on Grover Cleveland. Received an email from Gutermann stating that our loggers would be here on 10/18/2010.
- 2.) Well Protection: Enclosed is a report on the properties east of the Peach Orchard Well site.
- 3.) Homosassa River Directional Bore Cost: History; the first bids we received were in January, 2003. Pipeline LLC was the low bid at \$105,703. After rewarding the bid we were told that the contractor could not attend the preconstruction meeting as he was caught in a snowstorm in Atlanta. We received a letter dated 3/5/ 2003 from Bynum Insurance that stated the owner, Richard Overstreet's request that the insurance coverage for Pipeline LLC had been voided. The agreement with Cornerstone Inc., was for \$178,950. This agreement was signed on 3/18/2004. Both of these contracts were for the directional bore from the end of Carondelet the River Crossing and the pipeline through the wetlands on the north side of the river. At the time we were constructing the 12 inch water main on Yulee. In October of 2004, Cornerstone stated they could not install the bore in the right of way, easement provided. In November 2005, we went out for bids on the Old Homosassa Water Line Project. This bid was to install a 12 inch water main through Old Homosassa from Yulee to the directional bore site at the end of Carondelet. We only received two bids one for \$1,762, 270 and one for \$2,823,190. We decided to reject the bids and just to bid out the directional bores involved in the project. The Board accepted the bid from Akerman Construction for \$860,740 in a signed agreement on 5/25/06. While Akerman was constructing the directional bores for the Old Homosassa Project I met with the owner and the foreman of the project to discuss the River Crossing. I took them to the two sites on both sides of the river. They agreed that the river crossing at Carondelet would not be able to stay in the right of way and the existing easement. They also agreed that the crossing could be accomplished from Riverside to KC Crumps. Their ballpark figure for a bore at that location was between \$350,000 and \$400,000. The Old Homosassa bids also had an alternate bid that stopped at the Civic Center. This alternate bid suggests that continuing the pipeline from the Civic Center to the bore site on Carondelet would have cost between \$200,000 (the low bid) to \$525,000 (the high bid). We never got to the point where we received and numbers on connecting the 12 inch main from Halls River (just west of the Riverhaven Marina) to the 10 inch main on Riverhaven Drive. So if we would have been able to install the bore in March of 2004 for 178,950 + the low bid of 200,000 for the connection on the south side of the river + my estimate of 150,000 for the connection on the north side of the river total costs would be somewhere around \$528,950. The directional bore through Riverside would have been 350,000 for the bore about 60,000 for the connection on the north side of river (shorter distance no road crossings) and a ballpark figure of around 300,000 for the piping on the south side of the river. (road crossing at Cherokee & distance going around Riverside). A total of around \$710,000. As the above is best case estimates, I believe if we were going out to bid to

10/05/10
13:35:58

HOMOSASSA SPECIAL WATER DISTRICT

Detail Ledger Query

For the Accounting Periods: 8/10 - 9/10

Funds 52- 52, Accounts 520000-520000, AND Object=117

Page: 1 of 1
Report ID: L091

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
52 WATER FUND						
520000 Water Fund						
117 Halls River Road OT						
JV 880 1 overtime correction			9/10	3,024.23		
	Object Total:			3,024.23		3,024.23 DB
	Account Total:			3,024.23		3,024.23 DB
	Fund Total:			3,024.23	0.00	
	Grand Total:			3,024.23	0.00	

Possible Property Purchases To Protect the Homosassa Special Water District's Groundwater Sources.

Included in this report are maps of our well location and protection area, the Peach Orchard Water Treatment Plant site, and three potential properties for the Board's consideration. Also included for these three properties are the property record cards.

The first included map is from of Well Head Protection Plan that depicts the general flow of the aquifer, 5 and 10 year travel times and Zones 1, 2 and 3. The second map is an aerial of the Peach Orchard site.

Following is an excerpt from the Well Head Protection Plan that explains how the zones were defined.

"Zone I is the 500-foot radius setback as indicated by the Department rules as a base. Zone 2 is the five-year travel time expanded from the base at a ten-degree angle to provide for potential variations in the exact angle of ground water flow. Zone 3 is the ten-year travel time extended at the continued ten-degree angle established with Zone 2 providing for the greater potential for variation as the distance increases from the wells. It should be noted that the protection zones for wells # 3, # 5 and # 6 overlap and that a straight line can be drawn from well # 3 to the furthest protection zone of wells #5 and # 6 totally inside of the overlap areas suggesting that they are one well field with a total protection zone extending almost four miles."

THE HOMOSASSA SPECIAL WATER DISTRICT Well Location & Protection Area Map

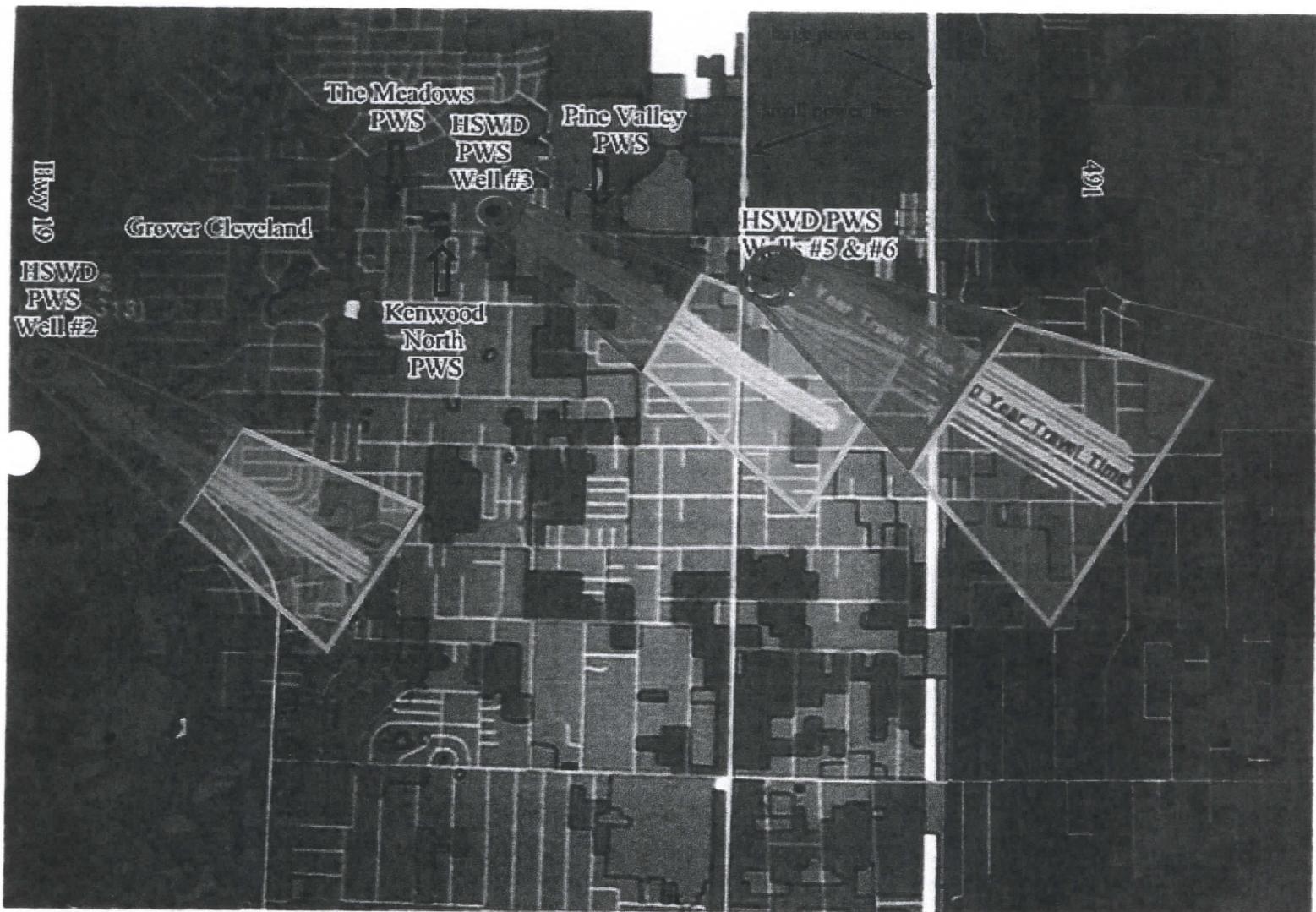


Zone One



Zone Two

Zone Three



Homosassa Area Public Water Systems Locations

HSWD Well Lat-Long Information obtained via Trimboe (digital GPS) Equipment

WELL ID #	LAT-DD	LAT-MM	LAT-SS	LONG-DD	LONG-MM	LONG-SS
2	28	47	34.858	82	34	29.462
3	28	48	19.778	82	32	14.622
5	28	48	7.355	82	30	52.892
6	28	48	2.882	82	30	52.593

Peach Orchard Well Site



Parcels



Parcels

Water Bodies

Parcel Boundaries

—County Boundary

Municipal Limits

—Road Rights of Way

Parcel Boundaries (continued)

—Parcels

---Historic

---Traverse Lines

- -Meander Lines

—Other

2010 Aerials (Jan./Feb.)

■ Red: Band 1

■ Green: Band 2

■ Blue: Band 3

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The criteria used in the selection of the property for possible purchase is as follows:

- 1.) Wells 5 and 6 located on the 5 acre track of the Peach Orchard site produce over 90 percent of the water that we supply our customers. Protecting the watershed in this area is the top priority.
- 2.) Properties to the east of Peach Orchard are within Zones 1 and 2 of wells 5 and 6 and Zone 3 of well 3. (Norin Well Site.)
- 3.) As the aquifer generally travels from the southeast to the northwest property to the east of the site should be considered first.
- 4.) Existing hazards.
- 5.) Potential hazards by future development of the property.

Following are three properties, maps and property record cards, and how they fit the criteria, for the Board's consideration.

Parcel 44000

Parcel 44000 is located within the 500 foot radius of Zone 1 for both wells 5 and 6. It is also within Zone 2 of wells 5 and 6 and Zone 3 of well 3.

Parcel 44000 is currently undeveloped but in the past it has been used as a residence and cow pasture. It is a large site and could be developed as multiple homes. As it abuts to Grover Cleveland it could also be developed commercially. There are no known existing hazards on this property. There was a septic system that was over the 200 foot setback allowed by Citrus County.

44000



Parcels



Parcels



Water Bodies



Parcel Boundaries

— County Boundary

— Municipal Limits

— Road Rights of Way

Parcel Boundaries (continued)

— Parcels

-- Historic

-- Traverse Lines

- - Meander Lines

— Other

2010 Aerials (Jan./Feb.)

■ Red: Band_1

■ Green: Band_2

■ Blue: Band_3

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CITRUS COUNTY PROPERTY APPRAISER

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 11-OCT-10

click photo to enlarge:

Owner & Property Information

Altkey 1512671
Owner Name LA FLEUR JOHN & TERESA JILL
Mailing Address 6158 W CRAFT LN
Site Address HOMOSASSA FL 34448
 04806 W GROVER CLEVELAND BLVD HOMOSASSA

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[2010 TRIM \(Original as mailed\)](#)
[Tax Estimator](#)
[Download Section Map \(pdf\)](#)
[Oblique View \(Pictometry\) - BETA](#)



Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
18E19S29 44000	5601	(00) VACANT SINGLE FAMILY RESIDENCE	(00WD) HOMOSASSA	29	19	18

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2010	00	\$74,569	\$74,569	\$0	\$74,569	\$1,214.72	\$88,000	\$4,060	\$92,060	\$0
2009	00	\$172,579	\$172,579	\$0	\$172,579	\$2,924.47	\$209,000	\$4,060	\$213,060	\$0
2008	07	\$172,579	\$172,579	\$0	\$172,579	\$2,925.23	\$209,000	\$4,060	\$213,060	\$0
2007	07	\$190,300	\$190,300	\$0	\$190,300	\$3,132.23	\$231,000	\$4,060	\$235,060	\$0
2006	07	\$194,700	\$194,700	\$0	\$194,700	\$3,329.78	\$231,000	\$3,694	\$234,694	\$0
2005	07	\$115,100	\$115,100	\$0	\$115,100	\$2,170.94	\$132,000	\$3,515	\$135,515	\$96,900
2004	02	\$72,600	\$72,600	\$0	\$72,600	\$1,446.78	\$47,300	\$45,649	\$92,949	\$91,400

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1778	<u>2362</u>	10	2004	WARRANTY DEED	NONE	I	\$140,000
1764	<u>1227</u>	09	2004	CORRECTIVE/QC/TD/COT	NONE	I	\$100
1604	<u>0568</u>	05	2003	CONTRACT/AGREEMENT DEED	NONE	I	\$94,900
1493	<u>0783</u>	03	2002	WARRANTY DEED	NONE	I	\$75,300
0908	<u>1571</u>	08	1991	SAME FAMILY/DEED FOL	NONE	I	\$100
0697	<u>0622</u>	04	1986	Undefined	NONE	V	\$53,900

Parcel Genealogy

Altkey	Type	Related Altkey	Effective Date
<u>2393106</u>	Split From	1512671	29-MAY-84

Full Legal Description

PT OF SEC 29-19-18 KNOWN AS PCL 44000 ON CITRUS CO ASSESS- MENT MAP 373D FURTHER DESC AS: BEGIN AT SE COR OF NW 1/4 OF NW 1/4 OF SEC 29-19-18 TH S 89DEG 26M 13S W AL S LN OF SD NW 1/4 OF NW 1/4 497.54 FT TO SE COR OF LANDS DESC IN OR BK 641 PG 467 TH N 0DEG 46M 57S E AL E'LY BNDRY OF SD LANDS 731.95 FT TO NE COR OF SD LANDS SD NE COR BEING ON S'LY BNDRY OF LANDS DESC IN OR BK 474 PG 285 TH S 89DEG 13M 50S E AL SD S'LY BNDRY OF SD LANDS 142.26 FT TO SE COR OF SD LANDS TH N 4DEG 43M 30S E AL E'LY BNDRY OF SD LANDS 515.33 FT TO A PT ON S'LY R/W LN OF GROVER CLEVELAND BLVD TH S 88DEG 54M 31S E AL SD S'LY R/W LN 170.11 FT TO A PT ON W LN OF E 150 FT TO FN 600 FT AS DESC IN OR BK 536 PG 862 TH S 0DEG 48M 10S W AL SD W LN 512.91 FT TO SW COR SD LANDS TH N 89DEG 25M 35S E AL S LN OF SD LANDS TH N 89DEG 25M 35S E AL S LN OF SD LANDS 150 FT TO SE COR OF SD LANDS SD SEC OR BEING ON E LN OF THE AFOREMENTIONED NW 1/4 OF NW 1/4 TH S 0DEG 48M 10S W AL SD W LN 724.14 FT TO POB —LESS COM AT SE COR NW 1/4 OF SEC 29-19-18 TH S 89DEG 26M 13S W AL S LN OF SD NW 1/4 497.54 FT TO SE COR OF LANDS DESC IN OR BK 641 PG 457 TH N 0DEG 46M 57S E AL E'LY BNDRY OF SD LANDS 731.95 FT TO NE COR OF SD LANDS SD NE COR BEING ON S'LY BNDRY OF LANDS SEC IN OR BK 474 PG 285 SD NE COR BEING THE POB TH S 89DEG 23M 50S E AL SD S'LY BNDRY AND E'LY ENT 180 FT TH S 0DEG 46M 57S W 242.59 FT TH N 89DEG 40M 31S W 180.01 FT TH N 0DEG 46M 57S E 243.98 FT TO POB DESC IN OR BK 1493 PG 783 & OR BK 1604 PG 568 & OR BK 1764 PG 1227 & OR BK 1778 PG 2362

Planning and Building Permits

Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	<u>200509264</u>	\$0	06-JUL-05			DEMOLITION OF MH ONLY
00	66739	\$16,834	01-APR-86	66739	01-APR-86	MH

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	MISCL-RES-NON-WTR	LDRMH	0/0/0	0/0	AC	ACRE

Parcel 43100

Parcel 43100 is within the 500 foot radius of Zone 1 and Zone 2 for well 6 and Zone 3 for well 3.

Parcel 43100 is currently undeveloped and has no direct access to Grover Cleveland. There is an easement on the south west corner of our Peach Orchard site to allow access from parcel 44300. There is an area of the property that was mined for sand some time ago. There has been a history of dumping trash into this area. As there is no direct access to Grover Cleveland it is doubtful that it will be developed commercially. It does abut to S. Trent Ter. Some it could possibly be developed as multiple residencies.

43100



Parcels



Parcels



Water Bodies



Parcel Boundaries

- County Boundary
- Municipal Limits
- Road Rights of Way

Parcel Boundaries (continued)

- Parcels
- Historic
- Traverse Lines
- - Meander Lines
- Other

2010 Aerials (Jan./Feb.)

- Red: Band_1
- Green: Band_2
- Blue: Band_3

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CITRUS COUNTY PROPERTY APPRAISER

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 11-OCT-10

click photo to enlarge:

Owner & Property Information

Altkey 1512654
 Owner Name MYLIN KENT L & DOREEN M
 Mailing Address 4920 W GROVER CLEVELAND BLVD
 HOMOSASSA FL 34446
 Site Address 04750 W JUSTICE CT HOMOSASSA

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[Tax Estimator](#)
[Download Section Map \(pdf\)](#)
[Oblique View \(Pictometry\) - BETA](#)



Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
18E19S29 43100	5601	(99) ACREAGE - NON-AG	(0000) 0000	29	19	18

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2010	99	\$34,000	\$34,000	\$0	\$34,000	\$525.34	\$40,000	\$0	\$40,000	\$0
2009	99	\$34,000	\$34,000	\$0	\$34,000	\$550.31	\$40,000	\$0	\$40,000	\$0
2008	99	\$34,000	\$34,000	\$0	\$34,000	\$546.90	\$40,000	\$0	\$40,000	\$0
2007	99	\$35,600	\$35,600	\$0	\$35,600	\$557.63	\$40,000	\$0	\$40,000	\$0
2006	99	\$35,600	\$35,600	\$0	\$35,600	\$579.53	\$120,000	\$0	\$120,000	\$0
2005	60	\$25,200	\$25,200	\$19,900	\$5,300	\$95.14	\$25,200	\$0	\$25,200	\$0
2004	60	\$25,200	\$25,200	\$19,900	\$5,300	\$99.43	\$25,200	\$0	\$25,200	\$0

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1511	0060	05	2002	WARRANTY DEED	NONE	V	\$20,000
0656	0268	10	1984	Undefined	NONE	V	\$11,000
0534	0853	03	1979	WARRANTY DEED	NONE	V	\$22,000

Full Legal Description

E1/2 OF SW1/4 OF NW1/4 DESC IN OR BK 656 PG 268 & OR BK 1511 PG 60

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	ACREAGE NON-WATERFRONT	RUR	660/0/0	1324/0	AC ACRE	20

Parcel 44100

Parcel 44100 is within the 500 foot radius of Zone 1 and Zone 2 for well 5.

Parcel 44100 at one time had a mobile home and septic system. The septic system was located just outside the 200 foot radius that the county allows. The mobile home was removed and the parcel is being used as a mini animal farm. The property is one acre (mol) so future development should be no more than a single family residence.

44100**Parcels****Parcels****Water Bodies****Parcel Boundaries**

- County Boundary
- Municipal Limits
- Road Rights of Way

Parcel Boundaries (continued)**— Parcels****--- Historic****--- Traverse Lines****- Meander Lines****— Other****2010 Aerials (Jan./Feb.)****■ Red: Band_1****■ Green: Band_2****■ Blue: Band_3****DISCLAIMER**

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CITRUS COUNTY PROPERTY APPRAISER

GEOFFREY GREENE

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Citrus County Property Appraiser - Current Taxroll In Work As Of: 11-OCT-10

click photo to enlarge:

Owner & Property Information

Altkey 2485299
Owner Name JACOBS PATRICE
Mailing Address 4136 S STORY PATH
HOMOSASSA FL 34446
Site Address 04830 W GROVER CLEVELAND BLVD HOMOSASSA

[Print Property Card \(Pdf\)](#)
[GIS Map Viewer](#)
[2010 TRIM \(Original as mailed\)](#)
[Tax Estimator](#)
[Download Section Map \(pdf\)](#)
[Oblique View \(Pictometry\) - BETA](#)



Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
18E19S29 44100	5601	(02) MOBILE HOMES	(00WD) HOMOSASSA	29	19	18

Tax History

Year	Pc Code	Market / Just	Assessed	Exemptions	Taxable	Tax Levy	Land Value	Improvements	Cost	Direct Sales Est.
2010	02	\$61,322	\$61,322	\$0	\$61,322	\$1,023.93	\$14,000	\$55,669	\$69,669	\$79,700
2009	00	\$18,841	\$18,841	\$0	\$18,841	\$319.26	\$19,000	\$4,260	\$23,260	\$0
2008	07	\$23,701	\$23,701	\$0	\$23,701	\$398.29	\$25,000	\$4,260	\$29,260	\$0
2007	07	\$22,800	\$22,800	\$0	\$22,800	\$372.29	\$24,000	\$4,260	\$28,260	\$0
2006	07	\$23,300	\$23,300	\$0	\$23,300	\$395.51	\$24,000	\$4,083	\$28,083	\$0
2005	07	\$15,200	\$15,200	\$0	\$15,200	\$283.39	\$14,000	\$3,885	\$17,885	\$0
2004	00	\$10,200	\$10,200	\$0	\$10,200	\$199.76	\$6,000	\$6,000	\$12,000	\$0

Sales and Transfer History

Book	Page	Month	Year	Instr. Code	Transfer Code	Vac. / Imp.	Sale Price
1749	<u>2066</u>	07	2004	WARRANTY DEED	NONE	V	\$20,000
1402	<u>1122</u>	12	2000	NONTAXABLE AGENCIES	NONE	V	\$2,000
1354	<u>1939</u>	03	2000	WARRANTY DEED	NONE	V	\$12,500
1237	<u>0593</u>	02	1998	NONTAXABLE AGENCIES	NONE	I	\$2,400
1133	<u>0335</u>	04	1996	SAME FAMILY/DEED FOL	NONE	I	\$100
1107	<u>1869</u>	11	1995	CORRECTIVE/QC/TD/COT	NONE	I	\$100
1106	<u>1898</u>	03	1994	CORRECTIVE/QC/TD/COT	NONE	I	\$100
1019	<u>0702</u>	02	1994	CORRECTIVE/QC/TD/COT	NONE	I	\$100
0901	<u>1147</u>	07	1991	MIN DOC STAMP (\$100)	NONE	I	\$100

Full Legal Description

COM AT SE COR OF NW1/4 OF NW1/4, TH S 89 DEG 26M 13S W AL S LN OF NW1/4 OF NW1/4 497.54 FT TO SE COR OF LANDS DESC IN OR BK 641 PG 467, TH N 0 DEG 46M 57S E AL E BDRY OF LANDS 731.95 FT TO NE COR OF SD LANDS, SD NE COR BEING ON S BDRY OF L ANDS DESC IN ORBK 474 PG 285, SD NE COR BEING POB, TH S 89 D EG 23M 50S E AL S BDRY & AN E'L Y EXT THEREOF 180 FT, TH S 0 DEG 46M 57S W 242.59 FT, TH N 89 DEG 40M 31S N 180.01 FT TH N 0 DEG 46M 57S E 243.98 FT TO POB SUBJ TO ESMT ACROSS E 37. 74 FT THEREOF DESC IN OR BK 1354 PG 1939 & OR BK 1749 PG 2066

Planning and Building Permits

Bldg #	Permit #	Amount	Issue Date	Occ. #	Occ. Date	Description
00	<u>200802360</u>	\$800	17-JUN-08	0802360	17-MAR-09	54x14 REPLC MH * 1983 WEST * NOC N/A * SITE APPRVL
00	<u>200002111</u>	\$35,000	01-MAR-00	0002111	01-APR-00	MH-0028X56-(NOT HERE)

Land Value Summary

Land Line	Land Use	Zoning	Front Actual/Std/Eff	Depth Actual/Std	Unit Type / Description	Units
001	MOBILE HOME NON-WATERFRONT	LDRMH	180/0/0	242/0	AC	ACRE

Building Characteristics

Building #	Bldg Type	Beds	2 Fixture Baths	3 Fixture Baths	4 Fixture Baths	Year Built	FLA Area
01	MOBILE HOME	2	0	2	0	1983	756

LAW OFFICE OF
CLARK A. STILLWELL, LLC
ATTORNEY AT LAW

TELEPHONE: (352) 726-6767
FAX: (352) 726-8283
caslaw@tampabay.rr.com

BANK OF INVERNESS BUILDING
320 U.S. HIGHWAY 41 SOUTH
INVERNESS, FLORIDA 34450

MAILING ADDRESS:
POST OFFICE BOX 250
INVERNESS, FL 34451-0250

September 29, 2010

Homosassa Special Water District
7922 W. Grover Cleveland Boulevard
Homosassa, Florida 34446

Re: Halls River Development, Inc.
Alternate Key No.: 1140439/ Section 29, Township 19S, Range 17 E

Dear Sir:

Our office represents the owner of property identified above. They are currently in the process of preparing to file a Small Scale Comprehensive Plan Amendment, LDC Atlas and PDO Overlay wherein they will propose a 3,000 square foot commercial restaurant and 31 recreational resort units. These are temporary rentals of 600 sq. ft. per unit. As part of the filing process for the referenced items, the client needs a determination of capacity from the site's utility provider. The subject site has Citrus County water and wastewater available to such. Per the Citrus County General Code and Land Development Code, this project will generate a need of water and wastewater flows of 6,100 gallons per day. This is at a rate of one (1) gallon per square foot for restaurant 100 gallons per day for each rental unit¹. This equates to approximately 19.5 ERU's.

The Citrus County Utility Department has available wastewater capacity for this facility. Please advise if the Homosassa Special Water District has available water capacity. We look forward to your reply. Any questions, please call.

Very truly yours,

LAW OFFICE of CLARK A. STILLWELL, LLC

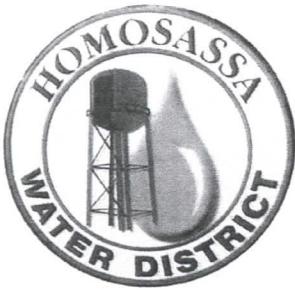
Clark A. Stillwell

CAS/tp

cc:

Client

Source: Citrus County Code, Chapter 102, Utilities



Homosassa Special Water District

PO Box 195
Homosassa, FL 34487

Business Hours: 7:00 AM - 5:30 PM, Monday - Thursday
Excepting Holidays
Phone (352) 628-3740 hswd@tampabay.rr.com Fax (352) 628-4865

10/19/2010

Mr. Clark A. Stillwell, LLC
Attorney At Law
Bank of Inverness Building
320 U.S. Highway 41 South
Inverness, Florida 34450

**RE: Halls River Development, Inc.
Alternate Key No.: 1140439/ Section 29, Township 19S, Range 17 E**

Dear Mr. Stillwell,

Please be advised we are in receipt of your correspondence dated 9/29/10. Your letter was received and brought before our Board of Commissioners on 10/18/10.

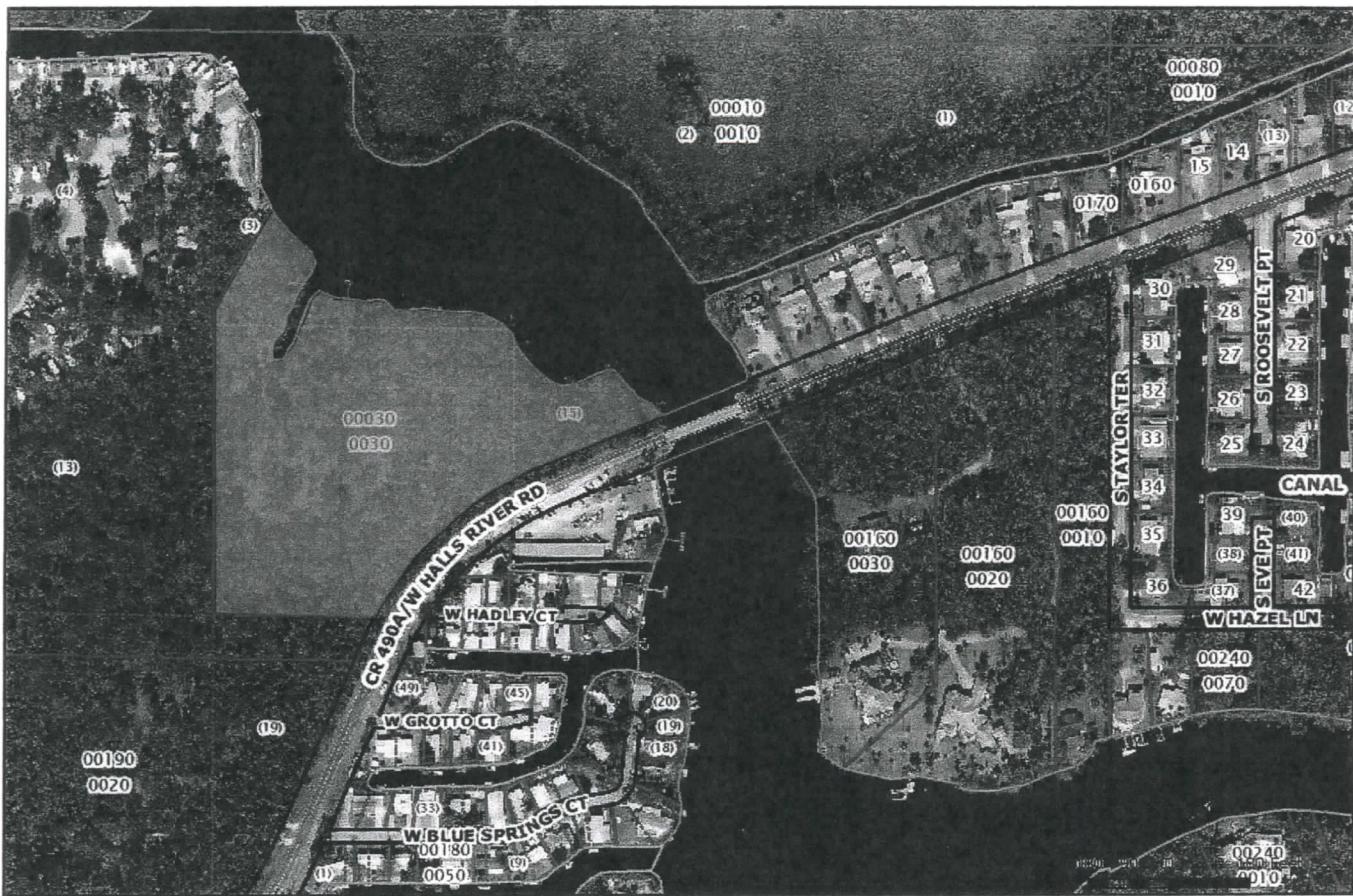
The Homosassa Special Water District is the water provider for the area. Our system currently has the ability to provide sufficient water under our CUP permit issued by SWFWMD and the design flow of the District's water treatment plants. There is an existing 6" water main in the south right of way, on Halls River at the location of the proposed development. This water main has the capacity for the flows you provided (6,100 gpd). Capacity for fire flows in this area will need to be tested and may require system improvement(s).

Should you have any questions regarding this matter, please feel free to contact me at the District office during business hours.

Sincerely,

David Purnell, Superintendent
Homosassa Special Water District

Halls River Development



Parcels



Parcels



Water Bodies



Parcel Boundaries



County Boundary



Municipal Limits



Road Rights of Way

Parcel Boundaries (continued)

—Parcels

---Historic

---Traverse Lines

-- Meander Lines

—Other

2010 Aerials (Jan./Feb.)

■ Red: Band_1

■ Green: Band_2

■ Blue: Band_3

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Shut Offs Done

10-13-2010

Number Past Dues Mailed

2002	# Mailed	2003	# Mailed	2004	# Mailed
January	175	January	183	January	157
February	164	February	198	February	156
March	161	March	158	March	161
April	131	April	154	April	126
May	119	May	203	May	140
June	123	June	157	June	126
July	144	July	158	July	196
August	192	August	166	August	136
September	201	September	176	September	
October	197	October	115	October	176
November	183	November	169	November	174
December	172	December	164	December	198
2005	# Mailed	2006	# Mailed	2007	# Mailed
January	198	January	187	January	139
February	173	February	193	February	190
March	166	March	170	March	168
April	180	April	193	April	164
May	154	May	140	May	142
June	166	June	175	June	170
July	180	July	177	July	170
August	127	August	156	August	145
September	184	September	203	September	171
October	185	October	180	October	118
November	169	November	177	November	247
December	191	December	190	December	161
2008	# Mailed	2009	# Mailed	2010	# Mailed
January	130	January	158	January	175
February	133	February	150	February	120
March	124	March	148	March	135
April	105	April	140	April	142
May	140	May	133	May	141
June	136	June	130	June	148
July	126	July	130	July	184
August	168	August	174	August	161
September	120	September	133	September	191
October	173	October	176	October	
November	165	November	168	November	
December	162	December	193	December	

Monthly Over Time List

Monthly Over Time List

BLACK MOUNTAIN SOFTWARE UTILITY BILLING SYSTEM

HOMOSASSA WATER DISTRICT

ADJUSTMENTS

For Postdate from 09/01/2010 to 09/30/2010 Ordered by ADJUSTMENT NUMBER from AP and Year 9 - 2010

JOURNAL - Specific

ALL ADJUSTMENT NUMBERS

Type

ADJUSTMENT TYPES:

BAD CHECK FEE

CERT

10

REAR

13:39:27 - 10/14/2010

Adjustment Number	Customer Name	Account	Route - Meter	Type	Post Date
Description		Service	Amount		
84241	DOTY, DOUGLAS	01031-00	02-007760	BAD CHECK FEE	
ADJUSTMENT		MISC FEES		25.00	09/07/2010
COMMENTS: ACH Returned fee			Subtotal for Account 01031-00 :	25.00	
84242	DOTY, DOUGLAS	01031-00	02-007760	CERT. FEE	
ADJUSTMENT		MISC FEES		5.54	09/07/2010
COMMENTS: Certified fee			Subtotal for Account 01031-00 :	5.54	
84243	SNYDER, RALPH & KATHRINE	00889-00	02-009630	BAD CHECK FEE	
ADJUSTMENT		MISC FEES		25.00	09/07/2010
COMMENTS: ACH Returned fee			Subtotal for Account 00889-00 :	25.00	
84244	SNYDER, RALPH & KATHRINE	00889-00	02-009630	CERT. FEE	
ADJUSTMENT		MISC FEES		5.54	09/07/2010
COMMENTS: Certified letter fee			Subtotal for Account 00889-00 :	5.54	
84285	COTHRON, JOSEPH	01265-00	02-000200	WATER LEAK ADJ	
ADJUSTMENT		WATER		-70.30	09/22/2010
COMMENTS: Customers bills adjusted due to leak see note section			Subtotal for Account 01265-00 :	-70.30	
84286	SUNSET R V PARK	00235-00	01-20655	WATER LEAK ADJ	
ADJUSTMENT		WATER		-108.35	09/22/2010
COMMENTS: Board approved adjustment see note section			Subtotal for Account 00235-00 :	-108.35	
84288	RANIERI, LEWIS	01123-00	02-002660	RE-READ	
ADJUSTMENT [Re-Read]		WATER		-9.10	09/22/2010
COMMENTS: Estimated to high in August			Subtotal for Account 01123-00 :	-9.10	
84301	SCHWEIZER, SCOTT OR LINDA	00946-00	02-008090	PENALTY ADJ	
ADJUSTMENT		PENALTIES		-5.00	09/27/2010
COMMENTS: waived late fee & non payment fee per board			Subtotal for Account 00946-00 :	-5.00	
84304	JOHNSON, BRENT	01049-00	02-004700	PENALTY ADJ	
ADJUSTMENT		PENALTIES		-5.00	09/27/2010
COMMENTS: Board approved adjustment for cut off fee and penalty			Subtotal for Account 01049-00 :	-5.00	
84305	CURLEY, KENNETH	00520-00	01-05610	BAD CHECK FEE	
ADJUSTMENT		MISC FEES		25.00	09/27/2010
COMMENTS: Returned check fee			Subtotal for Account 00520-00 :	25.00	
84306	CURLEY, KENNETH	00520-00	01-05610	CERT. FEE	
ADJUSTMENT		MISC FEES		5.54	09/27/2010
COMMENTS: certified letter fee			Subtotal for Account 00520-00 :	5.54	

Grand Total of Adjustments: -106.13