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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

WU954-12-AR

Pinecrest Utilities LLC Exact Legal Name of Respondent

588-W

Certificate Number(s)

Submitted To The STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

TWELVE MONTHS ENDED DECEMBER 2012

Form PSC/ECR 006-W (Rev. 12/99)

GENERAL INSTRUCTIONS

- 1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
- 2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
- 3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
- 4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
- 5. Where dates are called for, the month and day should be stated as well as the year.
- 6. All schedules requiring dollar entries should be rounded to the nearest dollar.
- 7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
- 8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
- 9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
- 10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission Division of Economic Regulation 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

i.

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL

SECTION

REPORT OF

Pinecrest Utilit	ies LLC
(EXACT	NAME OF UTILITY)
PO Box 1798	
Eaton Park, FL 33840	Polk
Mailing Address	Street Address County
Telephone Number352-302-7406	Date Utility First Organized 1987
Fax Number	E-mail Address <u>utilityconsultant@yahoo.com</u>
Sunshine State One-Call of Florida, Inc. Member No.	
Check the business entity of the utility as filed with the Interna	al Revenue Service:
x Individual Sub Chapter S Corporation	1120 Corporation Partnership
Name, Address and phone where records are located: Sa	ame ;
Name of cubdivisions where convices are provided:	Citrue Highlands and Starr Torrace
Name of subdivisions where services are provided:	Citrus Highlands and Starr Terrace

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:	Magazing Magabar	PO Box 1798	¢
Mike Smallridge	Managing Member	Eaton Park, FI 33840	\$-
Person who prepared this report:			
Gary Morse	Utility Consultant	44 Black Willow St Homosassa, FI 34446	
Officers and Managers:		407-970-7705	
			\$
			\$
			\$
			\$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
			\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

F-2

YEAR OF REPORT December 31, 2012

INCOME STATEMENT

	Ref.			· · · · · · · · · · · · · · · · · · ·	T-4-1
Account Name	Page	Water	Wastewater	Other	Total
Account Name	гаус	vvaler	vvastewater	Other	Company
Gross Revenue: Residential Commercial		\$54,594	\$	\$	\$54,594
Industrial Multiple Family Guaranteed Revenues Other (Misc)		0			
Total Gross Revenue		\$54,594	\$	\$	\$54,594
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$35,720_	\$	\$	\$35,720_
Depreciation Expense	F-5	6,504			6,504
CIAC Amortization Expense_	F-8	2,826			2,826
Taxes Other Than Income	F-7	9,595			9,595
Income Taxes	F-7	0			0
Total Operating Expense		\$54,645			\$ <u>54,645</u>
Net Operating Income (Loss)		\$(51)	\$	\$	\$(51)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$ 	\$	\$	\$
Net Income (Loss)		\$ <u>(1,238)</u>	\$	\$	\$(1,238)

YEAR OF REPORT December 31, 2012

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets: Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$206,578_	\$206,578_
Amortization (108)	F-5,W-2,S-2	109,369	102,866
Net Utility Plant		\$97,209_	\$103,712
Cash Customer Accounts Receivable (141) Other Assets (Specify):		<u> </u>	<u> </u>
Total Assets		\$ <u>102,780</u>	\$ <u>110,245</u>
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6 F-6 F-6	0 9,900 (3,719)	<u>587</u> (8,133)
Total Capital		\$6,181	\$(7,546)
Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify) Due Parent	F-6	\$ <u>79,819</u> <u>3,498</u> - - <u>882</u> 2,656 (23,362) - -	\$ <u>97,143</u> <u>4,403</u> <u></u>
Advances for Construction Contributions in Aid of Construction - Net (271-272)	F-8	33,106	
Total Liabilities and Capital		\$	\$110,245

F-4 Revised 4-3-2013

YEAR OF REPORT December 31, 2012

GROSS UTILITY PLANT				
Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in Progress	\$206,578	\$	\$	\$206,578
(105) Other (Specify)				
Total Utility Plant	\$206,578	\$	\$	\$ <u>206,578</u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 102,866	\$	\$	\$ 102,866
Add Credits During Year: Accruals charged to depreciation account Salvage		\$	\$	\$6,504
Other Credits (specify) Total Credits	\$6,504	\$	\$	\$ 6,504
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ <u>109,369</u>	\$	\$	\$

YEAR OF REPORT December 31, 2012

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share Shares authorized		
Shares issued and outstanding Total par value of stock issued		
Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	S	\$ (8,133)
Changes during the year (Specify):		· <u> </u>
		(1,238)
Balance end of year	\$	\$(9,371)

PROPRIETARY CAPITAL (218)

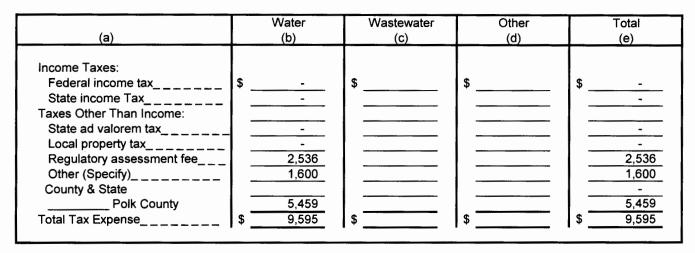
	Proprietor Or Partner	Partner
Balance first of yearChanges during the year (Specify):	\$ <u>n/a</u>	\$ <u>n/a</u>
Balance end of year	\$\$	\$

LONG TERM DEBT (224)

	Interest	Principal
Description of Obligation (Including Date of Issue	Rate # of	per Balance
and Date of Maturity):	Pymts	Sheet Date
CenterState Bank \$653.33/mo P&I	7.50% 12	\$ 41,370
Total		\$ 41,370

YEAR	OF	REPORT	
Decembe	r 31	. 2012	

TAX EXPENSE



PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>Consta Flow Inc</u>	\$ 7,714 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Plant Operations/Lab Services

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$ <u>100,351</u> \$	\$ \$	\$ <u>100,351</u> \$
3) 4) 5)	Total Deduct charges during the year Balance end of year	100,351		<u> 100,351 </u> 100,351
6)	Less Accumulated Amortization	67,245		67,245
7)	Net CIAC	\$ <u>33,106 </u>	\$	\$ <u>33,106</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

	Report below all developers or contractors agreements from which cash or property was received during the year.		Water	Wastewater
		n/a	n/a	n/a
Sub-total			\$	\$
Report below all cap extension charges a charges received du	nd customer connect	ion		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agre	e with line # 2 above	.)	\$ <u>n/a</u>	\$ <u>n/a</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Debits During Year:	<u>Water</u> \$ 64,419	Wastewater \$	<u>Total</u> \$64,419
Deduct Credits During Year:	2,826		2,826
Balance End of Year (Must agree with line #6 above.)	\$ 67,245	\$	\$ 67,245

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [cxd] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	<u> 100.00 </u> %		%

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: ______ %
Commission Order Number approving AFUDC rate: ______

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>

(1) Explain below all adjustments made in Column (e):

	_
	_
	_
	_

WATER

OPERATING

SECTION

YEAR OF REPORT

December 31, 2012

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises	·		·	-
303	Land and Land Rights	6,500			6,500
304	Structures and Improvements_	5,753			5,753
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other				
	Intakes	-			-
307	Wells and Springs	26,103	-		26,103
308	Infiltration Galleries and	-			-
	Tunnels	-			-
309	Supply Mains	2,840			2,840
310	Power Generation Equipment_	-			-
311	Pumping Equipment	8,216			8,216
320	Water Treatment Equipment_	630			630
330	Distribution Reservoirs and	-			-
	Standpipes	11,448			11,448
331	Transmission and Distribution				
	Lines	100,737			100,737
333	Services	15,363			15,363
334	Meters and Meter	-			
	Installations	20,544			20,544
335	Hydrants	8,444			8,444
336	Backflow Prevention Devices_				
339	Other Plant and				
240	Miscellaneous Equipment_				
340	Office Furniture and				
341	Equipment Transportation Equipment		•		
341	Stores Equipment				
342	Tools, Shop and Garage				
343	Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
345	Communication Equipment_				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ <u>206,578</u>	\$	\$0	\$

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

		Average	Average		Accumulated			Accum. Depr.
		Service	Salvage	Depr.	Depreciation			Balance
Acct.		Life in	in	Rate	Balance			End of Year
No.	Account	Years	Percent	Applied	Previous Year	Debits	Credits	(f-g+h=i)
(a)	(b)	(C)	(d)	(e)	(f)	(g)	(h)	(i)
(4)		(0)	(~)	(0)			(,	Q
304	Structures and Improvements	28	0 %	3.57% %	\$ 4,469	\$	\$ 205	\$ 4,674
305	Collecting and Impounding				-			
000	Reservoirs		%	%	-			
306	Lake, River and Other Intakes		%	%	-			
307	Wells and Springs	27	0 %	3.70% %	8,230		966	9,196
308	Wells and Springs Infiltration Galleries &	<u>_</u>	//		-			
300			%	%	_			
309	TunnelsSupply Mains	32		3.12% %		·	89	2,087
309	Power Generating Equipment	17	0 %	5.88% %	1,550		03_	2,007
310	Pumping Equipment	17	0 %	5.88% %			483	8,941
320	Water Treatment Equipment		0 %	5.88% %	649		485	686
	Vater Treatment Equipment		70	70	049			000
330	Distribution Reservoirs &		0 %	3.03% %	0 400		347	0.045
	Standpipes	<u> </u>		2.50% %				8,845
331	Trans. & Dist. Mains				48,196		2,518	50,714
333	Services	35	0 %	2.86% %	9,566		439	10,005
334	Meter & Meter Installations		0 %	5.88% %			1,208	10,782
335	Hydrants		0 %	2.50% %	3,229		211	3,440
336	Backflow Prevention Devices	r ———	0 %	%				
339	Other Plant and Miscellaneous							
1	Equipment		0 %	%				
340	Office Furniture and							
1 1	Equipment		0 %	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage							
1 1	Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Laboratory Equipment Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				
	Totals				\$ 102,866	\$	\$6,504	\$ <u>109,369</u> *

* This amount should tie to Sheet F-5.

YEAR OF REPORT December 31, 2012

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.			
No.	Account Name		Amount
601	Salaries and Wages - Employees	s	1,43
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	·	
604	Employee Pensions and Benefits	-	
610	Purchased Water		
615	Purchased Power	1 -	2,53
616	Fuel for Power Production	-	2,00
618	Chemicals		72
620	Materials and Supplies		80
630	Contractual Services:		
	Billing		
	Professional		4,00
	Testing		3,70
	Other		11.38
640	Rents		1.08
650	Transportation Expense	-	81
655	Insurance Expense		5,13
665	Regulatory Commission Expenses (Amortized Rate Case Expense)		
670	Bad Debt Expense	-	
675	Miscellaneous Expenses		4,09
	Total Water Operation And Maintenance Expense	s	35,72
	* This amount should tie to Sheet F-3.	1 -	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8"	D	1.0	128	128	128
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C T	16.0			·
3"	Т	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine		Total	128_	128	128

UTILITY NAME:

Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012

SYSTEM NAME:

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January February March April May June July August September October November December		595 603 655 640 713 590 680 588 550 501 555 579		595 603 655 640 713 590 680 588 550 501 555 579	555 587 563 673 645 616 609 615 527 561 505 546
Total for Year		7,248		7,248	7,002

If water is purchased for resale, indicate the following:

Vendor_____n/a

Point of delivery_____ n/a

If water is sold to other water utilities for redistribution, list names of such utilities below:

n/a

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC PVC PVC PVC PI	2" 3" 4" 6" 4"	500 6300 3210 5025 20			500 6300 3210 5025 20
Fire Hydrants		9			9

YEAR OF REPORT December 31, 2012

SYSTEM NAME:_____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	1986 Rotary Grouted	1989 Rotary Grouted		
Depth of Wells Diameters of Wells Pump - GPM Motor - HP	BT & C Steel 190' 4 75 5	BT & C Steel 405' 6 350 25		
Motor Type * Yields of Wells in GPD Auxiliary Power	Submersible 180,000 on-site	Submersible 504,000 on-site		
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	Steel 6,000 Ground	n/a	<u>n/a</u>	n/a

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u> Manufacturer Type Rated Horsepower	n/a	n/a	<u>n/a</u>	n/a
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power		n/a	n/a	<u>n/a</u>

UTILITY NAME:

Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)						
Permitted Gals. per day Type of Source	105,510 Ground	n/a	<u>n/a</u>			

WATER TREATMENT FACILITIES

List for each Water Treatment	Facility:		
Туре	Hydrochloriator	n/a	n/a
Make			
Permitted Capacity (GPD)	264,000		
High service pumping			
Gallons per minute	n/a		
Reverse Osmosis	n/a		
Lime Treatment			
Unit Rating	n/a		
Filtration			
Pressure Sq. Ft	n/a		
Gravity GPD/Sq.Ft			
Disinfection			
Chlorinator	25 gpd		
Ozone	n/a		
Other	n/a		
Auxiliary Power	Stand by Generator		

YEAR OF	REPORT
December	31, 2012

SYSTEM NAME:

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.
1. Present ERC's * the system can efficiently serve 1084
2. Maximum number of ERCs * which can be served 1084
3. Present system connection capacity (in ERCs *) using existing lines 144
4. Future connection capacity (in ERCs *) upon service area buildout 166
5. Estimated annual increase in ERCs * 23
 Is the utility required to have fire flow capacity? Yes but in a separate system. If so, how much capacity is required? Supply 500 gpm @ Hydrant
7. Attach a description of the fire fighting facilities. Require Annual Fire Flow Test
8. Describe any plans and estimated completion dates for any enlargements or improvements of this systemSee Attached
9. When did the company last file a capacity analysis report with the DEP? 2002
10. If the present system does not meet the requirements of DEP rules, submit the following:
a. Attach a description of the plant upgrade necessary to meet the DEP rules.
b. Have these plans been approved by DEP? n/a
c. When will construction begin?n/a
d. Attach plans for funding the required upgrading.
e. Is this system under any Consent Order with DEP? _ n/a
11. Department of Environmental Protection ID # 6535079
12. Water Management District Consumptive Use Permit # 2009128.002
a. Is the system in compliance with the requirements of the CUP? yes
b. If not, what are the utility's plans to gain compliance?n/s
 * An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceeding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

Pinecrest Utilities, LLC

CAPTIAL IMPROVEMENTS	<u>2013</u>		<u>2014</u>		<u>2015</u>	
Buildings	-		Painting	\$ 150	-	
Backflow Prevention Devices			-		-	
Blowers	-		-		-	
Communications Equipment	-		-		-	
Customer Meters	replace 10	\$ 400	replace 10	\$ 400	replace 10	\$ 400
Electrical Panels	replace main well	\$ 3,000	back up well	\$ 1,800	-	
Generators	0		-		-	
Hydrants	repaint 5	\$ 100	repaint 5	\$ 100	-	
Lift Station Pumps	-		-		-	
Lift Stations	-		-		-	
Master Meter	calibrate FRWA	\$ 50	-		-	
Miscellaneous Equipment	light above tank	\$ 60	-		-	
Office Furniture and Equipment	-		-		-	
Other Pumping Equipment						
Power Operated Equipment	-		-		-	
Rapid Infiltration / Effluent Ponds	-		-		-	
Supply Mains	-		-		-	
Tanks	inspect and clean	\$ 1,700	repaint	\$ 100	-	
Tools, Shop and Garage Equipment	-		-		-	
Trans. & Dist. Mains	-		-		-	
Transportation Equipment	-		-		-	
Water Testing Equipment	-		-		-	
Water Treatment Pumps	replace chlorine	\$ 450	replace aqua mag	\$ 450	rebuild chlorine	\$ 200
Water Treatment Other Equipment	-		-		-	
Well Pumping Equipment	-		-		-	
Wells	-		-		-	
Maint. & CIP TOTAL BY YEAR		\$ 5,760		\$ 3,000		\$ 600

WASTEWATER

OPERATING

SECTION

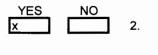
Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

CERTIFICATION OF ANNUAL REPORT

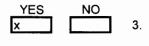
I HEREBY CERTIFY, to the best of my knowledge and belief:



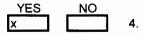
The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.



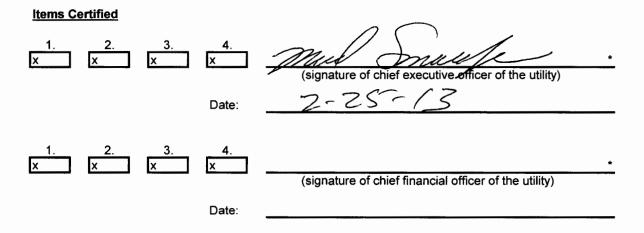
The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.



There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.



The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.



Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

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