

CLASS B
WATER AND/OR WASTEWATER UTILITIES

**FINANCIAL, RATE
AND ENGINEERING
MINIMUM FILING
REQUIREMENTS**

OF

NI FLORIDA, LLC

Exact Legal Name of Utility
Docket No.: 100149-WU

VOLUME I



FOR THE

Test Year Ended: December 31, 2009

DOCUMENT NUMBER DATE

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FPSC-COMMISSION CLERK

Schedule of Water Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Interim [] Final [X]

Schedule: A-1
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use.

Line No.	(1) Description	(2) Average Amount Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant In Service	\$ 292,084	\$ 173,478	(B) \$ 465,562	A-3,A-5
2					
3	Utility Land & Land Rights	-	-	-	A-3,A-5
4					
5	Less: Non-Used & Useful Plant	-	-	-	A-7
6					
7	Construction Work In Progress	-	-	-	A-3
8					
9	Less: Accumulated Depreciation	203,862	-	203,862	A-3, A-9
10					
11					
12					
13	Less: CIAC	110,779	-	110,779	A-12
14					
15	Accumulated Amortization of CIAC	106,959	-	106,959	A-14
16					
17	Acquisition Adjustments	713,630	(713,630)	(A) -	A-3
18					
19	Advances For Construction	-	-	-	A-16
20					
21	Working Capital Allowance	<u>76,744</u>	<u>-</u>	<u>76,744</u>	A-17
22					
23	Total Rate Base	<u>\$ 874,776</u>	<u>\$ (540,152)</u>	<u>\$ 334,624</u>	

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Interim Final
 Historic or Projected

Schedule: A-3
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base item.

Line No.	Description	Water	Wastewater
1	<u>(A) Remove positive acquisition adjustment not included in rate base</u>		
2	Acquisition adjustment	<u>\$ (713,630)</u>	
3			
4			
5	<u>(B) Capital expenditures for isolation valves and meter replacement</u>		
6	Total Estimate	\$ 215,672	
7	Actual cost incurred in 2009 to replace Isolation Valves	<u>42,194</u>	
8	Remaining cost for Meters, Boxes & Lids with installation and updated piping to be completed in 2010	<u>\$ 173,478</u>	

Schedule of Water and Wastewater Plant in Service

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: A-4

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide the annual balance of the original cost of plant in service, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Water	Wastewater
1	Balance at 12-31-2007 (per PSC Audit dated 10-29-08)	\$ 273,168	-
2			
3	2008 Additions	3,882	-
4			
5	2008 Retirements	-	-
6			
7	2008 Adjustments (rounding)	<u>1</u>	-
8			
9	Balance at 12-31-2008	<u>277,051</u>	-
10			
11	2009 Additions	63,280	
12			
13	2009 Retirements	-	
14			
15	2009 Adjustments	<u>-</u>	
16			
17	Balance at 12-31-2009	<u>\$ 340,331</u>	

Supporting Schedules A-6

Recap Schedules: A-18

Schedule of Water Plant In Service By Primary Account

Florida Public Service Commission

Test Year Average Balance

Schedule: A-5

Company: Ni Florida, LLC

Page 1 of 3

Docket No.: 100149-WU

Preparer: Donald J. Clayton, P.E.

Schedule Year Ended: December 31, 2009

Recap Schedules: A-1, A-4

Historic [X] of Projected []

	(1)	(2)	(3)	(4)
Line No.	Account No. and Name	Test Year Average Bal.	Non-Used & Useful %	Non-Used & Useful Amount
1	331 Transmission and Distribution Mains	\$ 185,740	0.00%	-
2	333 Services	50,932	0.00%	-
3	334 Meters and Meter Installations	36,458	0.00%	-
4	340 Office Furniture and Equipment	11,211	0.00%	-
5	348 Other Tangible Plant	7,743	0.00%	-
6				
7		<u>\$ 292,084</u>	<u>0.00%</u>	<u>\$ -</u>
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				

Schedule of Water Plant In Service By Primary Account
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: A-5

Docket No.: 100149-WU

Page 2 of 3

Schedule Year Ended: December 31, 2009

Explanation: Provide the month ending balances for each month of the test year and the ending balance for the prior year.

Preparer: Donald J. Clayton, P.E.

Historic [X] of Projected []

Recap Schedules: A-1, A-4

Line No.	(1) Account No. and Name	(2) Prior Year 12/31/2008	(3) 1/31/2009	(4) 2/29/2009	(5) 3/31/2009	(6) 4/30/2009	(7) 5/31/2009	(8) 6/30/2009
1	331 Transmission and Distribution Main: \$	178,450	\$ 178,450	\$ 178,450	\$ 178,450	\$ 180,304	\$ 180,304	\$ 184,574
2	333 Services	50,932	50,932	50,932	50,932	50,932	50,932	50,932
3	334 Meters and Meter Installations	36,458	36,458	36,458	36,458	36,458	36,458	36,458
4	340 Office Furniture and Equipment	11,211	11,211	11,211	11,211	11,211	11,211	11,211
5	348 Other Tangible Plant	-	-	-	-	6,478	9,022	11,576
6								
7		<u>\$ 277,051</u>	<u>\$ 277,051</u>	<u>\$ 277,051</u>	<u>\$ 277,051</u>	<u>\$ 285,383</u>	<u>\$ 287,927</u>	<u>\$ 294,750</u>
8								
9								
10								
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12								
13								
14								
15								
16								
17								

Schedule of Water Plant In Service By Primary Account
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic of Projected

Explanation: Provide the month ending balances for each month of the test year and the ending balance for the prior year.

Schedule: A-5
 Page 3 of 3
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: A-1, A-4

Line No.	(1) Account No. and Name	(2) 7/31/2009	(3) 8/31/2009	(4) 9/30/2009	(5) 10/31/2009	(6) 11/30/2009	(7) End of Test Year 12/31/2009	(8) Average Balance
1	331 Transmission and Distribution Main: \$	185,574	\$ 185,574	\$ 185,574	\$ 185,574	\$ 185,574	\$ 227,768	\$ 185,740
2	333 Services	50,932	50,932	50,932	50,932	50,932	50,932	50,932
3	334 Meters and Meter Installations	36,458	36,458	36,458	36,458	36,458	36,458	36,458
4	340 Office Furniture and Equipment	11,211	11,211	11,211	11,211	11,211	11,211	11,211
5	348 Other Tangible Plant	11,576	11,576	11,576	12,132	12,770	13,962	7,743
6								
7		<u>\$ 295,750</u>	<u>\$ 295,750</u>	<u>\$ 295,750</u>	<u>\$ 296,307</u>	<u>\$ 296,944</u>	<u>\$ 340,331</u>	<u>\$ 292,084</u>
8								
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14								
15								
16								
17								

Non-Used and Useful Plant - Summary - Final

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: A-7

Docket No.: 100149-WU

Page 1 of 1

Schedule Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a summary of the items included in non-used and useful plant for the test year. Provide additional support, if necessary.

	(1)	(2)	(3)	(4)
Line No.	Description	Average Amount Per Books	Utility Adjustments	Balance Per Utility
1	WATER			
2				
3	Plant In Service	\$ -	\$ -	\$ -
4				
5	Land	-	-	-
6				
7	Accumulated Depreciation	-	-	-
8				
9	Other (Explain)	-	-	-
10				
11				
12	Total	-	-	-
13				
14				
15	WASTEWATER			
16				
17	Plant In Service			
18				
19	Land			
20				
21	Accumulated Depreciation			
22				
23	Other (Explain)			
24				
25				
26	Total	N/A	N/A	N/A

Supporting Schedules: A-5, A-9

Recap Schedules: A-1

Schedule of Water and Wastewater Accumulated Depreciation
Annual Balances Subsequent to last Established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: A-8
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the annual balance of accumulated depreciation, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance at 12-31-2007 (per PSC audit dated 10-29-08)	\$ 195,859	NA
2			
3	2008 Accruals	5,436	NA
4			
5	2008 Retirements	-	NA
6			
7	2008 Adjustments	-	NA
8			
9	Balance at 12-31-2008	201,295	NA
10			
11	2009 Accruals	5,234	NA
12			
13	2009 Retirements	-	NA
14			
15	2009 Adjustments	-	NA
16			
17	Balance at 12-31-2009	\$ 206,529	NA
18			

Supporting Schedules: A-9
Recap Schedules: A-18

Schedule of Water Accumulated Depreciation By Primary Account
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic or Projected

Schedule: A-9
 Page 1 of 3
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: A-1, A-8

Line No.	(1) Account No. and Name	(2) Test Year Average	(3) Non-Used & Useful %	(4) Non-Used Amount
1	331 Transmission and Distribution Mains	\$ 111,286	0%	\$ -
2	333 Services	44,759	0%	-
3	334 Meters and Meter Installations	36,458	0%	-
4	340 Office Furniture and Equipment	11,211	0%	-
5	348 Other Tangible Plant	148	0%	-
6				
7		<u>\$ 203,862</u>	<u>0%</u>	<u>\$ -</u>
8				
9				
10				

Schedule of Water Accumulated Depreciation By Primary Account
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] of Projected []

Explanation: Provide the month ending balances for each month of the test year and the ending balance for the prior year.

Schedule: A-9
 Page 2 of 3
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: A-1, A-8

Line No.	(1) Account No. and Name	(2) Prior Year 12/31/2008	(3) 1/31/2009	(4) 2/29/2009	(5) 3/31/2009	(6) 4/30/2009	(7) 5/31/2009	(8) 6/30/2009
1	331 Transmission and Distribution Mains	\$ 109,245	\$ 109,530	\$ 109,865	\$ 110,201	\$ 110,544	\$ 110,887	\$ 111,246
2	333 Services	44,381	44,506	44,630	44,747	44,766	44,786	44,805
3	334 Meters and Meter Installations	36,458	36,458	36,458	36,458	36,458	36,458	36,458
4	340 Office Furniture and Equipment	11,211	11,211	11,211	11,211	11,211	11,211	11,211
5	348 Other Tangible Plant	-	-	-	-	27	65	113
7		<u>\$ 201,295</u>	<u>\$ 201,704</u>	<u>\$ 202,164</u>	<u>\$ 202,616</u>	<u>\$ 203,006</u>	<u>\$ 203,406</u>	<u>\$ 203,833</u>

Schedule of Water Accumulated Depreciation By Primary Account
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic of Projected

Explanation: Provide the month ending balances for each month of the test year and the ending balance for the prior year.

Schedule: A-9
 Page 3 of 3
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: A-1, A-8

Line No.	(1) Account No. and Name	(2) 7/31/2009	(3) 8/31/2009	(4) 9/30/2009	(5) 10/31/2009	(6) 11/30/2009	(7) End of Test Year 12/31/2009	(8) Average Balance
1	331 Transmission and Distribution Mains	\$ 111,610	\$ 111,974	\$ 112,338	\$ 112,701	\$ 113,065	\$ 113,517	\$ 111,286
2	333 Services	44,825	44,844	44,864	44,883	44,903	44,922	44,759
3	334 Meters and Meter Installations	36,458	36,458	36,458	36,458	36,458	36,458	36,458
4	340 Office Furniture and Equipment	11,211	11,211	11,211	11,211	11,211	11,211	11,211
5	348 Other Tangible Plant	161	210	258	309	362	421	148
6								
7		<u>\$ 204,265</u>	<u>\$ 204,697</u>	<u>\$ 205,128</u>	<u>\$ 205,562</u>	<u>\$ 205,999</u>	<u>\$ 206,529</u>	<u>\$ 203,862</u>
8								
9								
10								

Schedule of Water and Wastewater Contributions in Aid of Construction
Annual Balances Subsequent to last Established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: A-11
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the annual balance of contributions in aid of construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts. Show any retirements as adjustments

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance at 12-31-2007 (per PSC audit dated 10-29-08)	\$ 110,779	NA
2			
3	Additions	-	NA
4			
5	Adjustments (rounding)	-	NA
6			
7	Balance at 12-31-2008	110,779	NA
8			
9	Additions	-	NA
10			
11	Adjustments (rounding)	-	NA
12			
13	Balance at 12-31-2009	\$ 110,779	NA
14			

Supporting Schedules: A-12
Recap Schedules: A-19

Summary of Contributions In Aid of Construction By Classification
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] or Projected []

Schedule: A-12
 Page 1 of 3
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the average CIAC balance by account. If a projected test year is employed, provide breakdown for average and projected test year.

Line No.	(1) Description	(2) Test Year Average Bal.	(3) Non-Used & Useful %	(4) Non-Used & Useful Amount
1	WATER			
2				
3	Plant Capacity Fees	\$ -	0.00%	\$ -
4				
5	Line/Main Extension Fees	110,779	0.00%	-
6				
7	Meters & Meter Installation Fees	-	0.00%	-
8				
9	Contributed Property	-	0.00%	-
10				
11	Other - Tap Fees	-	0.00%	-
12				
13	Total	\$ 110,779	0.00%	\$ -
14				
15				
16	WASTEWATER			
17				
18	Plant Capacity Fees			
19				
20	Line/Main Extension Fees			
21				
22	Contributed Property			
23				
24	Other - Tap Fees			
25				
26				
27	Total	NA	NA	NA
28				
29				
30				

Recap Schedules: A-2, A-4

Summary of Contributions In Aid of Construction By Classification
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 21 2009
 Historic [X] or Projected []

Schedule A-12
 Page 2 of 3
 Preparer: Donald J. Clayton, P.E.

Line No.	(1) Description	(2) Prior Year 12/31/2008	(3) 1/31/2009	(4) 2/29/2009	(5) 3/31/2009	(6) 4/30/2009	(7) 5/31/2009	(8) 6/30/2009
1	WATER							
2								
3	Plant Capacity Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4								
5	Line/Main Extension Fees	110,779	110,779	110,779	110,779	110,779	110,779	110,779
6								
7	Meters & Meter Installation Fees	-	-	-	-	-	-	-
8								
9	Contributed Property	-	-	-	-	-	-	-
10								
11	Other - Tap Fees	-	-	-	-	-	-	-
12								
13	Total	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779
14								
15								
16	WASTEWATER							
17								
18	Plant Capacity Fees							
19								
20	Line/Main Extension Fees							
21								
22	Contributed Property							
23								
24	Other - Tap Fees							
25								
26								
27	Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Summary of Contributions In Aid of Construction By Classification
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 21 2009
 Historic [X] or Projected []

Schedule: A-12
 Page 3 of 3
 Preparer: Donald J. Clayton, P.E.

Line No.	(1) Description	(2) 7/31/2008	(3) 8/31/2008	(4) 9/30/2008	(5) 10/31/2008	(6) 11/30/2008	(7) 12/31/2008	(8) Average Balance
1	WATER							
2								
3	Plant Capacity Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4								
5	Line/Main Extension Fees	110,779	110,779	110,779	110,779	110,779	110,779	110,779
6								
7	Meters & Meter Installation Fees	-	-	-	-	-	-	-
8								
9	Contributed Property	-	-	-	-	-	-	-
10								
11	Other - Tap Fees	-	-	-	-	-	-	-
12								
13	Total	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779	\$ 110,779
14								
15								
16	WASTEWATER							
17								
18	Plant Capacity Fees							
19								
20	Line/Main Extension Fees							
21								
22	Contributed Property							
23								
24	Other - Tap Fees							
25								
26								
27	Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Schedule of Water and Wastewater Accumulated Amortization of CIAC
Annual Balances Subsequent to last Established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: A-13
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the annual balance of accumulated amortization CIAC, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts. Show any retirements as adjustments

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance at 12-31-2007 (per PSC audit dated 10-29-2008)	\$ 100,311	NA
2			
3	Accruals	3,323	NA
4			
5	Adjustments*	<u>(1,084)</u>	NA
6			
7	Balance at 12-31-2008	<u>102,550</u>	NA
8			
9	Accruals	3,323	NA
10			
11	Adjustments*	<u>1,086</u>	NA
12			
13	Balance at 12-31-2009	<u><u>106,959</u></u>	NA
14			

*Book balance at 12/31/08 did not reflect 10/29/08 PSC audit adjustment. Audit adjustment was actually made in 2009.

Supporting Schedules: A-14
Recap Schedules: A-19

Schedule of Accumulated Amortization of CIAC
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] or Projected []

Schedule: A-14
 Page 1 of 3
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the average CIAC balance by account. If a projected year is employed, provide breakdown for average and projected test year.

Line No.	(1) Description	(2) Test Year Average Bal.	(3) Non-Used & Useful %	(4) Non-Used & Useful Amount
1	WATER			
2				
3	Plant Capacity Fees	\$ -	0.00%	\$ -
4				
5	Line/Main Extension Fees	105,297	0.00%	-
6				
7	Meters & Meter Installation Fees	-	0.00%	-
8				
9	Contributed Property	-	0.00%	-
10				
11	Other - Tap Fees	-	0.00%	-
12				
13				
14	Total	<u>\$ 105,297</u>	<u>0</u>	<u>\$ -</u>
15				
16				
17	WASTEWATER			
18				
19	Plant Capacity Fees			
20				
21	Line/Main Extension Fees			
22				
23	Contributed Property			
24				
25	Other - Tap Fees			
26				
27				
28	Total	<u>NA</u>	<u>NA</u>	<u>NA</u>

Schedule of Accumulated Amortization of CIAC
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100148-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] or Projected []

Schedule: A-14
 Page 2 of 3
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the ending balances and average of CIAC by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		Prior Year 12/31/2008	1/31/2009	2/29/2009	3/31/2009	4/30/2009	5/31/2009	6/30/2009
1	WATER							
2								
3	Plant Capacity Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4								
5	Line/Main Extension Fees	103,634	103,911	104,188	104,465	104,742	105,019	105,297
6								
7	Meters & Meter Installation Fees	-	-	-	-	-	-	-
8								
9	Contributed Property	-	-	-	-	-	-	-
10								
11	Other - Tap Fees	-	-	-	-	-	-	-
12								
13								
14	Total	<u>\$ 103,634</u>	<u>\$ 103,911</u>	<u>\$ 104,188</u>	<u>\$ 104,465</u>	<u>\$ 104,742</u>	<u>\$ 105,019</u>	<u>\$ 105,297</u>
15								
16	WASTEWATER							
17								
18	Plant Capacity Fees							
19								
20	Line/Main Extension Fees							
21								
22	Contributed Property							
23								
24	Other - Tap Fees							
25								
26								
27	Total	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

Schedule of Accumulated Amortization of CIAC
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] or Projected []

Schedule: A-14
 Page 3 of 3
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the ending balances and average of CIAC by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) 7/31/2009	(3) 8/31/2009	(4) 9/30/2009	(5) 10/31/2009	(6) 11/30/2009	(7) 12/31/2009	(8) Average Balance
1	WATER							
2								
3	Plant Capacity Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4								
5	Line/Main Extension Fees	105,574	105,851	106,128	106,405	106,682	106,959	105,297
6								
7	Meters & Meter Installation Fees	-	-	-	-	-	-	-
8								
9	Contributed Property	-	-	-	-	-	-	-
10								
11	Other - Tap Fees	-	-	-	-	-	-	-
12								
13								
14	Total	<u>\$ 105,574</u>	<u>\$ 105,851</u>	<u>\$ 106,128</u>	<u>\$ 106,405</u>	<u>\$ 106,682</u>	<u>\$ 106,959</u>	<u>\$ 105,297</u>
15								
16	WASTEWATER							
17								
18	Plant Capacity Fees							
19								
20	Line/Main Extension Fees							
21								
22	Contributed Property							
23								
24	Other - Tap Fees							
25								
26								
27	Total	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

Schedule of Annual AFUDC Rates Used

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: A-15
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the annual AFUDC rates used since either rate base was last established by the Commission, or the date of inception of utility service. If rate base has not been established previously, include a description of practice and authority of rate(s) used.

Line
No.

- 1 The Company has not booked any AFUDC since the rate base was last established as of December 31, 2007. Going forward the
- 2 Company will use the cost of capital established in this proceeding as the basis for future AFUDC.

Schedule of Water and Wastewater Advances for Construction
Annual Balances Subsequent to Last established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: A-16
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the annual balance of Advances For Construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements, specifically identifying those amounts. Also provide a brief description of the applicant's policy regarding advances.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	None		

Recap Schedules: A-1, A-2, A-19

Schedule of Working Capital Allowance Calculation

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Schedule: A-17
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: A-1, A-1 [Interim]

Explanation: Provide the calculation of working capital using the balance sheet approach. The calculation should not include accounts that are reported in other rate base or cost of capital accounts. Unless otherwise explained, this calculation should include both current and deferred debits and credits. All adjustments to the per book accounts shall be explained.

Line No.	Description	Water	Wastewater	Total
1	<u>Final Rates</u>			
2	CURRENT AND ACCRUED ASSETS			
3	Cash	\$ -	\$ -	\$ -
	Accounts and Notes Receivable, Less Accumulated			
4	Provision for uncollectable Accounts	9,806	-	9,806
5	Prepayments	238	-	238
6	Accrued Utility revenues	2,887	-	2,887
7	Deferred Debits (Rate Case Expense per B-10)	91,804	-	91,804
8			-	0
9	CURRENT AND ACCRUED LIABILITIES			-
10	Accounts Payable	(12,128)	-	(12,128)
11	Customer Deposits	(4,660)	-	
12	Accrued Taxes	(5,795)	-	(5,795)
13	Accrued Interest	(393)	-	(393)
14	Miscellaneous Current and Accrued Liabilities	(5,015)	-	
15	Equals working capital (Balance Sheet Approach)	\$ 76,744	\$ -	\$ 76,744
16				
17				
18	<u>Interim Rates</u>			
19				
20	CURRENT AND ACCRUED ASSETS			
21	Cash	\$ -	\$ -	\$ -
	Accounts and Notes Receivable, Less Accumulated			
22	Provision for uncollectable Accounts	9,806	-	9,806
23	Prepayments	238	-	238
24	Accrued Utility revenues	2,887	-	2,887
25				-
26				0
27	CURRENT AND ACCRUED LIABILITIES			-
28	Accounts Payable	(12,128)	-	(12,128)
29	Customer Deposits	(4,660)	-	
30	Accrued Taxes	(5,795)	-	(5,795)
31	Accrued Interest	(393)	-	(393)

Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Explanation: Provide a balance sheet for years requested.
 Provide same for historical base or intermediate years, if not
 already shown.

Schedule: A-18
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Line No.	(1) ASSETS	(2) Prior Year 12/31/2008	(3) January 2009	(4) February 2009	(5) March 2009	(6) April 2009	(7) May 2009	(8) June 2009
1	UTILITY PLANT							
2	Utility Plant in Service	\$ 277,051	\$ 277,051	\$ 277,051	\$ 277,051	\$ 285,383	\$ 287,927	\$ 294,750
3	Construction Work In Progress	-	-	-	-	-	-	-
4	Less: Accumulated Depreciation	201,295	201,704	202,164	202,616	203,006	203,406	203,833
5	Net Plant	75,756	75,347	74,887	74,435	82,377	84,521	90,917
6								
7	Utility Plant Acquisition Adjustments	713,713	713,713	713,713	713,713	713,713	713,713	713,713
8								
9	TOTAL NET UTILITY PLANT	789,469	789,060	788,600	788,148	796,090	798,234	804,630
10								
11	OTHER PROPERTY AND INVESTMENTS							
12	Nonutility Property	-	-	-	-	-	-	-
13	Less: Accumulated Depreciation	-	-	-	-	-	-	-
14	Net Nonutility Property	-	-	-	-	-	-	-
15								
16	Investments in Associated Companies	33,164	50,502	69,275	88,875	110,599	123,349	141,827
17	Special Funds	-	-	-	-	-	-	-
18								
19	TOTAL OTHER PROPERTY AND INVESTMENTS	33,164	50,502	69,275	88,875	110,599	123,349	141,827
20								
21	CURRENT AND ACCRUED ASSETS							
22	Cash	-	-	-	-	-	-	-
	Accounts and Notes Receivable, Less Accumulated Provision for uncollectable Accounts	10,553	16,687	12,220	11,632	9,471	7,338	5,928
23	Accounts Receivable from Associated Companies	-	-	-	118	58	517	473
24	Prepayments	-	-	-	-	-	-	-
25	Accrued Utility revenues	2,816	2,816	2,816	2,816	2,816	2,816	2,816
26								
27	TOTAL CURRENT AND ACCRUED ASSETS	13,369	19,503	15,036	14,565	12,346	10,670	9,217
28								
29	DEFERRED DEBITS							
30	Preliminary Survey and Investigation Charges	-	-	-	-	-	-	-
31	Deferred Rate Case Expense	-	-	-	-	-	-	-
32								
33	TOTAL DEFERRED DEBITS	-	-	-	-	-	-	-
34								
35	TOTAL ASSETS AND OTHER DEBITS	\$ 836,002	\$ 859,065	\$ 872,910	\$ 891,588	\$ 919,035	\$ 932,254	\$ 955,674

Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: NI Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Explanation: Provide a balance sheet for years requested.
 Provide same for historical base or Intermediate years, if not
 already shown.

Schedule: A-18
 Page 2 of 2
 Preparer: Donald J. Clayton, P.E.

Line No.	(1) ASSETS	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		July 2009	August 2009	September 2009	October 2009	November 2009	December 2009	13-Month Avg Bal
1	UTILITY PLANT							
2	Utility Plant in Service	\$ 295,750	\$ 295,750	\$ 295,750	\$ 296,307	\$ 296,944	\$ 340,331	\$ 292,084
3	Construction Work In Progress	-	-	-	-	-	-	-
4	Less: Accumulated Depreciation	204,265	204,697	205,128	205,562	205,999	206,529	203,862
5	Net Plant	91,485	91,054	90,622	90,745	90,945	133,802	88,222
6								
7	Utility Plant Acquisition Adjustments	713,713	713,713	713,713	713,713	713,713	712,628	713,630
8								
9	TOTAL NET UTILITY PLANT	805,198	804,767	804,335	804,458	804,658	846,430	801,852
10								
11	OTHER PROPERTY AND INVESTMENTS							
12	Nonutility Property	-	-	-	-	-	-	-
13	Less: Accumulated Depreciation	-	-	-	-	-	-	-
14	Net Nonutility Property	-	-	-	-	-	-	-
15								
16	Other Investments	149,501	164,143	177,484	194,607	210,636	225,105	133,774
17	Special Funds	-	-	-	-	-	-	-
18								
19	TOTAL OTHER PROPERTY AND INVESTMENTS	149,501	164,143	177,484	194,607	210,636	225,105	133,774
20								
21	CURRENT AND ACCRUED ASSETS							
22	Cash	-	-	-	-	-	-	-
23	Accounts and Notes Receivable, Less Accumulated Provision for uncollectable Accounts	5,798	6,435	9,445	9,040	11,371	11,568	9,806
24	Accounts Receivable from Associated Companies	-	-	-	-	-	-	-
25	Prepayments	429	385	342	289	256	212	238
26	Accrued Utility revenues	2,816	2,816	2,816	2,816	2,816	3,735	2,887
27								
28	TOTAL CURRENT AND ACCRUED ASSETS	9,043	9,635	12,603	12,154	14,443	15,515	12,931
29								
30	DEFERRED DEBITS							
31	Preliminary Survey and Investigation Charges	-	-	-	-	-	-	-
32	Deferred Rate Case Expense	-	-	-	-	-	-	-
33								
34	TOTAL DEFERRED DEBITS	-	-	-	-	-	-	-
35								
36	TOTAL ASSETS AND OTHER DEBITS	\$ 963,742	\$ 978,546	\$ 994,423	\$ 1,011,219	\$ 1,029,737	\$ 1,087,050	\$ 948,557

Comparative Balance Sheet - Equity Capital and Liabilities

Florida Public Service Commission

Company: NI Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Explanation: Provide a balance sheet for years requested.
 Provide same for historical base or Intermediate years, if not
 already shown.

Schedule: A-19
 Page 1 of 2
 Preparer: Donald J. Clayton, P.E.

Line No.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Prior Year	January	February	March	April	May	June	
	12/31/2008	2009	2009	2009	2009	2009	2009	2009
1	EQUITY CAPITAL & LIABILITIES							
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
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32								
33								
34								
35								
36								
37								
38								

Comparative Balance Sheet - Equity Capital and Liabilities

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Explanation: Provide a balance sheet for years requested.
 Provide same for historical base or Intermediate years, if not
 already shown.

Schedule: A-19
 Page 2 of 2
 Preparer: Donald J. Clayton, P.E.

Line No.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	July 2009	August 2009	September 2009	October 2009	November 2009	December 2009	13-Month vg Bal	
	EQUITY CAPITAL & LIABILITIES							
1	EQUITY CAPITAL							
2	Common Stock Issued							
3	\$ 771,171	\$ 771,171	\$ 771,171	\$ 771,171	\$ 771,171	\$ 771,171	\$ 771,171	\$ 769,941
4	(63,668)	(66,176)	(74,104)	(80,673)	(91,933)	(106,815)	(106,815)	(56,378)
5	Reacquired Capital Stock							
6								
7	<u>707,504</u>	<u>704,996</u>	<u>697,067</u>	<u>690,498</u>	<u>679,238</u>	<u>664,356</u>	<u>664,356</u>	<u>713,563</u>
8								
9	LONG TERM DEBT							
10	Other Long Term Debt							
11	-	-	-	-	-	-	-	-
12	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
13								
14	CURRENT AND ACCRUED LIABILITIES							
15	6,705	5,781	5,730	4,625	15,184	50,459	50,459	12,128
16	-	-	-	-	-	-	-	-
17	227,951	245,964	269,895	293,360	310,874	346,832	346,832	200,519
18	4,947	4,947	5,012	5,027	5,027	5,237	5,237	4,660
19	5,954	6,644	7,421	8,168	8,997	9,863	9,863	5,795
20	414	439	464	481	505	532	532	393
21	3,978	3,761	3,098	3,599	4,729	5,951	5,951	5,015
22								
23	<u>249,948</u>	<u>267,536</u>	<u>291,620</u>	<u>315,260</u>	<u>345,316</u>	<u>418,874</u>	<u>418,874</u>	<u>228,510</u>
24								
25	CONTRIBUTIONS IN AID OF CONSTRUCTION							
26	110,779	110,779	110,779	110,779	110,779	110,779	110,779	110,779
27	(104,488)	(104,765)	(105,042)	(105,319)	(105,596)	(106,959)	(106,959)	(104,295)
28								
29	<u>6,290</u>	<u>6,013</u>	<u>5,736</u>	<u>5,460</u>	<u>5,183</u>	<u>3,820</u>	<u>3,820</u>	<u>6,484</u>
30								
31	DEFERRED CREDITS							
32	Other Deferred Credits							
33	-	-	-	-	-	-	-	-
34	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
35								
36								
37								
38	<u>\$ 963,742</u>	<u>\$ 978,545</u>	<u>\$ 994,423</u>	<u>\$ 1,011,218</u>	<u>\$ 1,029,737</u>	<u>\$ 1,087,050</u>	<u>\$ 1,087,050</u>	<u>\$ 948,557</u>

Schedule of Water Net Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Interim [] Final [X]
 Historic [X] or Projected []

Schedule: B-1
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 7) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenue	(7) Supporting Schedules
1	OPERATING REVENUES	\$ 220,146	\$ -	\$ 220,146	\$ 191,525 (A)	\$ 411,671	B-4, B-3
2							
3	Operation & Maintenance	314,908	33,344 (B)	348,252	3,352 (D)	351,604	B-5, B-3
4							
5	Depreciation, net of CIAC Amort.	1,911	10,200 (C)	12,111	-	12,111	B-14, B-3
6							
7	Amortization	-	-	-	-	-	
8							
9	Taxes Other Than Income Taxes	9,863	-	9,863	8,619 (D)	18,482	B-15, B-3
10							
11	Provision for Income Taxes	-	-	-	-	-	C-1, B-3
12							
13	OPERATING EXPENSES	<u>326,682</u>	<u>43,544</u>	<u>370,226</u>	<u>11,970</u>	<u>382,197</u>	
14							
15	NET OPERATING INCOME	<u>\$ (106,536)</u>	<u>\$ (43,544)</u>	<u>\$ (150,081)</u>	<u>\$ 179,555</u>	<u>\$ 29,474</u>	
16							
17							
18	RATE BASE	<u>\$ 874,776</u>	<u>\$ (540,152)</u>	<u>\$ 334,624</u>		<u>\$ 334,624</u>	
19							
20							
21	RATE OF RETURN	-12.18%		-44.85%		8.81%	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-3

Docket No.: 100149-WU

Page 1 of 1

Schedule Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Interim [] Final [X]

Historic [X] or Projected []

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1	<u>(A) Adjustments to Revenue</u>		
2	(1) Revenue Increase		191,525
3	Total adjustment to revenue		<u>\$ 191,525</u>
4			
5	<u>(B) Adjustments to Operations & Maintenance Expenses</u>		
6	Test Year Adjustments		
7	(1) Contract Operator Increase @ \$300 / month		\$ 3,600
8	(2) Flushing Program		
9	Contract Operator		3,500
10	Additional purchased water - 138,570 gallons @ \$3.20 per thousand gallons		443
11	(3) Adjustment to include one fourth of rate case expense in operating expenses		
12	Tangibl - \$35,000 / 4 yrs.		8,750
13	Rose Sundstrom - \$50,800 / 4 yrs.		12,700
14	Mailing costs @ (\$3.00 x 756 customers x 3 mailings) / 4 yrs.		1,701
15	(4) Adjustment to increase uncollectible accounts to 1.75% of revenue		
16	1.75% x \$220,146 - \$1,203 =		<u>2,650</u>
17			
18			<u>\$ 33,344</u>
19			
20	<u>(C) Depreciation on Meter replacement Program</u>		
21	\$173,478*5.88% =		<u>\$ 10,200</u>
22			
23	<u>(D) Requested revenue Adjustments</u>		
24	(1) Adjustment to reflect bad debts expense at 1.75% of requested increase in revenue		
25	Total requested increase in revenues	\$	191,525
26	Bad debts rate		<u>1.75%</u>
27	Bad debts adjustment	\$	<u>3,352</u>
28			
29			
30	(2) To adjust test year regulatory assessment fees for requested increase in revenues		
31	Total requested increase in revenues	\$	191,525
32	RAF rate		<u>4.50%</u>
33	RAF adjustment	\$	<u>8,619</u>

Test Year Operating Revenue

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-4

Docket No.: 100149-WU

Page 1 of 1

Schedule Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Recap Schedules: B-1

Explanation: Complete the following revenue schedule for the historical test year or base year. If general service revenues is not accounted for by sub-account, then show the total amount under metered or measured commercial and provide an explanation.

Line No.	WATER SALES Account No. and Description	(1) Total Water	SEWER SALES	
			Wastewater	(2) Total Wastewater
1	460 Unmetered Water Revenue		521.1 Flat Rate - Residential	NA
2	461.1 Metered - Residential	172,033	521.2 Flat Rate - Commercial	NA
3	461.2 Metered - Commercial	23,134	521.3 Flat Rate - Industrial	NA
4	461.3 Metered - Industrial		521.4 Flat Rate - Public Authorities	NA
5	461.4 Metered - Public Authorities		521.5 Flat Rate - Multi-Family	NA
6	461.5 Metered - Multi-Family		521.6 Flat Rate - Other	NA
7	462.1 Public Fire Protection		522.1 Measured - Residential	NA
8	462.2 Private Fire Protection		522.2 Measured - Commercial	NA
9	464 Other sales - Public Authorities		522.3 Measured - Industrial	NA
10	465 Irrigation Customers		522.4 Measured - Public-Authority	NA
11	466 Sales for Resale	23,983	522.5 Measured - Multi-Family	NA
12	467 Interdepartmental Sales		523 Other Sales - Public Authorities	NA
13			524 Revenue from Other Systems	NA
14	TOTAL SALES OF WATER	<u>219,151</u>	525 Interdepartmental Sales	NA
15				
16	OTHER WATER REVENUES		TOTAL SEWER SALES	NA
17	470 Forfeited Discounts			
18	471 Misc. Service Revenues	995	*OTHER SEWER REVENUES	
19	472 Rents From Water Property		530 Guaranteed Revenue	NA
20	473 Interdepartmental Rents		531 Sale of Sludge	NA
21	474 Other Water Revenues		532 Forfeited Discounts	NA
22			534 Rents From Sewer Property	NA
23			535 Interdepartmental Rents	NA
24			536 Other Sewer Revenues	NA
25	TOTAL OTHER WATER REVENUES	<u>995</u>	541 Measured Re-Use Revenues	NA
26				
27			TOTAL OTHER	
28	TOTAL WATER OPERATING REVENUES	<u>220,146</u>	SEWER REVENUES	<u>N/A</u>
29				
30				
31			TOTAL SEWER	
32			OPERATING REVENUES	<u>NA</u>
33				
34	* Note: \$25 of "late penalty" revenue show in the annual report is actually a residential bill adjustment.			

Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: NI Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] or Projected []

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the last year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-5
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: B-1

Line No.	(1) Account No. and Name	(2) Jan	(3) Feb	(4) Mar	(5) Apr	(6) May	(7) Jun	(8) Jul	(9) Aug	(10) Sept	(11) Oct	(12) Nov	(13) Dec	(14) Total Annual	(15) Adj.	(16) Adj. Total Annual
1	601 - Salaries & Wages - Employees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	603 - Salaries & Wages - Officers, Etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	604 - Employee Pensions & Benefits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	610 - Purchased Water	8,566	9,809	11,639	9,238	6,190	4,079	5,498	5,515	3,999	4,773	8,199	8,727	86,251	443	86,694
5	615 - Purchased Power	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	616 - Fuel for Power Purchased	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	618 - Chemicals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	620 - Materials & Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	631 - Contract Services - Engr.	-	2,010	-	(2,010)	-	-	-	-	-	-	-	-	-	-	-
10	632 - Contract Services - Acct.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	633 - Contract Services - Legal	-	-	159	-	822	-	-	-	-	-	-	-	981	-	981
12	634 - Contractual Services - Mgmt. Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000	7,100	43,100
13	635 - Contractual Services - Other	100	50	50	1,600	460	574	241	50	1,067	353	8,050	549	13,155	-	13,155
14	641 - Rental of Building/Real Prop.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	642 - Rental of Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	650 - Transportation Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	656 - Insurance - Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	657 - Insurance - General Liability	-	-	237	51	51	44	44	44	42	44	42	44	643	-	643
19	658 - Insurance - Workman's Comp.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	659 - Insurance - Other	-	-	39	8	8	-	-	-	-	-	-	-	55	-	55
21	680 - Advertising Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	686 - Reg. Comm. Exp. - Rate Case Amort.	-	-	-	-	-	-	-	-	-	-	-	-	-	23,151	23,151
23	687 - Reg. Comm. Exp. - Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	670 - Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-	1,203	1,203	2,650	3,853
25	675 - Miscellaneous Expenses*	26,363	16,645	18,349	18,116	14,328	8,331	9,155	8,360	16,146	14,064	9,360	20,380	176,621	-	176,621
26																
27	TOTAL	\$ 38,069	\$ 31,514	\$ 31,473	\$ 28,002	\$ 24,859	\$ 17,028	\$ 17,938	\$ 16,969	\$ 24,258	\$ 22,234	\$ 28,660	\$ 33,902	\$ 314,907	\$ 33,344	\$ 348,252

Detail of Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Company: Ni Florida, LLC

Docket No.: 100149-WJ

Test Year Ended: December 31, 2009

Schedule: B-7

Page 1 of 1

Preparer: Donald J. Clayton, P.E.

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not filed a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	(1) Account No. and Name	(2) Prior TY 12/31/2005	(3) Current TY 12/31/2009	(4) \$ Difference	(5) % Difference	(6) Explanation
1	601 - Salaries & Wages - Employees	\$ 26,609	\$ -	\$ (26,609)	N/A	Ni Florida, LLC uses a contract operator while the former owners had operating employees.
2	603 - Salaries & Wages - Officers, Etc.	25,427	-	(25,427)	N/A	Ni America officer salaries are allocated from the parent company and are included in account Ni America uses a contract operator while the former owners had operating employees.
3	604 - Employee Pensions & Benefits	21,886	-	(21,886)	N/A	Benefits for officers are included in the allocation of overheads account 675.
4	610 - Purchased Water	70,617	86,694	16,077	18.54%	Reflects actual increased charges for purchased water from Lee County
5	615 - Purchased Power	512	-	(512)	N/A	Ni Florida, LLC did not incur any purchased power expense during the test year.
6	616 - Fuel for Power Purchased	-	-	-	N/A	
7	618 - Chemicals	-	-	-	N/A	
8	620 - Materials & Supplies	899	-	(899)	N/A	Ni Florida, LLC did not incur any materials and supplies expense during the test year.
9	631 - Contract Services - Engr.	-	-	-	N/A	
10	632 - Contract Services - Acct.	-	-	-	N/A	
11	633 - Contract Services - Legal	-	981	981	100.00%	
12	634 - Contractual Services - Mgmt. Fees	-	43,100	43,100	100.00%	Reflects fees paid to the Florida Utility Group for contract operation services.
13	635 - Contractual Services - Other	12,138	13,155	1,017	7.73%	
14	641 - Rental of Building/Real Prop.	7,378	-	(7,378)	N/A	Ni Florida LLC does not rent any office space.
15	642 - Rental of Equipment	-	-	-	N/A	
16	650 - Transportation Expenses	538	-	(538)	N/A	Ni Florida LLC did not incur any transportation expenses during the test year.
17	656 - Insurance - Vehicle	-	-	-	N/A	
18	657 - Insurance - General Liability	1,325	643	(682)	-106.02%	Ni Florida LLC's general liability insurance costs are lower than the cost incurred by the previous owner.
19	658 - Insurance - Workman's Comp.	676	-	(676)	N/A	Ni Florida LLC uses a contract operator. Workman's comp. insurance related to officer salaries are included in the allocation of overheads in account 675.
20	659 - Insurance - Other	-	55	55	100.00%	
21	660 - Advertising Expense	-	-	-	N/A	
22	666 - Reg. Comm. Exp. - Rate Case Amort.	-	23,151	23,151	100.00%	Reflects amortization of rate case expense over 4 years.
23	667 - Reg. Comm. Exp. - Other	-	-	-	N/A	
24	670 - Bad Debt Expense	-	3,853	3,853	100.00%	Reflects a provision for bad debts expense based on 1.75% of operating revenue.
25	675 - Miscellaneous Expenses	6,192	178,621	170,429	96.49%	Includes overhead allocation from parent company.
26						
27	TOTAL	\$ 174,197	\$ 348,252	\$ 174,055	49.98%	
28						
29	Total Customers	745	743	(2)	-0.27%	
30						
31	Consumer Price Index - U	195.3	214.5	19.2	8.97%	
32						
33				Benchmark Index: Increase in Customer ERCs	0.9973	
34				Increase in CPI	1.0897	
35					1.0867	
36						

Contractual Services

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-9

Docket No.: 100149-WU

Page 1 of 1

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a complete list of outside services which were incurred during the test year. List by type of service, such as accounting, engineering or legal, and provide specific detail of work performed by each consultant and the associated cost breakdown by items. Provide amounts separated by system and method of allocation if appropriate. Specific detail is not necessary for charges which are less than 2% of the test year revenue for that system. Do not include rate case expense charges.

Line No.	(1) Consultant	(2) Type of Service	(3) Amount	(4) Description of Work Performed
1		631 - Contract Services - Engr.	\$ -	
2		632 - Contract Services - Acct.	-	
3	Rutledge, Eckenia, Purnell & Hoffman, PA	633 - Contract Services - Legal	981	Legal services related to maooing project and regulatory communications
4	Florida Utility Group	634 - Contractual Services - Mgmt. Fees	39,600	Third party operation of the system.
5	Florida Utility Group	634 - Contractual Services - Mgmt. Fees	3,500	Flushing program
6	Florida Utility Group	635 - Contractual Services - Other	11,200	Maintenance on water distribution system
7	Florida Utility Group	635 - Contractual Services - Other	303	Assist with DEP Inspection
8	Florida Utility Group	635 - Contractual Services - Other	300	Prepared Consumer Confidence Report
9	Florida Utility Group	635 - Contractual Services - Other	593	Handing out boil water notices
10	LCHD Environmental Engineering	635 - Contractual Services - Other	760	Water sample testing
11				

Analysis of Rate Case Expense

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-10

Docket No.: 100149-WU

Page 1 of 1

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a list of each firm providing services for the applicant, the individuals for each firm assisting in the application, including each individual's hourly rate, and an estimate of the total charges to be incurred by each firm, as well as a description of the type of services provided. Also provide the additional information for amortization and allocation method, including support behind this determination.

(1)	(2)	(3)	(4)	(5)	(6)	
Line No.	Firm or Vendor Name	Counsel, Consultant or Witness	Hourly Rate Per person	Hours	Total Estimate of Charges by Firm	Type of Services Rendered
1	Rose, Sundstrom & Bentley, LLP	Martin Friedman	330	80	\$ 26,400	Legal fees
2	Rose, Sundstrom & Bentley, LLP	Christian Marcelli	305	80	24,400	Legal fees
3	Tangibl LLC	Donald J. Clayton	175	200	35,000	Preparation of MFRs, data requests, audit facilitation
4	Customer Mailings (\$3 x 756 x 3 Times)				6,804	Customer mailings
5						
6	TOTAL				\$ 92,604	

Estimate Through

PAA

Commission Hearing

Amortization Period 4 Years

Explanation if different from section 367.0816, Florida Statutes:

Amortization of Rate Case Expense:

	(A)	(B)	(C)
	Water	Wastewater	Total
19 Prior unamortized rate case expense	\$ -	\$ -	\$ -
20 Current rate case expense	92,604	-	92,604
21 Total projected rate case expense	\$ 92,604	\$ -	\$ 92,604
22 Annual amortization	\$ 23,151	\$ -	\$ 23,151

24 Method of allocation between systems: Not applicable. Ni Florida LLC filing is for water only.

Analysis of Major Maintenance Projects - Water & Sewer
For the Test Year and 2 Years Prior and 1 Year Subsequent

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Historical Test Year Ended: December 31, 2009

Schedule: B-11
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide an analysis of all maintenance projects greater than 2% of test year revenues per system which occurred during the 2 years prior to the test year, the test year, and the budgeted amount for 1 year subsequent to the test year. For each project, provide a description, the total cost or budgeted amount and how often the project should be repeated.

Line No.	(1) Description	(2) Period	(3) Budget Amount	(4) Term of Amort.	(5) Test Year Amortization
1	None				
2					
3					
4					
5					
6					
7					
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14					
15					
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17					
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20					

Allocation of Expenses
 Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Historic [X] or Projected []

Florida Public Service Commission
 Schedule: B-12
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule detailing expenses which are subject to allocation between systems (water, sewer, gas, etc.) showing allocation percentages, gross amounts, amounts allocated, and a detailed description. Provide a description of all systems.

Line No.	G/L Acct. No.	Description	Allocation Percentages			Description of Allocation Method	Amounts Allocated				
			Company	Other Companies/ Systems	Total		Company	Other Companies/ Systems	Total	100% Water	0% Sewer
1	601	Salaries & Wages - Employees	0.00%	0.00%	0.00%		\$ -	\$ -	\$ -	\$ -	\$ -
2	603	Salaries & Wages - Officers, Etc.	0.00%	0.00%	0.00%		-	-	-	-	-
3	604	Employee Pensions & Benefits	0.00%	0.00%	0.00%		-	-	-	-	-
4	610	Purchased Water	0.00%	0.00%	0.00%		-	-	-	-	-
5	615	Purchased Power	0.00%	0.00%	0.00%		-	-	-	-	-
6	616	Fuel for Power Purchased	0.00%	0.00%	0.00%		-	-	-	-	-
7	618	Chemicals	0.00%	0.00%	0.00%		-	-	-	-	-
8	620	Materials & Supplies	0.00%	0.00%	0.00%		-	-	-	-	-
9	631	Contract Services - Engr.	0.00%	0.00%	0.00%		-	-	-	-	-
10	632	Contract Services - Acct.	0.00%	0.00%	0.00%		-	-	-	-	-
11	633	Contract Services - Legal	0.00%	0.00%	0.00%		-	-	-	-	-
12	634	Contractual Services - Mgmt. Fees	0.00%	0.00%	0.00%		-	-	-	-	-
13	635	Contractual Services - Other	0.00%	0.00%	0.00%		-	-	-	-	-
14	641	Rental of Building/Real Prop.	0.00%	0.00%	0.00%		-	-	-	-	-
15	642	Rental of Equipment	0.00%	0.00%	0.00%		-	-	-	-	-
16	650	Transportation Expenses	0.00%	0.00%	0.00%		-	-	-	-	-
17	656	Insurance - Vehicle	0.00%	0.00%	0.00%		-	-	-	-	-
18	657	Insurance - General Liability	0.00%	0.00%	0.00%		-	-	-	-	-
19	658	Insurance - Workman's Comp.	0.00%	0.00%	0.00%		-	-	-	-	-
20	659	Insurance - Other	0.00%	0.00%	0.00%		-	-	-	-	-
21	660	Advertising Expense	0.00%	0.00%	0.00%		-	-	-	-	-
22	666	Reg. Comm. Exp. - Rate Case Amort.	0.00%	0.00%	0.00%		-	-	-	-	-
23	667	Reg. Comm. Exp. - Other	0.00%	0.00%	0.00%		-	-	-	-	-
24	670	Bad Debt Expense	0.00%	0.00%	0.00%		-	-	-	-	-
25	675	Miscellaneous Expenses	17.49%	82.51%	100.00%	A	175,649	828,863	1,004,512	175,649	-
26							<u>\$ 175,649</u>	<u>\$ 828,863</u>	<u>\$ 1,004,512</u>	<u>\$ 175,649</u>	<u>\$ -</u>
27											

28 A. The Company's allocation methodology followed a two step process in which parent company costs applicable to the operating companies were directly assigned and then these cost were allocated to each individual operating company based on ERCs.

29

Net Depreciation Expense - Water

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Schedule: B-13
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: B-1

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account.

	(1)	(2)	(3)	(4)	(5)	(6)
Line No.	Account No. and Name	Test Year Expense	Utility Adjustments	Adjusted Balance	Not Used & Useful %	Not Used & Useful Amount
1	331 Transmission and Distribution Mains	\$ 4,272	\$ -	\$ 4,272	0.00%	\$ -
2	333 Services	542	-	542	0.00%	-
3	334 Meters and Meter Installations	-	10,200 (A)	10,200	0.00%	-
4	340 Office Furniture and Equipment	-	-	-	0.00%	-
5	348 Other Tangible Plant	421	-	421	0.00%	-
6	Total	5,234	10,200	15,435	0.00%	-
7						
8	Less: Amortization of CIAC	3,323	-	3,323	0.00%	-
9						
10	Net Depreciation Expense - Water	\$ 1,911	\$ 10,200	\$ 12,112	0.00%	-

13 A. Adjustment based meter and meter box installation program with a 17 year average service life or a 5.88% annual depreciation rate per NARUC guideline lives for Class C Utilities.

14
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 23
 24

Taxes Other Than Income

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Historical Test Year Ended: December 31, 2009

Schedule: B-15
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: B-1

Interim [] Final [X]

Explanation: Complete the following schedule of all taxes other than income. For all allocations, provide description of allocation and calculations

Line No.	(1) Line Description	(2) Regulatory Assessment Fees (RAFs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
1	WATER					
2	Test Year	\$ 9,863	\$ -	\$ -	\$ -	\$ 9,863
3	Allocation from UIF	-	-	-	-	-
4	Test Year Per Books	9,863	-	-	-	9,863
5						
6	Adjustments to Test Year (Explain):	-	-	-	-	-
7						
8						
9						
10	Test Year Adjustments	-	-	-	-	-
11						
12	Adjusted Test year	9,863	-	-	-	9,863
13	Increase in ad valorem tax per B-3					
14	RAFs Assoc. with Revenue Increase	8,619	-	-	-	8,619
15						
16	Total Balance	\$ 18,482	\$ -	\$ -	\$ -	\$ 18,482
17						
18						
19	WASTEWATER					
20	Test Year					
21	Allocation from UIF					
22	Test Year Per Books					
23						
24	Adjustments to Test Year (Explain):					
25						
26						
27						
28	Test Year Adjustments					
29						
30	Adjusted Test year					
31	Increase in ad valorem tax per B-3					
32	RAFs Assoc. with Revenue Increase					
33						
34	Total Balance	NA	NA	NA	NA	NA

Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WUJ
Test Year Ended: December 31, 2009
Historic or Projected

Schedule: C-1
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide a reconciliation between total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	Description	Ref.	Total	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable						

Supporting Schedules: C-2, C-5, C-8, C-9
Recap Schedules: B-1

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Historic or Projected

Schedule: C-2
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.	Total Per Books	Utility Adjustments	Utility Adjusted	Adjust for Increase	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable				

Supporting Schedules: B-1, C-3, C-4, C-5, C-8
 Recap Schedules: C-1

Schedule of Interest in Tax Expense Calculation

Florida Public Service Commissio

Schedule: C-3

Company: Ni Florida, LLC

Page 1 of 1

Docket No.: 100149-WU

Preparer: Donald J. Clayton, P.E.

Test Year Ended: December 31, 2009

Historic or Projected

Supporting Schedules: D-1, C-8

Recap Schedules: C-2

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2. Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

<u>Line No.</u>	<u>Total Per Books</u>	<u>Utility Adjustments</u>	<u>Utility Adjusted</u>
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable		

Book/Tax Differences - Permanent

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-4

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Historic or Projected

Explanation: Provide the description and amount of all book/tax differences accounted for as permanent differences. This would include any items accounted for on a flow through basis.

Line

No.

- | | |
|---|--|
| 1 | Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable |
|---|--|

Supporting Schedules: None

Recap Schedules: C-2

Deferred Income Tax Expense

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-5

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Historic or Projected

Interim Final

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.	Description	Total Per Books	Utility Adjustments	Utility Adjusted	Utility Adjustments	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable					

Supporting Schedules: None

Recap Schedules: C-2

Accumulated Deferred Income Taxes - Summary

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-6

Docket No.: 100149-WU

Page 1 of 3

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: for each of the accumulated deferred tax accounts provide a summary of the ending balances as reported on pages 2 and 3 of this schedule. The same annual balances should be shown.

Line

No.

1 Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: C-7, Pg 2 & 3

Recap Schedules: A-18, A-19, D-2

Accumulated Deferred Income Taxes - State

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-6

Docket No.: 100149-WU

Page 2 of 3

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line
No.

1 Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: None
Recap Schedules: C-6

Accumulated Deferred Income Taxes - Federal

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-6

Docket No.: 100149-WU

Page 3 of 3

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line No.	
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Investment Tax Credits - Analysis

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-7

Docket No.: 100149-WU

Page 1 of 4

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: None

Recap Schedules: C-2, C-3, C-10, D-2, A-18, A-19

Investment Tax Credits - Analysis

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-7

Docket No.: 100149-WU

Page 2 of 4

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: None

Recap Schedules: C-2, C-3, C-10, D-2, A-18, A-19

Company: Ni Florida, LLC

Schedule: C-7

Docket No.: 100149-WU

Page 3 of 4

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Explain accounting policy as to method of amortization for both progress payment and other ITC. Explanation should include at least a description of how the time period for amortization is determined, when it begins, under what circumstances it changes, etc. If there are unused ITC, supply a schedule showing year generated, amount generated, total amount used and remaining unused portion.

Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Investment Tax Credits - Company Policies

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-7

Docket No.: 100149-WU

Page 4 of 4

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Historic or Projected

Explanation: Provide a copy of the election made under Section 46(f), Internal Revenue Code.

Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Parent(s) Debt Information

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: C-8
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the information required to adjust income tax expense by the interest expense of the parent(s) that may be invested in the equity of applicant. If a year-end rate base is used, provide on both a year-end and an average basis. Amounts should be parent only.

Line No.	Description	Amount	Parent's Name: <u>Ni America, LLC</u>		
			% of Total	Cost Rate	Weighted Cost
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable				

Supporting Schedules: None
Recap Schedules: C-3

Income Tax Returns

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-9

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a copy of the most recently filed federal income tax return, state income tax return and most recent final IRS revenue agent's report for the applicant or consolidated entity (whichever type of return is filed). A statement of when and where the returns and reports are available for review may be provided in lieu of providing the returns and reports.

Line	Explanation
No.	
1	The Company's tax returns are available for inspection during normal business hours in the parent company offices located at 10913 Metronome Drive, Houston, TX 77043 (telephone number: 713-574-5952).

Miscellaneous Tax Information

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-10

Docket No.: 100149-WU

Page 1 of 1

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide answers to the following questions with respect to the applicant or its consolidated entity.

-
- | | | |
|-----|---|------------------|
| (1) | What tax years are currently open with the Internal Revenue Service? | 2007, 2008, 2009 |
| (2) | Is the treatment of customer deposits an issue with the IRS? | No |
| (3) | Is the treatment of contributions in aid of construction an issue with the IRS? | No |
| (4) | Is the treatment of unbilled revenue an issue with the IRS? | No |

Schedule of Requested Cost of Capital
13-Month Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Schedule Year Ended: December 31, 2009
Historic or Projected
Interim or Final

Schedule: D-1
Page 1 of 1
Preparer: Donald J. Clayton, P.E.
Subsidiary or Consolidated

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

Line No.	(1) Class of Capital	(2) Reconciled to Requested Rate Base (13-Month Average)	(3) Ratio	(4) Cost Rate	(5) Weighted Cost
1	Long Term Debt	\$ -	0.00%	0.00%	0.00%
2	Short Term debt	-	0.00%	0.00%	0.00%
3	Preferred stock	-	0.00%	0.00%	0.00%
4	Common Equity	332,452	99.35%	8.82%	8.77%
5	Customer Deposits	2,171	0.65%	6.00%	0.04%
6	Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
7	Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
8	Accumulated Deferred Income Tax	-	0.00%	0.00%	0.00%
9	Other	-	0.00%	0.00%	0.00%
10	Total	<u>\$ 334,624</u>	<u>100.00%</u>		<u>8.81%</u>

Supporting Schedules: D-2
Recap Schedules: A-1

Reconciliation of Capital Structure to Requested Rate Base
13-Month Average Balance

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Schedule Year Ended: December 31, 2009
Historic [X] or Projected []
Interim [] or Final [X]

Schedule D-2
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide a reconciliation of the 13-month average capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Test Year Per Books	(3) Reconciliation Adjustments		(5) Prorata*	(6) Reconciled to Requested Rate Base
			(3) Specific	(4) (Explain)		
1	Long Term Debt	\$ -	\$ -		0.00%	\$ -
2	Short Term debt	-	-		0.00%	-
3	Preferred stock	-	-		0.00%	-
4	Common Equity	713,563	-		99.35%	332,452
5	Customer Deposits	4,660	-		0.65%	2,171
6	Tax Credits - Zero Cost	-	-		0.00%	-
7	Tax Credits - Weighted Cost	-	-		0.00%	-
8	Accumulated Deferred Income Tax	-	-		0.00%	-
9	Other	-	-		0.00%	-
10						
11	Total	\$ 718,223	\$ -		100.00%	\$ 334,624
12						
13						
14						
15						

* List corresponding adjustments to rate base below:

Description	Amount
To reduce common equity	\$ (381,110)
To reduce customer deposits	(2,489)

Supporting Schedules: A-19, C-7, C-8, D-3, D-4, D-5, D-7

Recap Schedules: D-1

Preferred Stock Outstanding

Florida Public Service Commission

Company: NI Florida LLC
 Docket No.: 100149-WUJ
 Test Year Ended: December 31, 2004
 Utility or Parent
 Historic or Projected

Explanation: Provide data as specified on preferred stock on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Schedule D-3
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide data as specified on preferred stock on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	(1) Description, Coupon Rate, Years of Life	(2) Issue Date	(3) Call Provision, Special Restriction	(4) Principal Amount Sold (Face Value)	(5) Principal Amount Outstanding	(6) Discount or Premium on Principal Sold	(7) Discount or Premium Associated with Column (5)	(8) Issuing Expense Associated with Column (4)	(9) Issuing Expense Associated with Column (5)	(10) Net Proceeds (5)-(8)+(7)	(11) Rate (Contract Rate on Face Value)	(12) Dollar Dividend on Face Value (11)x(5)	(13) Effective Cost Rate (12)/(10)
1	None												

Note: Neither NI Florida LLC or its parent company had any preferred stock outstanding during the test year.

Recap Schedules: A-19, D-2

13-Month Average Cost of Short-Term Debt

Florida Public Service Commission

Company: Ni Florida LLC

Schedule D-4

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Utility or Parent

Interim or Final

Explanation: Provide the following information on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	(1) Lender	(2) Total Interest expense	(3) Maturity Date	(4) Simple Average Amount Outstanding at 12/31/08	(5) Effective Cost Rate
1	None				

Note: Neither Ni Florida LLC nor its parent had any short term debt during the test year.

Recap Schedules: A-19, D-2

Cost of Long Term Debt
13-Month Average Basis

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Utility or Parent
Historic or Projected
Interim or Final

Schedule D-5
Page 1 of 2
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the specified data on long term debt issues on a 13-month average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Year End Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (6)+(9)+(10)	Effective Cost Rate ((11)/((4)-(6)-(7)))
1												
2	None											
3												
4												
5												
6												
7												
8												
9												
10												

Supporting Schedules: D-6
Recap Schedules: A-19, D-2

Cost of Long Term Debt - Parent Company
13-Month Average Basis

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Utility [] or Parent [X]
Historic [X] or Projected []

Schedule D-5
Page 2 of 2
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the specified data on long term debt issues on a 13-month average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	13-Month Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	244,136	-	-	-	-	-	20,752	20,752	8.50%
2												
3												
4												
5												
6												
7												
8												
9	Total		\$ 233,931	\$ 244,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,752	\$ 20,752	8.50%
10												

Note: The long term debt shown is both Ni Florida LLC's Hudson Division and its parent company. Ni Florida LLC's Tamiami Division has no long term debt.

Supporting Schedules: D-6
Recap Schedules: A-19, D-2

Cost of Variable Rate Long-Term Debt
13-Month Average Basis

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100148-WU
Test Year Ended: December 31, 2009
Utility or Parent
Historic or Projected
Interim or Final

Schedule D-6
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the specified data on variable cost long term debt issues on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	13-Month Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount / Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (9)+(11)	Effective Cost Rate (12)/(4)-(7)
1	None												

Note: Neither Ni Florida LLC nor its parent had any variable rate long term debt during the test year.

Supporting Schedules: None
Recap Schedules: A-19, D-2

Schedule of Customer Deposits

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Historical Test Year Ended: December 31, 2009
 Utility Parent
 Historic or Projected

Schedule: D-7
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of Customer deposits on a 13-month average basis.

Line No.	(1) For the Month Ended	(2) Beginning Balance	(3) Deposits Received	(4) Deposits Refunded	(5) Ending Balance (2+3-4)
1	December '08				3,627
2	January '09	3,627	200	-	3,827
3	February '09	3,827	160	-	3,987
4	March '09	3,987	520	-	4,507
5	April '09	4,507	160	-	4,667
6	May '09	4,667	160	-	4,827
7	June '09	4,827	160	40	4,947
8	July '09	4,947	-	-	4,947
9	August '09	4,947	-	-	4,947
10	September '09	4,947	80	15	5,012
11	October '09	5,012		(15)	5,027
12	November '09	5,027	-	-	5,027
13	December '09	5,027	240	31	5,237
14	Total				<u>\$ 60,583</u>
15					
16	13 Month Average = (Total Column (6) / 13 =				<u>\$ 4,660</u>

Recap Schedules: A-19, D-2

Rate Schedule

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Water Sewer
 Interim or Final

Schedule: E-1
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists

	(1)	(2)	(3)	(4)
Line No.	Bill Code	Class/Meter Size	Current Rates	Proposed Rates
1		RESIDENTIAL SERVICE - RATE SCHEDULE RS		
2		Base Facility Charge - all meter sizes	13.61	25.39
3				
4		Gallonge Charge Per 1,000 Gallons	3.36	6.27
5				
6		GENERAL SERVICE - RATE SCHEDULE GS		
7		Base Facility Charge		
8		5/8" x 3/4"	11.13	20.76
9		1"	27.89	52.02
10		1-1/2"	55.76	104.01
11		2"	89.21	166.40
12		3"	195.18	364.07
13		4"	278.82	520.08
14				
15		Gallons)	3.36	-
16				
17		GENERAL SERVICE - RATE SCHEDULE R GS		
18		Base Facility Charge		
19		3"	1,425.53	2,659.04
20				
21		Gallonge Charge Per 1,000 Gallons	3.54	6.60
22				

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Company: NI Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Water or Sewer
 Interim Final

Schedule: E-2
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a calculation of revenue at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in MG	(4) Present Rate	(5) Revenue at Present Rates	(6) Proposed Rate	(7) Revenues at Proposed Rates
1	RESIDENTIAL SERVICE - RATE SCHEDULE RS						
2	Base Facility Charge - all meter sizes	8,619	-	\$ 13.61	\$ 117,305	\$ 25.39	\$ 218,808
3	M gallons	-	16,329	3.36	54,867	6.27	102,343
4	Total Residential	8,619	16,329		172,172		321,152
5							
6	Average Bill				\$ 19.98		\$ 37.26
7							
8	GENERAL SERVICE - RATE SCHEDULE GS						
9	Base Facility Charge						
10	5/8" x 3/4"	214		11.13	2,382	20.76	4,443
11	M Gallons		1,332	3.36	4,477	6.27	8,351
12	1"	11		27.89	307	52.02	572
13	M Gallons		218	3.36	734	6.27	1,369
14	1 1/2"	71		55.76	3,959	104.01	7,385
15	M Gallons		3,574	3.36	12,007	6.27	22,397
16	2"	-		89.21	-	166.40	-
17	M Gallons		-	3.36	-	6.27	-
18	3"	-		195.18	-	364.07	-
19	M Gallons		-	3.36	-	6.27	-
20	4"	-		278.82	-	520.08	-
21	M gallons		-	3.36	-	6.27	-
22	Total General Service - Rate Schedule GS	296	5,124		23,866		44,517
23							
24	Average Bill				\$ 80.63		\$ 150.39
25							
26	GENERAL SERVICE - RATE SCHEDULE R GS						
27	3"	12		1,425.53	17,106	2,659.04	31,909
28	M Gallons		1,859	3.54	6,582	6.60	12,278
29	Total General Service - Rate Schedule R GS	12	1,859		23,689		44,186
30							
31	Average Bill				\$ 1,974.05		\$ 3,682.20
32							
33	Total Calculated Revenue				\$ 219,726		\$ 409,855
34							
35	Unbilled Revenue				919		-
36	Billing Adjustments (non-consumption related)				(1,494)		-
37	Misc. Service Charges				995		1,816
38	Total Revenue				220,146		411,671
39							
40	Total Booked Revenue				220,146		
41							
42	Difference (Rounding)					(0)	
43							

Customer Monthly Billing Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-3

Docket No.: 100149-WU

Page 1 of 1

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Water Sewer

Explanation: Provide a schedule of monthly customers billed or served.

Line No.	(1) Month/ Year	General		Total
		Residential	Service - GS Service - R GS	
1	January	722	25 1	748
2	February	720	25 1	746
3	March	722	25 1	748
4	April	720	25 1	746
5	May	720	25 1	746
6	June	721	25 1	747
7	July	716	24 1	741
8	August	714	22 1	737
9	September	716	25 1	742
10	October	717	25 1	743
11	November	716	25 1	742
12	December	717	25 1	743
13				
14	Total 2009	8,621	296 12	8,929

Miscellaneous Service Charges

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Historical Test Year Ended: December 31, 2009
 Water Sewer

Schedule: E-4
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of present and proposed miscellaneous service charges. If an increase is proposed (or new charges), provide a schedule of derivation of charges, unless the charges are pursuant to the last Staff Advisory Bulletin #13.

Line No.	Type Charge	Present		Proposed	
		Bus. Hrs.	After Hrs.	Bus. Hrs.	After Hrs.
1	Initial Connection Fee	\$ 15.00	\$ 15.00	\$ 27.00	\$ 40.00
2					
3	Normal Reconnection Fee	15.00	15.00	27.00	40.00
4					
5	Violation Reconnection fee	Actual Cost*		Actual Cost*	
6					
7	Premises Visit Fee	10.00	10.00	18.00	27.00
8					
9	* Actual cost equals the total cost incurred for services.				
10					
11					
12	Previous miscellaneous charges for services during normal business hours were indexed using the CPI-U from 1988 to 2009 and rounded to the nearest whole dollar. The after hours charges were based on a factor of 1.5 times the Business Hrs. charges rounded down to the nearest whole dollar to reflect the cost of overtime associated with after hours services.				
13	CPI-U Factor = 2009 Avg. CPI-U / 1988 Avg. CPI-U = 214.537 / 118.300 1.81				
14					

Miscellaneous Service Charge Revenues

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Interim [] Final [X]
 Water [X] Sewer []

Schedule: E-5
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges if applicable.

Line No.	(1) Description	(2) Initial Connection	(3) Normal Reconnect	(4) Violation Reconnect	(5) Other Charges	(6) Total
1	Present Rates					
2	Reconnect and Transfer Fees	\$ -	\$ 855	\$ -	\$ -	\$ 855
3	Premises Visit fees	-	140	-	-	140
4	Late Penalty Fees	-	25	-	-	25
5						
6	Total Other Charges	\$ -	\$ 1,020	\$ -	\$ -	\$ 1,020
7						
8	Proposed Rates					
9	Reconnect and Transfer Fees	\$ -	\$ 1,539	\$ -	\$ -	\$ 1,539
10	Premises Visit fees	-	252	-	-	252
11	Late Penalty Fees	-	25	-	-	25
12						
13	Total Other Charges	\$ -	\$ 1,816	\$ -	\$ -	\$ 1,816
14						

Miscellaneous Service Charge Revenues

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-5

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Interim Final

Preparer: Donald J. Clayton, P.E.

Water Sewer

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges if applicable.

Line No.	(1) Description	(2) Initial Connection	(3) Normal Reconnect	(4) Violation Reconnect	(5) Other Charges	(6) Total
1	<u>Present Rates</u>					
2	Reconnect and Transfer Fees	\$ -	\$ 855	\$ -	\$ -	\$ 855
3	Premises Visit fees	-	140	-	-	140
4						
5						
6	Total Other Charges	<u>\$ -</u>	<u>\$ 995</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 995</u>
7						
8	<u>Proposed Rates</u>					
9	Reconnect and Transfer Fees	\$ -	\$ 1,539	\$ -	\$ -	\$ 1,539
10	Premises Visit fees	-	252	-	-	252
11						
12						
13	Total Other Charges	<u>\$ -</u>	<u>\$ 1,791</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,791</u>
14						

Public fire Hydrants Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-6

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of public fire hydrants (including standpipes, etc.) by size. This schedule is not required for a sewer only rate application.

Line No.	(1) Size	(2) Make	(3) Model	(4) Location	(5) Quantity
1	None				

Private Fire Protection Service

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-7

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of private fire protection service by size of connection. This schedule is not required for a sewer only rate application.

	(1)	(2)	(3)
Line No.	Size	Type	Quantity
1	None		

Contracts and Agreements Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-8

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a list of all outstanding contracts or agreements having rates or conditions different from those on approved tariffs. Describe with whom, the purpose and the elements of each contract shown.

Line No.	(1) Type	(2) Description
1		Ni Florida LLC does not have any agreements or contracts that have rates or conditions that differ from those on the approved Tariffs.

Tax or Franchise Fee Schedule

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: E-9
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of state, municipal, city or county franchise taxes or fees paid (or payable). State the type of agreement (i.e. contract, tax).

Line No.	(1) Type Tax or Fee	(2) To Whom Paid	(3) Amount	(4) How Collected From Customers	(5) Type Agreement
1	Ni Florida LLC has not paid any state, municipal, city or county franchise taxes or fees.				

Service Availability Charges Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-10

Docket No.: 100149-WU

Page 1 of 1

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Water Sewer

Explanation: Provide a schedule of present and proposed service availability charges. (See Rule 25-20.580, F.A.C.) If no change is proposed then this schedule is not required.

Line No.	(1) Type of Charge	(2) Present Charges	(3) Proposed Charges
1	Ni Florida LLC is not proposing to change it service availability charges, therefore this schedule is not required.		

Guaranteed Revenues Received

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-11

Docket No.: 100149-WU

Page 1 of 1

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Water Sewer

Historic or Projected

Explanation: Provide a schedule of present and proposed service availability charges. (See Rule 25-20.580, F.A.C.) If no change is proposed then this schedule is not required.

Line No.	(1) For the Year Ended	(2) Residential	(3) General Service	(4) Other	(5) Total
1	Ni Florida LLC does not have any guaranteed revenue contracts.				

Class A Utility Cost of Service Study

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-12

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Water Sewer

Explanation: All Class A utilities whose service classes include industrial customers, whose utilization exceeds an average of 350,000 GPD, shall provide a fully allocated cost of service study showing customer, base (commodity), and extra capacity (demand) components under present and proposed rates. This study shall include rate of return by class and load (demand) research studies used in the cost allocation. The analysis shall be based upon the AWWA Manual No. 1 and shall comply with current AWWA procedures and standard industrial practices for utilities providing water and sewer service.

<u>Line</u>	
<u>No.</u>	
1	Ni Florida LLC does not have any industrial customers, whose utilization exceeds an average of 350,000 GPD.

Projected Test Year Revenue Calculation

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Projected Test Year Ended: N/A
 Water Sewer

Schedule: E-13
 Page 1 of 1

Preparer: Donald J. Clayton, P.E.

Explanation: If a projected test year is used, provide a schedule of historical and projected bills and consumption by classification. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Line		Historical	Proj.	Proj. Test	Test Year	Proj.	Project. TY	Present	Projected	Proposed	Proj. Rev.
No.	Class/Meter Size	Year Bills	Factor	Year Bills	Consumption	Factor	Consumption	Rates	TY Revenue	Rates	Requirement
					(000)		(000)				

1 Ni Florida LLC is not utilizing a projected test year, therefore, this schedule is not applicable.

Gallons of Water Pumped, Sold and Unaccounted For
In Thousands of Gallons

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Historical Test Year Ended: December 31, 2009

Schedule: F-1
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of gallons of water pumped, sold and unaccounted for each month of the test year. The gallons pumped should match the flows shown on the *monthly operating reports* sent to DEP. The other uses may include plant use, flushing of hydrants and water and sewer lines, line breakages and fire flows. Provide all calculations to substantiate the other uses. If unaccounted for water is greater than 10%, provide an explanation as to the reasons why; if less than 10%, columns 4 and 5 may be omitted

Month/ Year	(1) Total Gallons Pumped	(2) Gallons Purchased	(3) Gallons Sold	(4) Other Uses	(5) Unaccounted For Water (1) + (2) - (3) - (4)	(6) % Unaccounted For Water
Jan-09		2,752,000	3,143,670		(391,670)	-14.23%
Feb-09		2,869,000	2,279,220		589,780	20.56%
Mar-09		3,096,000	2,797,890		298,110	9.63%
Apr-09		3,064,000	2,240,020		823,980	26.89%
May-09		2,275,000	1,825,490		449,510	19.76%
Jun-09		1,859,000	1,444,570		414,430	22.29%
Jul-09		1,695,000	1,219,021		475,979	28.08%
Aug-09		1,791,000	1,104,680		686,320	38.32%
Sep-09		1,457,000	1,641,760		(184,760)	-12.68%
Oct-09		1,335,000	1,420,170		(85,170)	-6.38%
Nov-09		2,209,000	1,983,020		225,980	10.23%
Dec-09		2,345,000	2,213,750		131,250	5.60%
Total	-	26,747,000	23,313,261		3,433,739	12.84% *

* Explanation: In October of 2009 Ni Florida LLC began an isolation valve and meter replacement program. It is expected that once this program is complete, lost and unaccounted for water will drop to below 10%.

Water Treatment Plant Data

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Historical Test Year Ended: December 31, 2009

Schedule: F-3
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the following information for each water treatment plant. If the system has water plants that are interconnected, the data for these plants may be combined. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Protection.

	DATE	GPD
NOT APPLICABLE - ALL WATER PURCHASED		
1. Plant Capacity		
The Hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		
2. Maximum Day		
The single day with the highest pumpage rate for the test year. Explain, on a separate page, if fire flow, line-breaks or other unusual occurrences affected the flow this day.		
3. Five-Day Max Year		
The five days with the highest pumpage rate from any one month in the test year. Provide an explanation if fire flow, line-breaks or other unusual occurrences affected the flows on these days.		

Used and Useful Calculations
Water Treatment Plant

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: F-5

Docket No.: 100149-WU

Page 1 of 2

Historical Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful

Recap Schedules : A-5, A-9, B-13

NOT APPLICABLE - ALL WATER PURCHASED

Used and Useful Calculations
Water Distribution and Wastewater Collection Systems

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: F-7
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide all, calculations, analyses and government requirements used to determine the used and useful percentage for the water distribution and wastewater collection systems for the historical and the projected test year (if applicable). The capacity should be in terms of ability to serve a designated number of connections. It should then be related to actual connected density for historical year calculations. Explain all assumptions for projected calculations. If the distribution and collection systems are entirely contributed or built-out, this schedule is not required.

Recap Schedules: A-5, A-6, A-9, A-10, B-13, B14

Water Distribution System

The following is the buildout of the system.

Lots			Not
	Total	Occupied	Occupied
Residential	742	717	25
Bulk	1	1	-
Commercial	26	25	1
	769	743	26

There are 18 residential properties for sale, 7 vacant residential lots and 1 vacant commercial lot. As shown on the maps accompanying the filing, the unoccupied lots are spread throughout the system and, as such, the system should be considered 100% used and useful.

Margin Reserve Calculations

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: F-8

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Explanation: If a margin reserve is requested, provide all calculations and analyses used to determine the amount of margin reserve for each portion of used and useful plant.

Recap Schedules: F-5, F-6, F-7

No margin reserve is requested. Therefore this schedule is not required

Equivalent Residential Connections - Water

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009

Schedule: F-9
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1)	(2) SFR Water Connections		(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Sold	Gallons/SFR (5)/(4)	Total Gallons Sold	Total ERCs (7)/(6)	Annual % Incr. In ERCs	
1	2005	717	718	718	14,162,000	19,738	25,473,000	1,291		
2	2006	718	718	718	14,655,000	20,411	26,931,000	1,319	2.24%	
3	2007	718	718	718	15,134,000	21,078	26,955,000	1,279	-3.08%	
4	2008	718	718	718	16,167,000	22,517	22,627,000	1,005	-21.42%	
5	2009	722	717	720	16,272,000	22,616	23,670,000	1,047	4.15%	
6	Average Growth Through 5-Year Period (Col. 8)								-4.53%	

Regression Analysis per Rule 25-30.431(2)(C)

	X	Y
Constant	1,429	1,291
X Coefficient:	(80)	1,319
R^2:	0.7189	1,279
		1,005
		1,047

Projection based on regression	
Projected 5 year growth past TY	(420)
Average annual Growth	(84)
Projection based on averages	
Projected 5 year growth past TY	(216)
Average annual Growth	(43)

Company: Ni Florida, LLC
 Docket No.: 100149-WWJ
 Test Year Ended: December 31, 2009

Schedule: F-10
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Sold	Gallons/SFR (5)/(4)	Total Gallons Sold	Total ERCs (7)/(6)	Annual % Incr. In ERCs	

Ni Florida, LLC is only requesting an increase for its water system. Therefore this schedule is not required.

Schedule of Water Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Interim Final

Schedule: A-1 [Interim]
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use.

Line No.	(1) Description	(2) Average Amount Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant In Service	\$ 292,084	\$ 173,478	(B) \$ 465,562	A-3.A-5
2					
3	Utility Land & Land Rights	-	-	-	A-3.A-5
4					
5	Less: Non-Used & Useful Plant	-	-	-	A-7
6					
7	Construction Work In Progress	-	-	-	A-3
8					
9	Less: Accumulated Depreciation	203,862	-	203,862	A-3, A-9
10					
11					
12					
13	Less: CIAC	110,779	-	110,779	A-12
14					
15	Accumulated Amortization of CIAC	105,297	-	105,297	A-14
16					
17	Acquisition Adjustments	713,630	(713,630)	(A) -	A-3
18					
19	Advances For Construction	-	-	-	A-16
20					
21	Working Capital Allowance*	-	-	-	A-17
22					
23	Total Rate Base	<u>\$ 796,370</u>	<u>\$ (540,152)</u>	<u>\$ 256,218</u>	

*Since balance sheet approach results in a negative amount \$0 cash working capital is assumed in interim rates.

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Interim Final
 Historic or Projected

Schedule: A-3 [Interim]
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base item.

Line No.	Description	Water	Wastewater
1	<u>(A) Remove positive acquisition adjustment not included in rate base</u>		
2	Acquisition adjustment	<u>\$ (713,630)</u>	
3			
4			
5	<u>(B) Capital expenditures for isolation valves and meter replacement</u>		
6	Total Estimate	\$ 215,672	
7	Actual cost incurred in 2009 to replace Isolation Valves	<u>42,194</u>	
8	Remaining cost for Meters, Boxes & Lids with Installation and updated piping to be completed in 2010	<u>\$ 173,478</u>	

Schedule of Water Net Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Schedule Year Ended: December 31, 2009
 Interim Final
 Historic or Projected

Schedule: B-1 [Interim]
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 7) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenue	(7) Supporting Schedules
1	OPERATING REVENUES	\$ 220,146	\$ -	\$ 220,146	\$ 159,475 (A)	\$ 379,621	B-4, B-3
2							
3	Operation & Maintenance	314,908	10,193 (B)	325,101	2,791 (D)	327,892	B-6, B-3
4							
5	Depreciation, net of CIAC Amort.	1,911	10,200 (C)	12,111	-	12,111	B-14, B-3
6							
7	Amortization	-	-	-	-	-	
8							
9	Taxes Other Than Income Taxes	9,863	-	9,863	7,176 (D)	17,039	B-15, B-3
10							
11	Provision for Income Taxes	-	-	-	-	-	C-1, B-3
12							
13	OPERATING EXPENSES	<u>326,682</u>	<u>20,393</u>	<u>347,075</u>	<u>9,967</u>	<u>357,043</u>	
14							
15	NET OPERATING INCOME	<u>\$ (106,536)</u>	<u>\$ (20,393)</u>	<u>\$ (126,930)</u>	<u>\$ 149,508</u>	<u>\$ 22,578</u>	
16							
17							
18	RATE BASE	<u>\$ 796,370</u>	<u>\$ (540,152)</u>	<u>\$ 256,218</u>		<u>\$ 256,218</u>	
19							
20							
21	RATE OF RETURN	-13.38%		-49.54%		8.81%	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-3 [Interim]

Docket No.: 100149-WU

Page 1 of 1

Schedule Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Interim [X] Final []

Historic [X] or Projected []

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1	<u>(A) Adjustments to Revenue</u>		
2	(1) Revenue Increase		159,475
3	Total adjustment to revenue		<u>\$ 159,475</u>
4			
5	<u>(B) Adjustments to Operations & Maintenance Expenses</u>		
6	Test Year Adjustments		
7	(1) Contract Operator Increase @ \$300 / month		\$ 3,600
8	(2) Flushing Program		
9	Contract Operator		3,500
10	Additional purchased water - 138,570 gallons @ \$3.20 per thousand gallons		443
11	(3) Adjustment to increase uncollectible accounts to 1.75% of revenue		
12	1.75% x \$220,146 - \$1,203 =		2,650
13			
14			<u>\$ 10,193</u>
15			
16	<u>(C) Depreciation on Meter Replacement Program</u>		
17	\$173,478*5.88% =		<u>\$ 10,200</u>
18			
19	<u>(D) Requested revenue Adjustments</u>		
20	(1) Adjustment to reflect bad debts expense at 1.75% of requested increase in revenue		
21	Total requested increase in revenues		\$ 159,475
22	Bad debts rate		1.75%
23	Bad debts adjustment		<u>\$ 2,791</u>
24			
25			
26	(2) To adjust test year regulatory assessment fees for requested increase in revenues		
27	Total requested increase in revenues		\$ 159,475
28	RAF rate		4.50%
29	RAF adjustment		<u>\$ 7,176</u>

Taxes Other Than Income

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Historical Test Year Ended: December 31, 2009

Schedule: B-15 [Interim]
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.
 Recap Schedules: B-2

Interim [X] Final []

Explanation: Complete the following schedule of all taxes other than income. For all allocations, provide description of allocation and calculations

Line No.	(1) Line Description	(2) Regulatory Assessment Fees (RAFs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
1	WATER					
2	Test Year	\$ 9,863	\$ -	\$ -	\$ -	\$ 9,863
3	Allocation from UIF	-	-	-	-	-
4	Test Year Per Books	9,863	-	-	-	9,863
5						
6	Adjustments to Test Year (Explain):					
7						
8						
9						
10	Test Year Adjustments:	-	-	-	-	-
11						
12	Adjusted Test year	9,863	-	-	-	9,863.00
13	Increase in ad valorem tax per B-3					
14	RAFs Assoc. with Revenue Increase	7,176	-	-	-	7,176
15						
16	Total Balance	\$ 17,039	\$ -	\$ -	\$ -	\$ 17,039
17						
18						
19	WASTEWATER					
20	Test Year					
21	Allocation from UIF					
22	Test Year Per Books					
23						
24	Adjustments to Test Year (Explain):					
25						
26						
27						
28	Test Year Adjustments					
29						
30	Adjusted Test year					
31	Increase in ad valorem tax per B-3					
32	RAFs Assoc. with Revenue Increase					
33						
34	Total Balance	NA	NA	NA	NA	NA

Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-1 [Interim]

Docket No.: 100149-VWJ

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Historic [X] or Projected []

Explanation: Provide a reconciliation between total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	Description	Ref.	Total	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable						

Supporting Schedules: C-2, C-5, C-8, C-9

Recap Schedules: B-1

State and Federal Income Tax Calculation - Current

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Historic or Projected

Schedule: C-2 [Interim]
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.	Total Per Books	Utility Adjustments	Utility Adjusted	Adjust for Increase	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable				

Supporting Schedules: B-1, C-3, C-4, C-5, C-8
 Recap Schedules: C-1

Schedule of Interest in Tax Expense Calculation

Florida Public Service Commission

Schedule: C-3 [Interim]

Company: Ni Florida, LLC

Page 1 of 1

Docket No.: 100149-WU

Preparer: Donald J. Clayton, P.E.

Test Year Ended: December 31, 2009

Historic or Projected

Supporting Schedules: D-1, C-8

Recap Schedules: C-2

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2. Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

Line No.		Total Per Books	Utility Adjustments	Utility Adjusted
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable			

Book/Tax Differences - Permanent

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Historic or Projected

Schedule: C-4 [Interim]
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the description and amount of all book/tax differences accounted for as permanent differences. This would include any items accounted for on a flow through basis.

Line
No.

1 Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: None
Recap Schedules: C-2

Deferred Income Tax Expense

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009

Schedule: C-5 [Interim]
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Historic or Projected
Interim Final

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.	Description	Total Per Books	Utility Adjustments	Utility Adjusted	Utility Adjustments	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable					

Supporting Schedules: None
Recap Schedules: C-2

Schedule of Requested Cost of Capital
13-Month Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Schedule Year Ended: December 31, 2009
Historic or Projected
Interim or Final

Schedule: D-1
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Subsidiary or Consolidated

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

	(1)	(2)	(3)	(4)	(5)
Line No.	Class of Capital	Reconciled to Requested Rate Base (13-Month Average)	Ratio	Cost Rate	Weighted Cost
1	Long Term Debt	\$ -	0.00%	0.00%	0.00%
2	Short Term debt	-	0.00%	0.00%	0.00%
3	Preferred stock	-	0.00%	0.00%	0.00%
4	Common Equity	254,555	76.07%	9.24%	7.03%
5	Customer Deposits	1,662	0.50%	6.00%	0.03%
6	Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
7	Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
8	Accumulated Deferred Income Tax	-	0.00%	0.00%	0.00%
9	Other	-	0.00%	0.00%	0.00%
10	Total	\$ 256,218	76.57%		7.06%

Supporting Schedules: D-2
Recap Schedules: A-1

Reconciliation of Capital Structure to Requested Rate Base
13-Month Average Balance

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Schedule Year Ended: December 31, 2009
Historic [X] or Projected []
Interim [X] or Final []

Schedule D-2
Page 1 of 1
Preparer: Donald J. Clayton, P.E.

Explanation: Provide a reconciliation of the 13-month average capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Test Year Per Books	(3) Reconciliation Adjustments		(5) Prorata*	(6) Reconciled to Requested Rate Base
			Specific	(4) (Explain)		
1	Long Term Debt	\$ -	\$ -		0.00%	\$ -
2	Short Term debt	-	-		0.00%	-
3	Preferred stock	-	-		0.00%	-
4	Common Equity	713,563	-		99.35%	254,555
5	Customer Deposits	4,660	-		0.65%	1,662
6	Tax Credits - Zero Cost	-	-		0.00%	-
7	Tax Credits - Weighted Cost	-	-		0.00%	-
8	Accumulated Deferred Income Tax	-	-		0.00%	-
9	Other	-	-		0.00%	-
10						
11	Total	<u>\$ 718,223</u>	<u>\$ -</u>		<u>100.00%</u>	<u>\$ 256,218</u>
12						
13						
14						
15						
16	* List corresponding adjustments to rate base below:					
17						
18						
19	Description			Amount		
20						
21						
22						
23	To reduce common equity			\$ (459,007)		
24	To reduce customer deposits			(2,998)		

Supporting Schedules: A-19, C-7, C-8, D-3, D-4, D-5, D-7

Recap Schedules: D-1

13-Month Average Cost of Short-Term Debt

Florida Public Service Commission

Company: Ni Florida LLC

Schedule D-4

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Utility or Parent

Interim or Final

Explanation: Provide the following information on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	(1) Lender	(2) Total Interest expense	(3) Maturity Date	(4) Simple Average Amount Outstanding at 12/31/08	(5) Effective Cost Rate
1	None				

Note: Neither Ni Florida LLC nor its parent had any short term debt during the test year.

Recap Schedules: A-19, D-2

Cost of Long Term Debt
13-Month Average Basis

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Utility or Parent
Historic or Projected
Interim or Final

Explanation: Provide the specified data on long term debt issues on a 13-month average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Schedule D-5
Page 1 of 2
Preparer: Donald J. Clayton, P.E.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Year End Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1												
2	None											
3												
4												
5												
6												
7												
8												
9												
10												

Supporting Schedules: D-6
Recap Schedules: A-19, D-2

Cost of Long Term Debt - Parent Company
13-Month Average Basis

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Utility or Parent
Historic or Projected
Interim or Final

Explanation: Provide the specified data on long term debt issues on a 13-month average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Schedule D-5
Page 2 of 2
Preparer: Donald J. Clayton, P.E.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	13-Month Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate ((11)/((4)-(6)-(7)))
1	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	244,136	-	-	-	-	-	20,752	20,752	8.50%
2												
3												
4												
5												
6												
7												
8												
9	Total		\$ 233,931	\$ 244,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,752	\$ 20,752	8.50%
10												

Note: The long term debt shown is both Ni Florida LLC's Hudson Division and its parent company. Ni Florida LLC's Tamiami Division has no long term debt.

Supporting Schedules: D-6
Recap Schedules: A-18, D-2

Cost of Long Term Debt - Parent Company
13-Month Average Basis

Florida Public Service Commission

Company: Ni Florida LLC
Docket No.: 100149-WU
Test Year Ended: December 31, 2009
Utility [] or Parent [X]
Historic [X] or Projected []
Interim [X] or Final []

Schedule D-5
Page 2 of 2
Preparer: Donald J. Clayton, P.E.

Explanation: Provide the specified data on long term debt issues on a 13-month average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Line No.	(1) Description, Coupon Rate, Years of Life	(2) Issue Date - Maturity Date	(3) Principal Amount Sold (Face Value)	(4) 13-Month Average Principal Amount Outstanding	(5) Amount Outstanding within One Year	(6) Unamortized Discount or Premium Associated with Column (4)	(7) Unamortized Issuing Exp. Associated with Column (4)	(8) Annual Amort. of Discount or Premium on Principal Outstanding	(9) Annual Amort. of Issuing Expense on Principal Outstanding	(10) Interest Cost (Coupon Rate x Column (4))	(11) Total Interest Cost (8)+(9)+(10)	(12) Effective Cost Rate (11)/((4)-(6)-(7))
1	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	244,136	-	-	-	-	-	20,752	20,752	8.50%
2												
3												
4												
5												
6												
7												
8												
9	Total		\$ 233,931	\$ 244,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,752	\$ 20,752	8.50%
10												

Note: The long term debt shown is both Ni Florida LLC's Hudson Division and its parent company. Ni Florida LLC's Tamiami Division has no long term debt.

Supporting Schedules: D-6
Recap Schedules: A-19, D-2

Cost of Variable Rate Long-Term Debt
13-Month Average Basis

Company: Ni Florida LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Utility or Parent
 Historic or Projected
 Interim or Final

Explanation: Provide the specified data on variable cost long term debt issues on a 13-month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Schedule D-6
 Page 1 of 2
 Preparer: Donald J. Clayton, P.E.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	13-Month Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount / Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(11)	Effective Cost Rate (12)/(4)-(6)-(7))
1	None												

Note: Neither Ni Florida LLC nor its parent had any variable rate long term debt during the test year.

Supporting Schedules: None
 Recap Schedules: A-18, D-2

Rate Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-1 [Interim]

Docket No.: 100149-WU

Page 1 of 1

Test Year Ended: December 31, 2009

Preparer: Donald J. Clayton, P.E.

Water Sewer

Interim or Final

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists

	(1)	(2)	(3)	(4)
Line No.	Bill Code	Class/Meter Size	Current Rates	Proposed Rates
1		RESIDENTIAL SERVICE - RATE SCHEDULE RS		
2		Base Facility Charge - all meter sizes	13.61	23.93
3				
4		Gallorage Charge Per 1,000 Gallons	3.36	5.50
5				
6		GENERAL SERVICE - RATE SCHEDULE GS		
7		Base Facility Charge		
8		5/8" x 3/4"	11.13	19.57
9		1"	27.89	49.03
10		1-1/2"	55.76	98.02
11		2"	89.21	156.82
12		3"	195.18	343.11
13		4"	278.82	490.14
14				
15		Gallons)	3.36	5.91
16				
17		GENERAL SERVICE - RATE SCHEDULE R GS		
18		Base Facility Charge		
19		3"	1,425.53	2,505.97
20				
21		Gallorage Charge Per 1,000 Gallons	3.54	6.22
22				

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Company: Ni Florida, LLC
 Docket No.: 100149-WU
 Test Year Ended: December 31, 2009
 Water [X] or Sewer []
 Interim [X] Final []

Schedule: E-2 [Interim]
 Page 1 of 1
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a calculation of revenue at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Bill Code / Class/Meter Size	(2) Number Bills	(3) Consumption in MG	(4) Present Rate	(5) Revenue at Present Rates	(6) Proposed Rate	(7) Revenues at Proposed Rates
1	RESIDENTIAL SERVICE - RATE SCHEDULE RS						
2	Base Facility Charge - all meter sizes	8,619	-	\$ 13.61	\$ 117,305	\$ 23.93	\$ 206,212
3	M gallons	-	16,329	3.36	54,867	5.50	89,812
4	Total Residential	8,619	16,329		172,172		296,024
5							
6	Average Bill				\$ 19.98		\$ 34.35
7							
8	GENERAL SERVICE - RATE SCHEDULE GS						
9	Base Facility Charge						
10	5/8" x 3/4"	214		11.13	2,382	19.57	4,187
11	M Gallons		1,332	3.36	4,477	5.91	7,870
12	1"	11		27.89	307	49.03	539
13	M Gallons		218	3.36	734	5.91	1,290
14	1 1/2"	71		55.76	3,959	98.02	6,960
15	M Gallons		3,574	3.36	12,007	5.91	21,107
16	2"	-		89.21	-	156.82	-
17	M Gallons		-	3.36	-	5.91	-
18	3"	-		195.18	-	343.11	-
19	M Gallons		-	3.36	-	5.91	-
20	4"	-		278.82	-	490.14	-
21	M gallons		-	3.36	-	5.91	-
22	Total General Service - Rate Schedule GS	296	5,124		23,866		41,954
23							
24	Average Bill				\$ 80.63		\$ 141.74
25							
26	GENERAL SERVICE - RATE SCHEDULE R GS						
27	3"	12		1,425.53	17,106	2,505.97	30,072
28	M Gallons		1,859	3.54	6,582	6.22	11,571
29	Total General Service - Rate Schedule R GS	12	1,859		23,689		41,643
30							
31	Average Bill				\$ 1,974.05		\$ 3,470.23
32							
33	Total Calculated Revenue				\$ 219,726		\$ 379,621
34							
35	Unbilled Revenue				919		1,588
36	Billing Adjustments (non-consumption related)				(1,494)		
37	Misc. Service Charges				995		
38	Total Revenue				\$ 220,146		\$ 379,621
39							
40	Total Booked Revenue				220,146		
41							
42	Difference (Rounding)					(0)	
43							