

CLASS "C"

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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

SU904-13-AR
WU811-13-AR

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY
EXACT LEGAL NAME OF RESPONDENT

WU811-W / SU904

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
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DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2013



INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Officers and Directors
MSKP Town & Country Utility, LLC
d/b/a Town & Country Utility
Port Charlotte, FL

We have compiled the balance sheet of MSKP Town & Country Utility, LLC. as of December 31, 2013 and 2012, and the related statements of income and retaining earnings for the year ended December 31, 2013 included in the accompanying prescribed form. We have not audited or reviewed the financial statements in the accompanying prescribed form and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the form prescribed by the Florida Public Service Commission.

Management is responsible for the preparation and fair presentation of the financial statements included in the form prescribed by the Florida Public Service Commission and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements included in the accompanying prescribed form are presented in accordance with the requirements of the Florida Public Service Commission and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The report is intended solely for information and use of the Florida Public Service Commission and is not intended to be and should not be used by anyone other than this specified party.

CJN&W CPAs

CJN&W CPAs
April 11, 2014

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

For the Year Ended December 31, 2013

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ -	-	\$ -
Commercial	833	833	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 833	\$ 833	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 833	\$ 833	\$ -

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

GENERAL INSTRUCTIONS

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

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

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 - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction 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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss of 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 operation, maintenance, depreciation and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

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

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

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

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FINANCIAL SECTION

REPORT OF

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY
(Exact name of utility)

17837 Murdock Circle	Same
Port Charlotte, FL 33948	Same
Mailing Address	Street Address
Telephone Number (941) 235-6900	Date Utility First Organized 11/10/99
Fax Number (941) 235-6919	E-mail Address Macosta@kitsonpartners.com
Sunshine State One-Call of Florida, Inc. Member No.	N/A

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: 17837 Murdock Circle
Port Charlotte, FL 33948

Names of subdivisions where service is provided: Babcock Ranch

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Mike Acosta	Utility Director	17837 Murdock Circle Port Charlotte, FL 33948	
Person who prepared this report: Anthony Q De Santis	CJN&W CPAs	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: Mike Acosta	Utility Director	17837 Murdock Circle Port Charlotte, FL 33948	None

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	Principle Business Address	Salary Charged Utility
MSKP Babcock Holdings, LLC	100%	17837 Murdock Circle Port Charlotte, FL 33948	None

UTILITY NAME:

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

YEAR OF REPORT
December 31, 2013

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ -			\$ -
Commercial _____		833			833
Industrial (Agricultural Water) _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		833	N/A	N/A	833
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	10,483	-		10,483
Depreciation Expense _____	F-5	888			888
CIAC Amortization Expense _____	F-8	-			-
Taxes Other Than Income _____		250	-	-	250
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		11,621			11,621
Net Operating Income (Loss)		(10,788)		-	(10,788)
Other Income:					
Nonutility Income _____					-
Interest income _____		429	-		429
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____					-
Interest Expense _____		-			-
_____					-
_____					-
Net Income (Loss)		\$ (10,359)	N/A	N/A	\$ (10,359)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 8,502,792	\$ 8,452,116
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(516,595)	(515,707)
Net Utility Plant _____		7,986,197	7,936,409
Cash _____		17,951	57,654
Customer Accounts Receivable (141) _____		65	63
Other Assets (Specify):			
Construction Fund _____		526,645	739,313
		-	-
		-	-
Total Assets _____		\$ 8,530,858	\$ 8,733,439
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____			
Retained Earnings (215) _____	F-6		-
Proprietary Capital (Proprietary and partnership only) (218) _ (Members Equity) _____	F-6	161,245	171,604
Total Capital _____		161,245	171,604
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		17,654	34,397
Notes Payable (232) _____		-	
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	62	63
Other Liabilities (Specify):			
Accrued interest _____		-	-
Intercompany Payable _____		8,351,897	8,527,375
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 8,530,858	\$ 8,733,439

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 2,216,063	N/A	N/A	\$ 2,216,063
Construction Work In Progress (105) _____	5,673,794	612,935		6,286,729
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 7,889,857	\$ 612,935	N/A	\$ 8,502,792

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 515,707	N/A	N/A	\$ 515,707
Add Credits During Year:				
Accruals charged to depreciation account _____	888			888
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
_____	-	-		-
Total credits _____	888			888
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-			-
Other debits (specify) _____	-	-		-
_____	-	-		-
Total debits _____	-	-		-
Balance End of Year _____	\$ 516,595	N/A	N/A	\$ 516,595

UTILITY NAME:

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

YEAR OF REPORT
December 31, 2013

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	N/A
Charges during the year (specify): _____	-	

Balance end of year _____	\$	

PROPRIETARY CAPITAL (218) (Members Equity)

	Proprietor or Partner	Partner
Balance first of year __ (Transfer of R.E. on reorganization as LLC) _____		\$ 171,604
Charges during the year (specify): Current Year Loss _____		(10,359)

Balance end of year _____		\$ 161,245

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%		\$ -
_____	%		-
_____	%		-
_____	%		
Total _____			N/A

TAXES ACCRUED (236)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	N/A	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____	-	-		
Regulatory assessment fee _____	62			62
Other (Specify): _____				
Total taxes accrued _____	\$ 62			\$ 62

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning rate, management, construction, advertising, labor relations, public relations, or other similar 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
Johnson Engineering, Inc.	\$ 34,612		Construction
CJNW	1,950		Accounting
	-		
	-		
	-		

UTILITY NAME:

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY U

YEAR OF REPORT December 31, 2013
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 4,050	N/A	\$ 4,050
2. Add credits during year:	-	-	-
3. Total _____	4,050		4,050
4. Deduct charges during year _____			-
5. Balance end of year _____	4,050		4,050
6. Less Accumulated Amortization _____	(4,050)		(4,050)
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
_____	_____	\$ -	\$ -
_____	_____		
_____	_____		
_____	_____		
Sub-total _____		NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
None			

Total Credits During Year (Must agree with line # 2 above) _____		\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 4,050	N/A	\$ 4,050
Add Debits During Year: _____		-	0
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 4,050	\$ -	\$ 4,050

WATER OPERATION SECTION

Sl. No.	Particulars	Page No.
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WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization _____	\$ 35,534	\$ -	\$ -	\$ 35,534
302	Franchises _____	-	-	-	-
303	Land and Land Rights _____	1,677,861	-	-	1,677,861
304	Structure and Improvements _____	-	-	-	-
305	Collecting and Impounding Reservoirs _____	-	-	-	-
306	Lake, River and Other Intakes _____	-	-	-	-
307	Wells and Springs _____	497,068	-	-	497,068
308	Infiltration Galleries and Tunnels _____	-	-	-	-
309	Supply Mains _____	-	-	-	-
310	Power Generation Equipment _____	-	-	-	-
311	Pumping Equipment _____	2,500	-	-	2,500
320	Water Treatment Equipment _____	2,300	-	-	2,300
330	Distribution Reservoirs and Standpipes _____	800	-	-	800
331	Transmission and Distribution Mains _____	-	-	-	-
333	Services _____	-	-	-	-
334	Meters and Meter Installations _____	-	-	-	-
335	Hydrants _____	-	-	-	-
339	Other Plant and Miscellaneous Equipment _____	-	-	-	-
340	Office Furniture and Equipment _____	-	-	-	-
341	Transportation Equipment _____	-	-	-	-
342	Stores Equipment _____	-	-	-	-
343	Tools, Shop and Garage Equipment _____	-	-	-	-
344	Laboratory Equipment _____	-	-	-	-
345	Power Operated Equipment _____	-	-	-	-
346	Communication Equipment _____	-	-	-	-
347	Miscellaneous Equipment _____	-	-	-	-
348	Other Tangible Plant _____	-	-	-	-
	Total Water Plant _____	\$ 2,216,063	\$ -	\$ -	\$ 2,216,063

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (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)
301	Organization	40	- %	2.50 %	\$ 13,039	\$ -	\$ 888	\$ 13,927
302	Franchises	-	- %	- %	-	-	-	-
304	Structure and Improvements	-	- %	- %	-	-	-	-
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	30	- %	3.33 %	497,068	-	-	497,068
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	-	- %	- %	-	-	-	-
310	Power Generation Equipment	-	- %	- %	-	-	-	-
311	Pumping Equipment	20	- %	5.00 %	2,500	-	-	2,500
320	Water Treatment Equipment	22	- %	4.55 %	2,300	-	-	2,300
330	Distribution Reservoirs and Standpipes	37	- %	2.70 %	800	-	-	800
331	Transmission and Distribution Mains	-	- %	- %	-	-	-	-
333	Services	-	- %	- %	-	-	-	-
334	Meters and Meter Installations	-	- %	- %	-	-	-	-
335	Hydrants	-	- %	- %	-	-	-	-
339	Other Plant and Miscellaneous Equipment	-	- %	- %	-	-	-	-
340	Office Furniture and Equipment	-	- %	- %	-	-	-	-
341	Transportation Equipment	-	- %	- %	-	-	-	-
342	Stores Equipment	-	- %	- %	-	-	-	-
343	Tools, Shop and Garage Equipment	-	- %	- %	-	-	-	-
344	Laboratory Equipment	-	- %	- %	-	-	-	-
345	Power Operated Equipment	-	- %	- %	-	-	-	-
346	Communication Equipment	-	- %	- %	-	-	-	-
347	Miscellaneous Equipment	-	- %	- %	-	-	-	-
348	Other Tangible Plant	-	- %	- %	-	-	-	-
	Totals				\$ 515,707		\$ 888	\$ 516,595

* This amount should tie to Sheet F-5

Note (1): Adjustment to remove excess depreciation

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	
	Testing _____	
	Other (Outside accounting & legal fees) _____	
640	Rents (Agricultural well sites) _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	10,483
	Total Water Operation and Maintenance Expense _____	\$ 10,483 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1	1	1
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	3	3
					9

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY
 SYSTEM NAME: Babcock Ranch

YEAR OF REPORT
 December 31, 2013

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	-	7	-	7	7
February	-	7	-	7	7
March	-	7	-	7	7
April	-	7	-	7	7
May	-	7	-	7	7
June	-	7	-	7	7
July	-	7	-	7	7
August	-	7	-	7	7
September	-	7	-	7	7
October	-	7	-	7	7
November	-	7	-	7	7
December	-	7	-	7	7
Total for year	N/A	87		87	87

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of Delivery N/A

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

N/A

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
N/A	N/A	N/A	N/A	N/A	N/A

WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	See Note (1)			
Types of Well Construction and Casing _____	Unknown			

Depth of Wells _____	Unknown			
Diameters of Wells _____	Unknown			
Pump - GPM _____	Unknown			
Motor - HP _____	Unknown			
Motor Type * _____	Unknown			
Yeilds of Wells in GPD _____	Unknown			
Auxillary Power _____	Unknown			
* Submersable, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	None			
Capacity of Tank _____				
Ground of Elevated _____				

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	None			
Type _____	None			
Rated Horsepower _____	None			
<u>PUMPS</u>				
Manufacturer _____	Various			
Type _____	Various			
Capacity in GPM _____	Various			
Average Number of Hours Operated Per Day _____	Various			
Auxiliary Power _____	N/A			

(1) The Company has 2 wells serving 3 potable water customers.

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	Unknown		
Type of source _____	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	Chlorination		
Make _____	Unknown		
Permitted Capacity (GPD)	Unknown		
High service pumping Gallons per minute _____ See Page W-5			
Reverse Osmosis _____	N/A		
Lime treatment Unit Rating _____	N/A		
Filtration Pressure Sq. Ft. _____	N/A		
Gravity GPD/Sq. Ft. _____			
Disinfection Chlorinator _____	X		
Ozone _____			
Other _____			
Auxiliary Power _____			

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY
 SYSTEM NAME: Babcock Ranch

YEAR OF REPORT
 December 31, 2013

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1.	Present ERC's * the system can efficiently serve	<u>9</u>
2.	Maximum number of ERC's * which can be served	<u>9</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>9</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>9</u>
5.	Estimated annual increase in ERC's*	<u>None for these facilities</u>
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>No</u>
7.	Attach a description of the fire fighting facilities.	<u>None</u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9.	When did the company last file a capacity analysis report with the DEP?	<u>None</u>
10.	If the present system does not meet the requirements of DEP rules, submit the following:	
	a. Attach a description of the plant upgrade necessary to meet DEP rules.	
	b. Have these plans been approved by DEP?	<u></u>
	c. When will construction begin?	<u></u>
	d. Attach plans for funding the required upgrading.	
	e. Is this system under any Consent Order with DEP?	<u></u>
11.	Department of Environmental Protection ID #	<u>5084116</u>
12.	Water Management District Consumptive Use Permit #	<u>08-00122-W</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

* 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 available are available for use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000) / 365\ days / 350\ gallons\ per\ day).$

WASTEWATER OPERATION SECTION

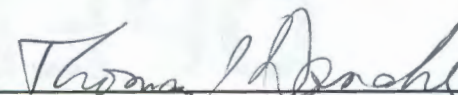
Town & Country Utility provides water service only at this time. No Wastewater facilities exist. Therefore, Pages S-1 through S-6 have been omitted.

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|--|
| YES
(X) | NO
() | 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
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | NO
() | 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
(X) | NO
() | 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.
(X)	(X)	(X)	(X)
()	()	()	()



 (signature of chief executive officer of the utility) *

 N/A
 (signature of chief financial officer of the utility) *

* 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.