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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

SU288-12-AR

OF

Lora McCabe - Accountant for

COLONY PARK DEVELOPMENT UTILITIES, LLC/Marshall Kanner

Exact Legal Name of Respondent

137-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

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FLORIDA PUBLIC SERVICE
COMMISSION
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DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2012

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

**NOTE: THE INFORMATION PROVIDED IS FROM THE TIME OF OWNERSHIP
OCTOBER 1, 2012 - DECEMBER 31, 2012**

REPORT OF

COLONY PARK DEVELOPMENT UTILITIES LLC

(EXACT NAME OF UTILITY)

4000 Hollywood Blvd, Ste 500N Hollywood, FL 33021-1224		6786 Mangrove Drive Merritt Island, FL 32953		Brevard
Mailing Address		Street Address		County
Telephone Number	321-453-1400	Date Utility First Organized	August 9, 1974	
Fax Number		Date Purchased:	September 27, 2012	
		E-mail Address	colonaypark@yahoo.com	

Sunshine State One-Call of Florida, Inc. Member No. Applied For

Check the business entity of the utility as filed with the Internal Revenue Service:

- Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Name, Address and phone where records are located: 6786 Mangrove Drive, Merritt Island, FL 32953

Name of subdivisions where services are provided: Colony Park Development, LLC

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Marshall Kanner</u>	<u>Officer</u>	<u>4000 Hollywood Blvd., Ste 500I Hollywood, FL 33021-1224</u>	<u>0</u>
Person who prepared this report: <u>Lora McCabe</u>	<u>Accountant</u>	<u>350 Tangerine Ave., Ste 3 Merritt Island, FL 32953</u>	<u>0</u>
Officers and Managers: <u>Gary S. Phillips</u>	<u>Officer</u>	<u>4000 Hollywood Blvd, Ste 500N Hollywood, FL 33021-1224</u>	<u>\$ 0</u>
<u>Marshall Kanner</u>	<u>Officer</u>	<u>4000 Hollywood Blvd, Ste 5 Hollywood, FL 33021-1224</u>	<u>\$ 0</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>Gary S Phillips</u>	<u>75%</u>	<u>Same as above</u>	<u>\$ 0</u>
<u>Marshall Kanner</u>	<u>25%</u>	<u>Same as above</u>	<u>\$ 0</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>

INCOME STATEMENT
REVISED

(Oct 1 - Dec 31, 2012)

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ _____	\$ 10,289	\$ _____	\$ 10,289
Commercial_____		_____	_____	_____	
Industrial_____		_____	_____	_____	
Multiple Family_____		_____	_____	_____	
Guaranteed Revenues_____		_____	_____	_____	
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ _____	\$ 10,289	\$ _____	\$ 10,289
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 9,789	\$ _____	\$ 9,789
Depreciation Expense_____	F-5	_____	363	_____	363
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	_____	704	_____	704
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ _____	10,856	_____	\$ 10,856
Net Operating Income (Loss)		\$ _____	-567	\$ _____	\$ -567
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ -567	\$ _____	\$ -567

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT December 31, 2012
--

(Oct 1 - Dec 31, 2012)

COMPARATIVE BALANCE SHEET

REVISED

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 169,000	\$ -----
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	363	-----
Net Utility Plant -----		\$ 168,637	\$ -----
Cash -----		10,776	-----
Customer Accounts Receivable (141) -----		11,187	-----
Other Assets (Specify): -----		-----	-----
Utility Deposit -----		4,726	-----
-----		-----	-----
-----		-----	-----
Total Assets -----		\$ 185,326	\$ -----
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	100	-----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid in Capital (211) -----		-----	-----
Retained Earnings (215) -----	F-6	-104	-----
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	-----	-----
Total Capital -----		\$ -4	\$ -----
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		-----	-----
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		-----	-----
Other Liabilities (Specify) -----		-----	-----
Shareholders Loan -----		185,330	-----
-----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	-----	-----
Total Liabilities and Capital -----		\$ 185,326	\$ -----

UTILITY NAME COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT 31-Dec-13 (Oct 1- Dec 31, 2012)
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**REVISED
GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ _____	\$ <u>169,000</u>	\$ _____	\$ <u>169,000</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ _____	\$ <u>169,000</u>	\$ _____	\$ <u>169,000</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ _____	\$ <u>363</u>	\$ _____	\$ <u>363</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ <u>363</u>	\$ _____	\$ <u>363</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ _____	\$ <u>363</u>	\$ _____	\$ <u>363</u>

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

<p>YEAR OF REPORT DECEMBER 31, 2012 (Oct 1 - Dec 31, 2012)</p>

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	100	_____
Shares issued and outstanding _____	100	_____
Total par value of stock issued _____	100	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____ 0
Changes during the year (Specify): 2012 Loss _____	_____	_____ -90
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____ -90

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Shareholder Loan _____	_____	_____	\$ 185,316
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ 185,316

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT DECEMBER 31, 2012 Oct 1, 2012 - December 2012
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TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____ 0	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	241.19	_____	241.19
Regulatory assessment fee _____	_____	463	_____	463
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ _____	\$ _____ 704.19	\$ _____	\$ _____ 704.19

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Florida Power & Light	\$ _____	\$ _____ 5,589	Purchase Power
Robert Murphy	\$ _____	\$ _____ 1,400	Operator Services
NWP Services	\$ _____	\$ _____ 425	Billing Services
Pinch A Penny	\$ _____	\$ _____ 508	Chemicals
City of Titusville	\$ _____	\$ _____ 120	Testing
Robert Murphy	\$ _____	\$ _____ 323	Supplies Reimbursement
Marshall Brown	\$ _____	\$ _____ 750	Concrete Work
Brevard County Health Dept	\$ _____	\$ _____ 675	License & Permits
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT
 DECEMBER 31, 2012
 Oct 1, 2012 - Dec 31, 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____ 0	\$ _____ 0
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____ 0	_____ 0
6) Less Accumulated Amortization _____	_____	_____ 0	_____ 0
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
NONE _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ 0
Sub-total _____		\$ _____	\$ _____ 0
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
NONE _____ _____ _____ _____	_____ _____ _____ _____	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____ 0
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____ \$ _____ 0

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____ 0
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____ 0

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

UTILITY NAME COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT DECEMBER 31, (Oct 1 - Dec 31, 2012)
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SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT
DECEMBER 31, 2012

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

N/A

WATER OPERATING SECTION

Note: This utility is a wastewater only service; therefore, Pages W-1 through W-7 have been omitted from this report.

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT DECEMBER 31, 2012 (Oct 1 - Dec 31, 2012)

**WASTEWATER UTILITY PLANT ACCOUNTS
REVISED**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ 29,950
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	30,506
354	Structures and Improvements_____	_____	_____	_____	30,479
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	28,128
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	500
364	Flow Measuring Devices_____	_____	_____	_____	3,500
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	13,066
371	Pumping Equipment_____	_____	_____	_____	3,536
380	Treatment and Disposal Equipment_____	_____	_____	_____	27,546
381	Plant Sewers_____	_____	_____	_____	1,789
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ _____	\$ _____	\$ _____	\$ 169,000 *

* This amount should tie to sheet F-5.

UTILITY NAME: COLONY DEVELOPMENT UTILITIES LLC

YEAR OF REPORT
 DECEMBER 31, 2012
 (Oct 1 - Dec 31, 2012)

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER
 REVISED

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
	Organization	39						
354	Structures and Improvements		%	%	\$ 0	\$	\$ 363	\$ 363
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	40	%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers	35	%	%				
364	Flow Measuring Devices	5	%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells	15	%	%				
371	Pumping Equipment	15	%	%				
380	Treatment and Disposal Equipment	15	%	%				
381	Plant Sewers	15	%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$	\$	\$	\$ 363 *

* This amount should tie to Sheet F-5.

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITEIS LLC

YEAR OF REPORT
 DECEMBER 31, 2012
 (Oct 1 - Dec 31, 2012)

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	_____
715	Purchased Power	\$5,589
716	Fuel for Power Production	_____
718	Chemicals	\$508
720	Materials and Supplies	\$323
730	Contractual Services:	
	Billing	\$425
	Professional	\$1,400
	Testing	\$120
	Other	_____
740	Rents	_____
750	Transportation Expense	_____
755	Insurance Expense	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	_____
775	Miscellaneous Expenses	\$1,425
	Total Wastewater Operation And Maintenance Expense	\$ <u>\$9,789</u> *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	300	300	300
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine					
Total			300	300	300

UTILITY NAME: _____ COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT DECEMBER 31, 2012 (Oct 1 - Dec 31, 2012)

PUMPING EQUIPMENT

Lift Station Number _____ Make or Type and nameplate data on pump _____ _____ Year installed _____ Rated capacity _____ Size _____ Power: Electric _____ Mechanical _____ Nameplate data of motor _____ _____	1	2				
	Information not available					

SERVICE CONNECTIONS

Size (inches) _____ Type (PVC, VCP, etc.) _____ Average length _____ Number of active service connections _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____ Give full particulars concerning inactive connections _____ _____	Information not available					

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	4"	6"			Information not available			
Type of main _____	PVC	PVC						
Length of main (nearest foot) _____								
Beginning of year _____	111							
Added during year _____								
Retired during year _____								
End of year _____	111							

MANHOLES

Size (inches) _____				
Type of Manhole _____	Steel			
Number of Manholes:				
Beginning of year _____	30			
Added during year _____				
Retired during year _____				
End of Year _____	30			

UTILITY NAME: _____ COLONY PARK DEVELOPMENT UTILITIES LLC

SYSTEM NAME: _____ COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT DECEMBER 31, 2012

(Oct 1 - Dec 31, 2012)

TREATMENT PLANT

Manufacturer_____	Marloff_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	0.07_____	_____	_____
Average Daily Flow_____	.023 HHDF_____	_____	_____
Method of Effluent Disposal_____	Rapid Infiltration_____	_____	_____
Permitted Capacity of Disposal_____	0.70_____	_____	_____
Total Gallons of Wastewater treated_____	8.465 MGD_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	Information Not Available_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____
Motor:_____	_____	_____	_____	_____	_____
Manufacturer_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	1.054_____	_____	1.054_____
February_____	1.054_____	_____	1.054_____
March_____	1.085_____	_____	1.085_____
April_____	1.020_____	_____	1.020_____
May_____	1.020_____	_____	1.020_____
June_____	1.054_____	_____	1.054_____
July_____	0.434_____	_____	0.434_____
August_____	0.372_____	_____	0.372_____
September_____	0.360_____	_____	0.360_____
October_____	0.341_____	_____	0.341_____
November_____	0.330_____	_____	0.330_____
December_____	0.341_____	_____	0.341_____
Total for year_____	8.465_____	_____	8.465_____

If Wastewater Treatment is purchased, indicate the vendor: _____ N/A _____

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

SYSTEM NAME COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT
DECEMBER 31, 2012
(Oct 1 - Dec 31, 2012)

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served. ___ Approx. 300
2. Maximum number of ERCs* which can be served. Unknown
3. Present system connection capacity (in ERCs*) using existing lines. _____
4. Future connection capacity (in ERCs*) upon service area buildout. _____
5. Estimated annual increase in ERCs*. _____
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. N/A
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? ___ Unknown
If so, when? _____ N/A
9. Has the utility been required by the DEP or water management district to implement reuse? ___ No
If so, what are the utility's plans to comply with this requirement? _____ N/A

10. When did the company last file a capacity analysis report with the DEP? _____ 7/23/2007
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____ N/A
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # _____

- * An ERC is determined based on one of the following methods:
- (a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: COLONY PARK DEVELOPMENT UTILITIES LLC

YEAR OF REPORT
DECEMBER 31, 2012
(Oct 1 - Dec 31, 2012)

CERTIFICATION OF ANNUAL REPORT

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

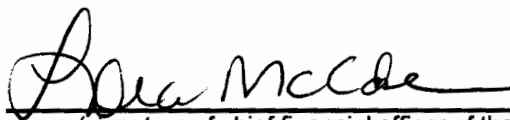
- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

1. 2. 3. 4. _____ *

Date: _____

1. 2. 3. 4.



(signature of chief financial officer of the utility) *ACCOUNTANT* *

Date: 29-May-13

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

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