

**OFFICIAL COPY**  
**Public Service Commission**  
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**CLASS "A" OR "B"**

**WATER AND/OR WASTEWATER UTILITIES**  
(Gross Revenue of More Than \$200,000 Each)

**ANNUAL REPORT**

OF

SU915-09-AR

Ni Florida, LLC

Exact Legal Name of Respondent

104S & 388W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



FOR THE

YEAR ENDED DECEMBER 31, 2009

10 MAY - 3 AM 10: 02  
ECONOMIC REGULATION  
PUBLIC SERVICE  
COMMISSION

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
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 with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems."
12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

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

The fourth copy should be retained by the utility.

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# **EXECUTIVE SUMMARY**

UTILITY NAME: Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

**CERTIFICATION OF ANNUAL REPORT**

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

- |  |                                |  |
|--|--------------------------------|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><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 the financial statement of the utility.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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.

1.	2.	3.	4.
x	x	x	x

  
(Signature of Chief Executive Officer of the utility) \*

  
(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.

ANNUAL REPORT OF

YEAR OF REPORT  
December 31, 2009

Ni Florida, LLC  
(Exact Name of Utility)

County: \_\_\_\_\_

List below the exact mailing address of the utility for which normal correspondence should be sent:

10913 Metronome Drive  
Houston, Texas 77043

Telephone: (713) 574-5952

E Mail Address: ewallace@niamerica.com

WEB Site: www.niamerica.com

Sunshine State One-Call of Florida, Inc. Member Number HUI891 & TV1036

Name and address of person to whom correspondence concerning this report should be addressed:

Edward R. Wallace, Sr  
10913 Metronome Drive  
Houston, Texas 77043

Telephone: (713) 574-5952

List below the address of where the utility's books and records are located:

10913 Metronome Drive  
Houston, Texas 77043

Telephone: (713) 574-5952

List below any groups auditing or reviewing the records and operations:

PricewaterhouseCoopers, LLP  
1201 Louisiana St., Suite 200  
Houston, TX 77002

Date of original organization of the utility: 11/16/07

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

Individual  Partnership  Sub S Corporation  1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	Ni America Capital Management, LLC	100%
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**DIRECTORY OF PERSONNEL WHO CONTACT  
THE FLORIDA PUBLIC SERVICE COMMISSION**

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Edward R. Wallace, Sr	President & Secretary	Ni America Operating, LLC	All company matters
William A. Thomas	Vice President	Ni America Operating, LLC	Engineering/Operational Matters

(1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.  
 (2) Provide individual telephone numbers if the person is not normally reached at the company.  
 (3) Name of company employed by, if not on general payroll.



UTILITY NAME: Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

### COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

- A. Ni Florida, LLC, a Delaware Corporation, was incorporated in 2007. The Company purchased the assets of Hudson Utilities, Inc. on May 5, 2008 and Tamiami Village Water Company on September 5, 2008. The company provides sewage collection service in Pasco County and water distribution service in Lee County.
- B. Water distribution (Tamiami Village Water Company) - water is purchased from Lee County. Sewage collection (Hudson Utilities) - Sewage treatment is purchased from Pasco County.
- C. To provide water distribution and wastewater collection throughout the company's service areas and to earn a fair rate of return for the Company's owners.
- D. Tamiami Village Water Company -- water distribution  
Hudson Utilities -- sewage collection
- E. The Company expects to add less than 50 new connections annually.
- F. None

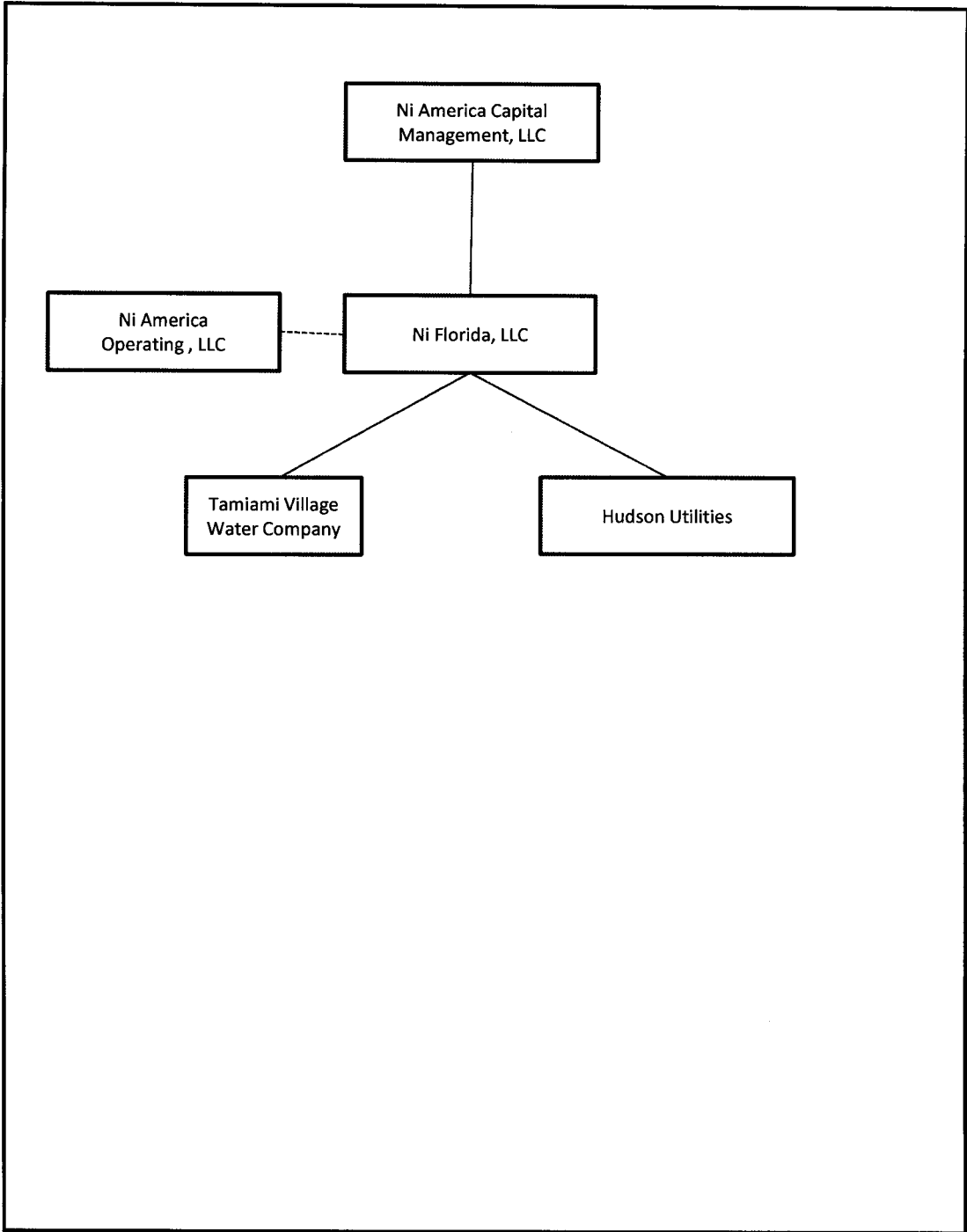
UTILITY NAME: Ni Florida

**YEAR OF REPORT**  
December 31, 2009

**PARENT / AFFILIATE ORGANIZATION CHART**

Current as of December 31, 2009

Complete below an organizational chart that shows all parents, subsidiaries and affiliates of the utility.  
The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b).



**COMPENSATION OF OFFICERS**

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF THE UTILITY (c)	OFFICERS' COMPENSATION (d)
Edward R. Wallace, Sr	President, Secretary & CFO	6%	\$ 10,925
William A. Thomas	Vice President - Capital Expenditures	3%	2,965

**COMPENSATION OF DIRECTORS**

For each director, list the number of directors' meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
None			\$

**BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES**

List all contracts, agreements, or other business arrangements\* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE <small>(a)</small>	IDENTIFICATION OF SERVICE OR PRODUCT <small>(b)</small>	AMOUNT <small>(c)</small>	NAME AND ADDRESS OF AFFILIATED ENTITY <small>(d)</small>
None		\$ _____	
		_____	
		_____	
		_____	
		_____	
		_____	
		_____	
		_____	
		_____	
		_____	
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		_____	
		_____	
		_____	
		_____	
		_____	

\* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

**AFFILIATION OF OFFICERS AND DIRECTORS**

For each of the officials listed on page E-6, list the principal occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.			
NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Edward R. Wallace, Sr	Corporate matters	Officer	Ni America Capital Management, LLC Ni America Operating, LLC Ni America Texas, LLC Ni Arizona, LLC Ni Louisiana, LLC Ni Mississippi, LLC Ni North Carolina, LLC Ni Pennsylvania, LLC Ni South Carolina, LLC Ni Arizona Utilities, Inc Ni Florida Utilities, Inc Ni Texas Development, LLC Wateree Utilities Holding, Inc Palmetto Utilities, Inc 1710 Woodcreek Farms, Inc Ni America Utility Holding, Corp.  Address for all: 10913 Metronome Drive Houston, TX 77043
William A. Thomas	Engineering	Officer	Ni America Texas, LLC Ni Arizona, LLC Ni Louisiana, LLC Ni Mississippi, LLC Ni North Carolina, LLC Ni Pennsylvania, LLC Ni South Carolina, LLC Ni Arizona Utilities, Inc Ni Florida Utilities, Inc Ni Texas Development, LLC Wateree Utilities Holding, Inc Palmetto Utilities, Inc 1710 Woodcreek Farms, Inc Ni America Utility Holding, Corp.  Address for all: 10913 Metronome Drive Houston, TX 77043

**YEAR OF REPORT**  
December 31, 2009

**UTILITY NAME: Ni Florida, LLC**

**BUSINESSES WHICH ARE A BY-PRODUCT, CO PRODUCT OR JOINT-PRODUCT  
RESULT OF PROVIDING WATER OR WASTEWATER SERVICE**

Complete the following for any business which is conducted as a byproduct, co product, or joint product as a result of providing water and / or wastewater service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenue and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCOUNT NUMBER (c)	REVENUES GENERATED (d)	ACCOUNT NUMBER (e)	EXPENSES INCURRED (f)	ACCOUNT NUMBER (g)
None	\$		\$		\$	

**BUSINESS TRANSACTIONS WITH RELATED PARTIES**

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any on year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6, identifying the parties, amounts, dates and product, and asset, or service involved.

**Part I. Specific Instructions: Services and Products Received or Provided**

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 

-management, legal and accounting services	-material and supplies furnished
-computer services	-leasing of structures, land, and equipment
-engineering & construction services	-rental transactions
-repairing and servicing of equipment	-sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY <small>(a)</small>	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT <small>(b)</small>	CONTRACT OR AGREEMENT EFFECTIVE DATES <small>(c)</small>	ANNUAL CHARGES	
			(P)urchased (S)old <small>(d)</small>	AMOUNT <small>(e)</small>
Ni America Operating, LLC	Corporate Support Services	N/A	P	\$ 872,648

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT  
#####

**BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)**

**Part II. Specific Instructions: Sale, Purchase and Transfer of Assets**

1. Enter in this part all transactions relating to the purchase, sale, or transfer of assets.
2. Below are examples of some types of transactions to include:
- purchase, sale or transfer of equipment
  - purchase, sale or transfer of land and structures
  - purchase, sale or transfer of securities
  - noncash transfers of assets
  - noncash dividends other than stock dividends
  - write-off of bad debts or loans
3. The columnar instructions follow:
- (a) Enter name of related party or company.
  - (b) Describe briefly the type of assets purchased, sold or transferred.
  - (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
  - (d) Enter the net book value for each item reported.
  - (e) Enter the net profit or loss for each item reported. (column (c) - column (d))
  - (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEM (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____
		\$ _____	\$ _____	\$ _____	\$ _____



**FINANCIAL  
SECTION**

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**COMPARATIVE BALANCE SHEET  
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
<b>UTILITY PLANT</b>				
101-106	Utility Plant	F-7	\$ 7,847,717	\$ 7,980,511
108-110	Less: Accumulated Depreciation and Amortization	F-8	3,315,244	3,480,043
Net Plant			\$ 4,532,473	\$ 4,500,468
114-115	Utility Plant Acquisition adjustment (Net)	F-7	4,334,204	4,282,442
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 8,866,677	\$ 8,782,910
<b>OTHER PROPERTY AND INVESTMENTS</b>				
121	Nonutility Property	F-9	\$	\$ 0
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property			\$ 0	\$ 0
123	Investment in Associated Companies	F-10	-	0
124	Utility Investments	F-10		0
125	Other Investments	F-10		0
126-127	Special Funds	F-10	8,480	8,480
Total Other Property & Investments			\$ 8,480	\$ 8,480
<b>CURRENT AND ACCRUED ASSETS</b>				
131	Cash		\$ 215,799	\$ 153,890
132	Special Deposits	F-9		0
133	Other Special Deposits	F-9		0
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	145,158	210,834
145	Accounts Receivable from Associated Companies	F-12		203,514
146	Notes Receivable from Associated Companies	F-12		0
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments		594	319
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues		34,638	35,554
174	Miscellaneous Current and Accrued Assets	F-12		0
Total Current and Accrued Assets			\$ 396,189	\$ 604,111

\* Not Applicable for Class B Utilities

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**COMPARATIVE BALANCE SHEET  
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED DEBITS				
181	Unamortized Debt Discount & Expense	F-13	\$ _____	\$ _____ 0
182	Extraordinary Property Losses	F-13	_____	_____ 0
183	Preliminary Survey & Investigation Charges		_____ 9,010	_____ 0
184	Clearing Accounts		_____	_____
185 *	Temporary Facilities		_____	_____
186	Miscellaneous Deferred Debits	F-14	_____ 6,105	_____ 124,105
187 *	Research & Development Expenditures		_____	_____
190	Accumulated Deferred Income Taxes		_____	_____
Total Deferred Debits			\$ _____ 15,115	\$ _____ 124,105
<b>TOTAL ASSETS AND OTHER DEBITS</b>			<b>\$ _____ 9,286,461</b>	<b>\$ _____ 9,519,606</b>

\* Not Applicable for Class B Utilities

<p><b>NOTES TO THE BALANCE SHEET</b></p> <p>The space below is provided for important notes regarding the balance sheet</p>
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UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**COMPARATIVE BALANCE SHEET  
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
<b>EQUITY CAPITAL</b>				
201	Common Stock Issued	F-15	\$ _____	\$ _____ 0
204	Preferred Stock Issued	F-15	_____	_____ 0
202,205 *	Capital Stock Subscribed		_____	_____
203,206 *	Capital Stock Liability for Conversion		_____	_____
207 *	Premium on Capital Stock		_____	_____
209 *	Reduction in Par or Stated Value of Capital Stock		_____	_____
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock		_____	_____
211	Other Paid - In Capital		6,433,994	6,433,994
212	Discount On Capital Stock		_____	_____
213	Capital Stock Expense		_____	_____
214-215	Retained Earnings	F-16	(191,604)	(664,447)
216	Reacquired Capital Stock		_____	_____
218	Proprietary Capital (Proprietorship and Partnership Only)		_____	_____
Total Equity Capital			\$ _____ 6,242,390	\$ _____ 5,769,547
<b>LONG TERM DEBT</b>				
221	Bonds	F-15	_____	_____ 0
222 *	Reacquired Bonds		_____	_____ 0
223	Advances from Associated Companies	F-17	_____	_____ 0
224	Other Long Term Debt	F-17	233,931	254,609
Total Long Term Debt			\$ _____ 233,931	\$ _____ 254,609
<b>CURRENT AND ACCRUED LIABILITIES</b>				
231	Accounts Payable		122,574	101,702
232	Notes Payable	F-18	_____	_____ 0
233	Accounts Payable to Associated Companies	F-18	_____	_____ 0
234	Notes Payable to Associated Companies	F-18	216,095	1,111,984
235	Customer Deposits		13,845	25,647
236	Accrued Taxes	W/S-3	46,998	42,537
237	Accrued Interest	F-19	791	1,966
238	Accrued Dividends		_____	_____
239	Matured Long Term Debt		_____	_____
240	Matured Interest		_____	_____
241	Miscellaneous Current & Accrued Liabilities	F-20	195,979	95,983
Total Current & Accrued Liabilities			\$ _____ 596,282	\$ _____ 1,379,819

\* Not Applicable for Class B Utilities

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**COMPARATIVE BALANCE SHEET  
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
<b>DEFERRED CREDITS</b>				
251	Unamortized Premium On Debt	F-13	\$ _____	\$ _____ 0
252	Advances For Construction	F-20	_____	_____ 0
253	Other Deferred Credits	F-21	_____	_____ 10,000
255	Accumulated Deferred Investment Tax Credits		_____	_____
Total Deferred Credits			\$ _____ 0	\$ _____ 10,000
<b>OPERATING RESERVES</b>				
261	Property Insurance Reserve		\$ _____	\$ _____
262	Injuries & Damages Reserve		_____	_____
263	Pensions and Benefits Reserve		_____	_____
265	Miscellaneous Operating Reserves		_____	_____
Total Operating Reserves			\$ _____ 0	\$ _____ 0
<b>CONTRIBUTIONS IN AID OF CONSTRUCTION</b>				
271	Contributions in Aid of Construction	F-22	\$ 3,611,136	\$ 3,618,336
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	1,397,278	(1,512,704)
Total Net CIAC			\$ _____ 2,213,858	\$ _____ 2,105,631
<b>ACCUMULATED DEFERRED INCOME TAXES</b>				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ _____	\$ _____
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		_____	_____
283	Accumulated Deferred Income Taxes - Other		_____	_____
Total Accumulated Deferred Income Tax			\$ _____ 0	\$ _____ 0
<b>TOTAL EQUITY CAPITAL AND LIABILITIES</b>			\$ _____ 9,286,461	\$ _____ 9,519,606

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**COMPARATIVE OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
<b>UTILITY OPERATING INCOME</b>				
400	Operating Revenues	F-3(b)	\$ 1,689,087	\$ 1,715,866
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		0
Net Operating Revenues			\$ 1,689,087	\$ 1,715,866
401	Operating Expenses	F-3(b)	\$ 1,493,104	\$ 1,914,883
403	Depreciation Expense:	F-3(b)	\$ 232,711	\$ 196,573
	Less: Amortization of CIAC	F-22	107,539	86,885
Net Depreciation Expense			\$ 125,172	\$ 109,688
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		0
407	Amortization Expense (Other than CIAC)	F-3(b)		0
408	Taxes Other Than Income	W/S-3	149,648	146,236
409	Current Income Taxes	W/S-3		0
410.1	Deferred Federal Income Taxes	W/S-3		0
410.11	Deferred State Income Taxes	W/S-3		0
411.1	Provision for Deferred Income Taxes - Credit	W/S-3		0
412.1	Investment Tax Credits Deferred to Future Periods	W/S-3		0
412.11	Investment Tax Credits Restored to Operating Income	W/S-3		0
Utility Operating Expenses			\$ 1,767,924	\$ 2,170,807
Net Utility Operating Income			\$ (78,837)	\$ (454,941)
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		0
413	Income From Utility Plant Leased to Others			0
414	Gains (losses) From Disposition of Utility Property			0
420	Allowance for Funds Used During Construction			0
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ (78,837)	\$ (454,941)

\* For each account, Column e should agree with Columns f, g and h on F-3(b)

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**COMPARATIVE OPERATING STATEMENT (Cont'd)**

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ <u>220,146</u> 0	\$ <u>1,495,720</u> 0	\$ _____
\$ <u>220,146</u>	\$ <u>1,495,720</u>	\$ <u>0</u>
\$ 314,908	\$ 1,599,215	\$ 760
<u>5,234</u> <u>3,323</u>	<u>191,339</u> <u>83,562</u>	_____
\$ <u>1,911</u>	\$ <u>107,777</u>	\$ <u>0</u>
<u>0</u> <u>0</u> <u>9,863</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>	<u>0</u> <u>0</u> <u>136,373</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>	_____ _____ _____ _____ _____ _____ _____ _____ _____
\$ <u>326,682</u>	\$ <u>1,843,365</u>	\$ <u>760</u>
\$ <u>(106,536)</u>	\$ <u>(347,645)</u>	\$ <u>(760)</u>
<u>0</u> <u>0</u> <u>0</u> <u>0</u>	<u>0</u> <u>0</u> <u>0</u> <u>0</u>	_____ _____ _____ _____
\$ <u>(106,536)</u>	\$ <u>(347,645)</u>	\$ <u>(760)</u>

\* Total of Schedules W-3 / S-3 for all rate groups.

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**COMPARATIVE OPERATING STATEMENT (Cont'd)**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ (78,837)	\$ (454,941)
<b>OTHER INCOME AND DEDUCTIONS</b>				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ _____	\$ _____
416	Costs & Expenses of Merchandising Jobbing, and Contract Work		_____	_____
419	Interest and Dividend Income		_____	632
421	Nonutility Income		(1,227)	_____
426	Miscellaneous Nonutility Expenses		_____	(358)
Total Other Income and Deductions			\$ (1,227)	\$ 274
<b>TAXES APPLICABLE TO OTHER INCOME</b>				
408.2	Taxes Other Than Income		\$ _____	\$ _____
409.2	Income Taxes		_____	_____
410.2	Provision for Deferred Income Taxes		_____	_____
411.2	Provision for Deferred Income Taxes - Credit		_____	_____
412.2	Investment Tax Credits - Net		_____	_____
412.3	Investment Tax Credits Restored to Operating Income		_____	_____
Total Taxes Applicable To Other Income			\$ 0	\$ 0
<b>INTEREST EXPENSE</b>				
427	Interest Expense	F-19	\$ 113,871	\$ 22,010
428	Amortization of Debt Discount & Expense	F-13	_____	0
429	Amortization of Premium on Debt	F-13	_____	0
Total Interest Expense			\$ 113,871	\$ 22,010
<b>EXTRAORDINARY ITEMS</b>				
433	Extraordinary Income		\$ _____	\$ _____
434	Extraordinary Deductions		_____	_____
409.3	Income Taxes, Extraordinary Items		_____	_____
Total Extraordinary Items			\$ 0	\$ 0
<b>NET INCOME</b>			<u>\$ (193,935)</u>	<u>\$ (476,676)</u>

Explain Extraordinary Income:

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**SCHEDULE OF YEAR END RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 340,331	\$ 7,637,905
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	206,529	3,273,514
110	Accumulated Amortization	F-8	0	0
271	Contributions in Aid of Construction	F-22	110,779	3,507,557
252	Advances for Construction	F-20		
Subtotal			\$ 23,023	\$ 856,834
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	106,959	1,405,745
Subtotal			\$ 129,983	\$ 2,262,579
114	Plus or Minus: Acquisition Adjustments (2)	F-7	712,628	3,569,814
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	0	0
	Working Capital Allowance (3)		39,364	199,902
	Other (Specify): Excludes Acquisition Adjustment not approved by the commission.		(712,628)	(3,569,814)
RATE BASE			\$ 169,347	\$ 2,462,481
NET UTILITY OPERATING INCOME			\$ (106,536)	\$ (347,645)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-62.91%	-14.12%

**NOTES :**

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.  
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

**SCHEDULE OF CURRENT COST OF CAPITAL  
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity	\$ 5,769,547	95.37%	9.57%	9.13%
Preferred Stock	0	0.00%		0.00%
Long Term Debt	254,609	4.21%	8.50%	0.36%
Customer Deposits	25,647	0.42%	6.00%	0.03%
Tax Credits - Zero Cost	0	0.00%		0.00%
Tax Credits - Weighted Cost	0	0.00%		0.00%
Deferred Income Taxes	0	0.00%		0.00%
Other (Explain)	0	0.00%		0.00%
	0	0.00%		0.00%
Total	\$ <u>6,049,803</u>	<u>100.00%</u>		<u>9.51%</u>

(1) If the utility's capital structure is not used, explain which capital structure is used.

\_\_\_\_\_

\_\_\_\_\_

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

**APPROVED RETURN ON EQUITY**

Current Commission Return on Equity:	<u>9.72%</u>
Commission order approving Return on Equity:	<u>Order No. PSC-10-0168-PAA-SU</u>

**APPROVED AFUDC RATE**

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate:	<u>N/A</u>
Commission order approving AFUDC rate:	_____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

UTILITY NAME: Ni Florida, LLC

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS  
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING**

<b>CLASS OF CAPITAL (a)</b>	<b>PER BOOK BALANCE (b)</b>	<b>NON-UTILITY ADJUSTMENTS (c)</b>	<b>NON- JURISDICTIONAL ADJUSTMENTS (d)</b>	<b>OTHER (I) ADJUSTMENTS SPECIFIC (e)</b>	<b>OTHER (I) ADJUSTMENTS PRO RATA (f)</b>	<b>CAPITAL STRUCTURE (g)</b>
Common Equity	\$ 5,769,547					\$ 5,769,547
Preferred Stock						0
Long Term Debt	254,609					254,609
Customer Deposits	25,647					25,647
Tax Credits - Zero Cost						0
Tax Credits - Weighted Cost						0
Deferred Inc. Taxes						0
Other (Explain)						0
<b>Total</b>	\$ <u>6,049,803</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>6,049,803</u>

(1) Explain below all adjustments made in Columns (e) and (f):


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**UTILITY PLANT  
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ 340,331	\$ 7,637,905	\$	\$ 7,978,236
102	Utility Plant Leased to Other				0
103	Property Held for Future Use				0
104	Utility Plant Purchased or Sold				0
105	Construction Work in Progress		2,275		2,275
106	Completed Construction Not Classified				0
	<b>Total Utility Plant</b>	<b>\$ 340,331</b>	<b>\$ 7,640,180</b>	<b>\$ 0</b>	<b>\$ 7,980,511</b>

**UTILITY PLANT ACQUISITION ADJUSTMENTS  
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.  
For any acquisition adjustments approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ 712,628	\$ 3,569,814	\$	\$ 4,282,442
					0
					0
					0
	<b>Total Plant Acquisition Adjustments</b>	<b>\$ 712,628</b>	<b>\$ 3,569,814</b>	<b>\$ 0</b>	<b>\$ 4,282,442</b>
115	Accumulated Amortization	\$	\$	\$	\$ 0
					0
					0
					0
	<b>Total Accumulated Amortization</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
	<b>Net Acquisition Adjustments</b>	<b>\$ 712,628</b>	<b>\$ 3,569,814</b>	<b>\$ 0</b>	<b>\$ 4,282,442</b>

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**ACCUMULATED DEPRECIATION ( ACCT. 108 ) AND AMORTIZATION (ACCT. 110)**

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
<b>ACCUMULATED DEPRECIATION</b>				
<b>Account 108</b>				
Balance first of year	\$ 201,295	\$ 3,107,702	\$	\$ 3,308,997
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ 5,234	\$ 191,339	\$	\$ 196,573
Account 108.2 (2)	_____	_____	_____	0
Account 108.3 (2)	_____	_____	_____	0
Other Accounts (specify):	_____	_____	_____	0
_____	_____	_____	_____	0
Salvage	_____	_____	_____	0
Other Credits (Specify):	_____	129,191	_____	129,191
				0
Total Credits	\$ 5,234	\$ 320,530	\$ 0	\$ 325,764
Debits during year:				
Book cost of plant retired	_____	_____	_____	0
Cost of Removal	_____	_____	_____	0
Other Debits (specify):	_____	160,965	_____	160,965
Acct 351 - Organization	_____	(6,247)	_____	(6,247)
Total Debits	\$ 0	\$ 154,718	\$ 0	\$ 154,718
Balance end of year	\$ <u>206,529</u>	\$ <u>3,273,514</u>	\$ <u>0</u>	\$ <u>3,480,043</u>
<b>ACCUMULATED AMORTIZATION</b>				
<b>Account 110</b>				
Balance first of year	\$	\$	\$	\$ 0
Credit during year:				
Accruals charged to:				
Account 110.2 (3)	\$ _____	\$ _____	\$ _____	\$ 0
Other Accounts (specify):	_____	_____	_____	0
_____	_____	_____	_____	0
Total credits	\$ 0	\$ 0	\$ 0	\$ 0
Debits during year:				
Book cost of plant retired	_____	_____	_____	0
Other debits (specify):	_____	_____	_____	0
				0
Total Debits	\$ 0	\$ 0	\$ 0	\$ 0
Balance end of year	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

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**REGULATORY COMMISSION EXPENSE  
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
_____	\$ _____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ <u>0</u>		\$ <u>0</u>

**NONUTILITY PROPERTY (ACCOUNT 121)**

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.  
Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
_____	\$ _____	\$ _____	\$ _____	\$ _____ 0
_____	_____	_____	_____	_____ 0
_____	_____	_____	_____	_____ 0
_____	_____	_____	_____	_____ 0
Total Nonutility Property	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

**SPECIAL DEPOSITS ( ACCOUNTS 132 AND 133)**

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): _____ _____	\$ _____ _____
Total Special Deposits	\$ <u>0</u>
OTHER SPECIAL DEPOSITS (Account 133): _____ _____	\$ _____ _____
Total Other Special Deposits	\$ <u>0</u>

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**INVESTMENTS AND SPECIAL FUNDS  
ACCOUNTS 123 - 127**

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): _____ _____ _____ _____	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____
Total Investment in Associated Companies		\$ <u>0</u>
UTILITY INVESTMENTS (Account 124): _____ _____ _____ _____	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____
Total Utility Investment		\$ <u>0</u>
OTHER INVESTMENTS (Account 125): _____ _____ _____ _____	\$ _____ _____ _____ _____	\$ <u>0</u> _____ _____ _____
Total Other Investment		\$ <u>0</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): Wastewater - Other Special Funds -- Security Deposits _____ _____ _____		\$ <u>8,480</u> _____ _____ _____
Total Special Funds		\$ <u>8,480</u>

UTILITY NAME: Ni Florida, LLC

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**ACCOUNTS AND NOTES RECEIVABLE - NET**  
**ACCOUNTS 141 - 144**

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in  
Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Water	\$ 12,771	
Wastewater	246,106	
Other		
Total Customer Accounts Receivable		\$ 258,877
OTHER ACCOUNTS RECEIVABLE ( Account 142):		
_____	\$ _____	
_____	_____	
_____	_____	
Total Other Accounts Receivable		\$ 0
NOTES RECEIVABLE (Account 144):		
_____	\$ _____	
_____	_____	
_____	_____	
Total Notes Receivable		\$ 0
Total Accounts and Notes Receivable		\$ 258,877
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS ( Account 143)		
Balance first of year	\$ _____	
Add: Provision for uncollectibles for current year	\$ 48,043	
Collection of accounts previously written off	_____	
Utility Accounts	_____	
Others	_____	
_____	_____	
Total Additions	\$ 48,043	
Deduct accounts written off during year:		
Utility Accounts	_____	
Others	_____	
_____	_____	
Total accounts written off	\$ 0	
Balance end of year		\$ 48,043
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET</b>		<b>\$ 210,834</b>





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**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT  
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): N/A	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense	\$ <u>0</u>	\$ <u>0</u>
UNAMORTIZED PREMIUM ON DEBT (Account 251): N/A	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Premium on Debt	\$ <u>0</u>	\$ <u>0</u>

**EXTRAORDINARY PROPERTY LOSSES  
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ _____
_____	_____
_____	_____
Total Extraordinary Property Losses	\$ <u>0</u>

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**MISCELLANEOUS DEFERRED DEBITS  
ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
Hudson - Deferred Rate Case Expense	\$ 0	\$ 124,105
<b>Total Deferred Rate Case Expense</b>	<b>\$ 0</b>	<b>\$ 124,105</b>
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
N/A	\$	\$
<b>Total Other Deferred Debits</b>	<b>\$ 0</b>	<b>\$ 0</b>
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
N/A	\$	\$
<b>Total Regulatory Assets</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL MISCELLANEOUS DEFERRED DEBITS</b>	<b>\$ 0</b>	<b>\$ 124,105</b>

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**CAPITAL STOCK  
ACCOUNTS 201 AND 204\***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
<b>COMMON STOCK</b>		
Par or stated value per share	_____ %	\$ _____
Shares authorized		_____
Shares issued and outstanding		_____
Total par value of stock issued	_____ %	\$ _____
Dividends declared per share for year	_____ %	\$ _____
<b>PREFERRED STOCK</b>		
Par or stated value per share	_____ %	\$ _____
Shares authorized		_____
Shares issued and outstanding		_____
Total par value of stock issued	_____ %	\$ _____
Dividends declared per share for year	_____ %	\$ _____

\* Account 204 not applicable for Class B utilities.

**BONDS  
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
N/A	_____ %	_____	\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
<b>Total</b>			\$ _____ <u>0</u>

\* For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

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**STATEMENT OF RETAINED EARNINGS**

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
2. Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance Beginning of Year	\$ (187,771)
439	Changes to Account: Adjustments to Retained Earnings ( requires Commission approval prior to use): Credits: _____	\$ _____
	Total Credits:	\$ 0
	Debits: _____	\$ _____
	Total Debits:	\$ 0
435	Balance Transferred from Income	\$ (476,676)
436	Appropriations of Retained Earnings: _____	_____
	Total Appropriations of Retained Earnings	\$ 0
437	Dividends Declared: Preferred Stock Dividends Declared _____	_____
438	Common Stock Dividends Declared _____	_____
	Total Dividends Declared	\$ 0
215	Year end Balance	\$ (664,447)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	\$ 0
Total Retained Earnings		\$ (664,447)
Notes to Statement of Retained Earnings:		

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**ADVANCES FROM ASSOCIATED COMPANIES  
ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
<b>Total</b>	\$ <u>          0</u>

**OTHER LONG-TERM DEBT  
ACCOUNT 224**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
Guaranteed growth note (Issued 5/5/2008, matures 5/4/2015)	8.50 %	Fixed	\$ 254,609
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
<b>Total</b>			\$ <u>          254,609</u>

\* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: Ni Florida, LLC

**YEAR OF REPORT**  
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**NOTES PAYABLE  
ACCOUNTS 232 AND 234**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NOTES PAYABLE ( Account 232): N/A	_____ %	_____	\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 232			\$ <u>0</u>
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): N/A	_____ %	_____	\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 234			\$ <u>0</u>

\* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES  
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
Ni Florida to Ni America Capital Management	\$ 4,897
Tamiami Water Village to Ni America Operating	173,713
Hudson Utilities to Ni America Operating	933,374
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ <u>1,111,984</u>

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT  
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ACCRUED INTEREST AND EXPENSE  
ACCOUNTS 237 AND 427

DESCRIPTION OF DEBIT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt					
Interest Expense - Hudson	\$ 0		20,677	\$ 20,677	
Interest Expense - Tamiami	0		0	0	
Total Account 237.1	\$ 0		20,677	\$ 20,677	0
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities					
Customer Deposits - Hudson	\$ 528	427	966	\$ 60	\$ 1,434
Customers Deposits - Tamiami	263		280	11	532
Late Payments - Hudson	0		86	86	(0)
Total Account 237.2	\$ 791		1,332	\$ 157	\$ 1,966
Total Account 237 (1)	\$ 791		22,010	\$ 20,834	\$ 1,966
INTEREST EXPENSED:					
Total accrual Account 237		237	22,010		
Less Capitalized Interest Portion of AFUDC:					
Net Interest Expensed to Account No. 427 (2)			22,010		

(1) Must agree to F-2 (a), Beginning and Ending Balance of Accrued Interest.

(2) Must agree to F-3 (c), Current Year Interest Expense



**YEAR OF REPORT**  
December 31, 2009

UTILITY NAME: Ni Florida, LLC

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES  
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Hudson: Misc Liabilities - Deferred Revenue	\$ 46,666
Hudson: Misc Liabilities - Accrued Expenses	43,365
Tamiami: Misc Liabilities - Accrued Expenses	5,952
	0
Total Miscellaneous Current and Accrued Liabilities	
	\$ 95,983

**ADVANCES FOR CONSTRUCTION  
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	DEBITS		CREDITS (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
N/A	\$		\$		\$ 0
					0
					0
					0
					0
					0
					0
					0
					0
					0
Total	\$ 0		\$ 0		\$ 0

\* Report advances separately by reporting group, designating water or wastewater in column (a).

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
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**OTHER DEFERRED CREDITS  
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1):		
_____	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
<b>Total Regulatory Liabilities</b>	\$ _____	\$ _____
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
<u>Refund against Interim Rates</u>	\$ _____	\$ _____ 10,000
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Other Deferred Liabilities</b>	\$ _____	\$ _____ 10,000
<b>TOTAL OTHER DEFERRED CREDITS</b>	\$ _____	\$ _____ 10,000

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>110,779</u>	\$ <u>3,500,357</u>	\$ _____	\$ <u>3,611,136</u>
Add credits during year:	\$ _____ 0	\$ _____ 7,200	\$ _____	\$ _____ 7,200
Less debit charged during the year	\$ _____ 0	\$ _____ 0	\$ _____	\$ _____ 0
Total Contribution In Aid of Construction	\$ <u><u>110,779</u></u>	\$ <u><u>3,507,557</u></u>	\$ <u><u>0</u></u>	\$ <u><u>3,618,336</u></u>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 272**

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>102,550</u>	\$ <u>1,294,728</u>	\$ _____	\$ <u>1,397,278</u>
Debits during the year:	\$ _____ 3,323	\$ _____ 83,562	\$ _____	\$ _____ 86,885
Credits during the year	\$ _____ (1,086)	\$ _____ (27,455)	\$ _____	\$ _____ (28,541)
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u><u>106,959</u></u>	\$ <u><u>1,405,745</u></u>	\$ <u><u>0</u></u>	\$ <u><u>1,512,704</u></u>

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)**

- The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.
- If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	REF. NO. (b)	AMOUNT (c)
Net income for the year	F-3(c)	\$ (476,676)
Reconciling items for the year:		
Taxable income not reported on books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income		\$ (476,676)

Computation of tax :

[1] Ni Florida, LLC does not file a federal tax return; however, its parent company, Ni America Capital Management, LLC does.

**WATER  
OPERATION  
SECTION**

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UTILITY NAME:

Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

**WATER LISTING OF SYSTEM GROUPS**

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.  
The water financial schedules (W-2 through W-10) should be filed for the group in total.  
The water engineering schedules (W-11 through W-14) must be filed for each system in the group.  
All of the following water pages (W-2 through W-14) should be completed for each group and arranged by group number.

<u>SYSTEM NAME / COUNTY</u>	<u>CERTIFICATE NUMBER</u>	<u>GROUP NUMBER</u>
Tamiami / Lee County	388W	

UTILITY NAME:

Ni Florida, LLC

**YEAR OF REPORT**

December 31, 2009

SYSTEM NAME / COUNTY :

Tamiami / Lee County

**SCHEDULE OF YEAR END WATER RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 340,331
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	W-6(b)	206,529
110	Accumulated Amortization	F-8	
271	Contributions in Aid of Construction	W-7	110,779
252	Advances for Construction	F-20	
Subtotal			\$ 23,023
272	Add: Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	\$ 106,959
Subtotal			\$ 129,983
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	712,628
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		39,364
	Other (Specify):		
	Excludes Acquisition Adjustment not approved by the PSC		(712,628)
WATER RATE BASE			\$ 169,347
WATER OPERATING INCOME		W-3	\$ (106,536)
ACHIEVED RATE OF RETURN (Water Operating Income / Water Rate Base)			<u>-62.91%</u>

NOTES : (1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME:

Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

SYSTEM NAME / COUNTY :

Tamiami / Lee County

**WATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	CURRENT YEAR (d)
<b>UTILITY OPERATING INCOME</b>			
400	Operating Revenues	W-9	\$ 220,146
469	Less: Guaranteed Revenue and AFPI	W-9	0
			\$ 220,146
Net Operating Revenues			
			\$ 220,146
401	Operating Expenses	W-10(a)	\$ 314,908
403	Depreciation Expense	W-6(a)	5,234
	Less: Amortization of CIAC	W-8(a)	3,323
			1,911
Net Depreciation Expense			
			\$ 1,911
406	Amortization of Utility Plant Acquisition Adjustment	F-7	0
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		9,863
408.11	Property Taxes		0
408.12	Payroll Taxes		0
408.13	Other Taxes and Licenses		0
408	Total Taxes Other Than Income		\$ 9,863
409.1	Income Taxes		0
410.10	Deferred Federal Income Taxes		0
410.11	Deferred State Income Taxes		0
411.10	Provision for Deferred Income Taxes - Credit		0
412.10	Investment Tax Credits Deferred to Future Periods		0
412.11	Investment Tax Credits Restored to Operating Income		0
			326,682
Utility Operating Expenses			
			\$ 326,682
			(106,536)
Utility Operating Income			
			\$ (106,536)
Add Back:			
469	Guaranteed Revenue (and AFPI)	W-9	\$ 0
413	Income From Utility Plant Leased to Others		0
414	Gains (losses) From Disposition of Utility Property		0
420	Allowance for Funds Used During Construction		0
			(106,536)
Total Utility Operating Income			
			\$ (106,536)



UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Tamiami / Lee County

**WATER UTILITY PLANT ACCOUNTS**

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____ 0
302	Franchises	_____	_____	_____	_____ 0
303	Land and Land Rights	_____	_____	_____	_____ 0
304	Structures and Improvements	_____	_____	_____	_____ 0
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____ 0
306	Lake, River and Other Intakes	_____	_____	_____	_____ 0
307	Wells and Springs	_____	_____	_____	_____ 0
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____ 0
309	Supply Mains	_____	_____	_____	_____ 0
310	Power Generation Equipment	_____	_____	_____	_____ 0
311	Pumping Equipment	_____	_____	_____	_____ 0
320	Water Treatment Equipment	_____	_____	_____	_____ 0
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____ 0
331	Transmission and Distribution Mains	178,450	49,318	_____	227,768
333	Services	50,932	_____	_____	50,932
334	Meters and Meter Installations	36,458	_____	_____	36,458
335	Hydrants	_____	_____	_____	_____ 0
336	Backflow Prevention Devices	_____	_____	_____	_____ 0
339	Other Plant Miscellaneous Equipment	_____	_____	_____	_____ 0
340	Office Furniture and Equipment	11,211	_____	_____	11,211
341	Transportation Equipment	_____	_____	_____	_____ 0
342	Stores Equipment	_____	_____	_____	_____ 0
343	Tools, Shop and Garage Equipment	_____	_____	_____	_____ 0
344	Laboratory Equipment	_____	_____	_____	_____ 0
345	Power Operated Equipment	_____	_____	_____	_____ 0
346	Communication Equipment	_____	_____	_____	_____ 0
347	Miscellaneous Equipment	_____	_____	_____	_____ 0
348	Other Tangible Plant	_____	13,962	_____	13,962
<b>TOTAL WATER PLANT</b>		<b>\$ 277,051</b>	<b>\$ 63,280</b>	<b>\$ 0</b>	<b>\$ 340,331</b>

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

W-4(a)  
GROUP \_\_\_\_\_

**YEAR OF REPORT**  
December 31, 2009

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Tamiami / Lee County

**WATER UTILITY PLANT MATRIX**

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 0	\$	\$	\$	\$	\$
302	Franchises	0					
303	Land and Land Rights	0					
304	Structures and Improvements	0					
305	Collecting and Impounding Reservoirs	0					
306	Lake, River and Other Intakes	0					
307	Wells and Springs	0					
308	Infiltration Galleries and Tunnels	0					
309	Supply Mains	0					
310	Power Generation Equipment	0					
311	Pumping Equipment	0					
320	Water Treatment Equipment	0					
330	Distribution Reservoirs and Standpipes	0					
331	Transmission and Distribution Mains	227,768				227,768	
333	Services	50,932				50,932	
334	Meters and Meter Installations	36,458				36,458	
335	Hydrants	0					
336	Backflow Prevention Devices	0					
339	Other Plant Miscellaneous Equipment	0					
340	Office Furniture and Equipment	11,211					11,211
341	Transportation Equipment	0					
342	Stores Equipment	0					
343	Tools, Shop and Garage Equipment	0					
344	Laboratory Equipment	0					
345	Power Operated Equipment	0					
346	Communication Equipment	0					
347	Miscellaneous Equipment	0					
348	Other Tangible Plant	13,962					13,962
<b>TOTAL WATER PLANT</b>		<b>\$ 340,331</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 315,158</b>	<b>\$ 25,173</b>

W-4(b)  
GROUP \_\_\_\_\_

UTILITY NAME:

Ni Florida, LLC

**YEAR OF REPORT**

December 31, 2009

SYSTEM NAME / COUNTY :

Tamiami / Lee County

**BASIS FOR WATER DEPRECIATION CHARGES**

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
304	Structures and Improvements			
305	Collecting and Impounding Reservoirs			
306	Lake, River and Other Intakes			
307	Wells and Springs			
308	Infiltration Galleries and Tunnels			
309	Supply Mains			
310	Power Generation Equipment			
311	Pumping Equipment			
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains	40		2.50%
333	Services	34		2.94%
334	Meters and Meter Installations	17		5.88%
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant Miscellaneous Equipment			
340	Office Furniture and Equipment	15		6.67%
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	20		5.00%
Water Plant Composite Depreciation Rate *				

\* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

**YEAR OF REPORT**  
December 31, 2009

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY: Tamiami / Lee County

**ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION**

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
304	Structures and Improvements	\$ _____	\$ _____	\$ _____	\$ _____
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	_____	_____	_____	_____
320	Water Treatment Equipment	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Mains	109,245	4,272	_____	4,272
333	Services	44,381	541	_____	541
334	Meters and Meter Installations	36,458	0	_____	0
335	Hydrants	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	_____	0	_____	0
341	Transportation Equipment	11,211	_____	_____	_____
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	_____	421	_____	421
<b>TOTAL WATER ACCUMULATED DEPRECIATION</b>		\$ 201,295	5,234	0	5,234

\* Specify nature of transaction  
Use ( ) to denote reversal entries.

W-6(a)  
GROUP \_\_\_\_\_

**YEAR OF REPORT**  
December 31, 2009

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Tamiami / Lee County

**ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)**

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
304	Structures and Improvements	\$	\$	\$	\$	\$
305	Collecting and Impounding Reservoirs				0	0
306	Lake, River and Other Intakes				0	0
307	Wells and Springs				0	0
308	Infiltration Galleries and Tunnels				0	0
309	Supply Mains				0	0
310	Power Generation Equipment				0	0
311	Pumping Equipment				0	0
320	Water Treatment Equipment				0	0
330	Distribution Reservoirs and Standpipes				0	0
331	Transmission and Distribution Mains				0	113,517
333	Services				0	44,922
334	Meters and Meter Installations				0	36,458
335	Hydrants				0	0
336	Backflow Prevention Devices				0	0
339	Other Plant Miscellaneous Equipment				0	0
340	Office Furniture and Equipment				0	11,211
341	Transportation Equipment				0	0
342	Stores Equipment				0	0
343	Tools, Shop and Garage Equipment				0	0
344	Laboratory Equipment				0	0
345	Power Operated Equipment				0	0
346	Communication Equipment				0	0
347	Miscellaneous Equipment				0	0
348	Other Tangible Plant				0	421
TOTAL WATER ACCUMULATED DEPRECIATION		\$	\$	\$	\$	\$
		0	0	0	0	206,529

W-6(b)  
GROUP \_\_\_\_\_

<b>YEAR OF REPORT</b> December 31, 2009
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UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Tamiami / Lee County

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance first of year		\$ <u>110,779</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	W-8(a)	\$ <u>0</u>
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	<u>0</u>
Total Credits		\$ <u>0</u>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ _____
Total Contributions In Aid of Construction		\$ <u>110,779</u>

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all debits charged to Account 271 during the year below:

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UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
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SYSTEM NAME / COUNTY : Tamiami / Lee County

**WATER CIAC SCHEDULE "A"**

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,  
MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Contributions in Aid of Construction		\$	0
			0
			0
			0
			0
			0
			0
			0
			0
			0
			0
<b>Total Credits</b>			\$ <u>0</u>

**ACCUMULATED AMORTIZATION OF WATER CONTRIBUTIONS IN AID OF CONSTRUCTION**

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 102,550
Debits during the year:	
Accruals charged to Account 272	\$ 3,323
Other debits (specify):	
Rate Base Audit & other adjustments	0
<b>Total debits</b>	\$ 3,323
Credits during the year (specify):	
Rate Base Audit & other adjustments	\$ (1,086)
<b>Total credits</b>	\$ (1,086)
<b>Balance end of year</b>	\$ <u>106,959</u>

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2009

SYSTEM NAME / COUNTY :

Tamiami / Lee County

**WATER CIAC SCHEDULE "B"**  
 ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION  
 RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS  
 WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
		\$ _____
Total Credits		\$ _____ 0



Revised 7/27/10

**YEAR OF REPORT**  
December 31, 2009

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Tamiami / Lee County

**WATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS (d)	AMOUNT (e)
460	Water Sales: Unmetered Water Revenue			\$
	Metered Water Revenue:			
461.1	Sales to Residential Customers	737	717	172,008
461.2	Sales to Commercial Customers	7	25	23,134
461.3	Sales to Industrial Customers	1	1	23,983
461.4	Sales to Public Authorities			
461.5	Sales Multiple Family Dwellings			
	Total Metered Sales	745	743	\$ 219,126
	Fire Protection Revenue:			
462.1	Public Fire Protection			
462.2	Private Fire Protection			
	Total Fire Protection Revenue	0	0	\$ 0
464	Other Sales To Public Authorities			
465	Sales To Irrigation Customers			
466	Sales For Resale			
467	Interdepartmental Sales			
	Total Water Sales	745	743	\$ 219,126
	Other Water Revenues:			
469	Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			1,020
	Total Other Water Revenues			\$ 1,020
	Total Water Operating Revenues			\$ 220,146

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: Ni Florida, LLC

 SYSTEM NAME / COUNTY : Tamiami / Lee County
**WATER UTILITY EXPENSE ACCOUNT MATRIX**

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 0	\$	\$
603	Salaries and Wages - Officers, Directors and Majority Stockholders	0		
604	Employee Pensions and Benefits	0		
610	Purchased Water	86,251	86,251	
615	Purchased Power	0	0	
616	Fuel for Power Production	0		
618	Chemicals	0		
620	Materials and Supplies	0		
631	Contractual Services-Engineering	0		
632	Contractual Services - Accounting	0		
633	Contractual Services - Legal	981		
634	Contractual Services - Mgt. Fees	36,000		
635	Contractual Services - Testing	1,353		
636	Contractual Services - Other	11,802		
641	Rental of Building/Real Property	0		
642	Rental of Equipment	0		
650	Transportation Expenses	0		
656	Insurance - Vehicle	0		
657	Insurance - General Liability	643		
658	Insurance - Workman's Comp.	0		
659	Insurance - Other	55		
660	Advertising Expense	0		
666	Regulatory Commission Expenses - Amortization of Rate Case Expense	0		
667	Regulatory Commission Exp.-Other	0		
668	Water Resource Conservation Exp.	0		
670	Bad Debt Expense	1,203		
675	Miscellaneous Expenses	176,621		
Total Water Utility Expenses		\$ 314,908	\$ 86,251	\$ 0

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT  
December 31, 2009

SYSTEM NAME / COUNTY :

Tamiami / Lee County

**WATER UTILITY EXPENSE ACCOUNT MATRIX**

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____ 0
_____	_____	_____	_____	_____	_____ 0
_____	_____	_____	_____	_____	_____ 0
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____ 981
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	36,000	_____	_____	_____
_____	_____	1,353	_____	_____	_____
_____	_____	11,802	0	_____	_____
_____	_____	_____	_____	_____	0
_____	_____	0	_____	0	_____
_____	_____	_____	_____	_____	_____
_____	_____	643	_____	_____	0
_____	_____	_____	_____	_____	55
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	1,203	_____
_____	_____	_____	_____	491	176,129
\$ _____ 0	\$ _____ 0	\$ _____ 49,798	\$ _____ 0	\$ _____ 1,694	\$ _____ 177,165

**YEAR OF REPORT**

December 31, 2009

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Tamiami / Lee County

**PUMPING AND PURCHASED WATER STATISTICS**

MONTH (a)	WATER PURCHASED FOR RESALE ( Omit 000's ) (b)	FINISHED WATER PUMPED FROM WELLS ( Omit 000's ) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED ( Omit 000's ) [ (b)+(c)-(d) ] (e)	WATER SOLD TO CUSTOMERS ( Omit 000's ) (f)
January	2,752			2,752	3,398
February	2,869			2,869	2,279
March	3,096			3,096	2,798
April	3,064			3,064	2,265
May	2,275			2,275	1,904
June	1,859			1,859	1,466
July	1,695			1,695	1,812
August	1,791			1,791	1,105
September	1,457			1,457	1,642
October	1,335			1,335	1,420
November	2,209			2,209	1,983
December	2,345			2,345	2,214
Total for Year	26,747	0	0	26,747	24,286

If water is purchased for resale, indicate the following:

Vendor Lee County Utilities

Point of delivery Meter

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SOURCE OF SUPPLY**

List for each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
All water is purchased from Lee County	N/A		
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

W-11

GROUP \_\_\_\_\_

SYSTEM \_\_\_\_\_

UTILITY NAME:

Ni Florida, LLC

**YEAR OF REPORT**

December 31, 2009

SYSTEM NAME / COUNTY :

Tamiami / Lee County

**WATER TREATMENT PLANT INFORMATION**

Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	<u>N/A</u>		
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	<u>N/A</u>		
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc.):	<u>N/A - All water is purchased from Lee County</u>		
<b>LIME TREATMENT</b>			
Unit rating (i.e., GPM, pounds per gallon):	<u>N/A</u>	Manufacturer:	<u>N/A</u>
<b>FILTRATION</b>			
Type and size of area:			
Pressure (in square feet):	<u>N/A</u>	Manufacturer:	<u>N/A</u>
Gravity (in GPM/square feet):	<u>N/A</u>	Manufacturer:	<u>N/A</u>

W-12

GROUP \_\_\_\_\_

SYSTEM \_\_\_\_\_

Revised 1/27/10

**YEAR OF REPORT**  
December 31, 2009

UTILITY NAME: Ni Florida, LLC  
SYSTEM NAME / COUNTY : Tamiami / Lee County

**CALCULATION OF THE WATER SYSTEM METER EQUIVALENTS**

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	717	718
5/8"	Displacement	1.0	18	19
3/4"	Displacement	1.5		
1"	Displacement	2.5	1	3
1 1/2"	Displacement or Turbine	5.0	6	30
2"	Displacement, Compound or Turbine	8.0		
3"	Displacement	15.0	1	15
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				<u>785</u>

**CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS**

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  
ERC = ( Total SFR gallons sold (Omit 000) / 365 days / 350 gallons per day )

ERC Calculation:  
  
ERC = (24,286 thousand gallons sold / 365 days / 350 gallons per day) = 190 ERCs

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT  
December 31, 2009

SYSTEM NAME / COUNTY : Tamiami / Lee County

### OTHER WATER SYSTEM INFORMATION

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

1. Present ERCs \* the system can efficiently serve. Water is purchased
2. Maximum number of ERCs \* which can be served. Water is purchased
3. Present system connection capacity (in ERCs \*) using existing lines. Water is purchased
4. Future connection capacity (in ERCs \*) upon service area buildout. Water is purchased
5. Estimated annual increase in ERCs \*. Unknown
6. Is the utility required to have fire flow capacity?  
If so, how much capacity is required? No  
N/A
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system:  
N/A
9. When did the company last file a capacity analysis report with the DEP? N/A
10. If the present system does not meet the requirements of DEP rules:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? N/A
  - c. When will construction begin? N/A
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? No
11. Department of Environmental Protection ID # 5364151
12. Water Management District Consumptive Use Permit # N/A
  - a. Is the system in compliance with the requirements of the CUP? N/A
  - b. If not, what are the utility's plans to gain compliance? N/A

\* An ERC is determined based on the calculation on the bottom of Page W-13.

W-14  
GROUP \_\_\_\_\_  
SYSTEM \_\_\_\_\_

**WASTEWATER  
OPERATION  
SECTION**



UTILITY NAME:

Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

**WASTEWATER LISTING OF SYSTEM GROUPS**

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The wastewater financial schedules (S-2 through S-10) should be filed for the group in total.

The wastewater engineering schedules (S-11 through S-13) must be filed for each system in the group.

All of the following wastewater pages (S-2 through S-13) should be completed for each group and arranged by group number.

<u>SYSTEM NAME / COUNTY</u>	<u>CERTIFICATE NUMBER</u>	<u>GROUP NUMBER</u>
Hudson / Pasco	104S	

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
--

SYSTEM NAME / COUNTY : Hudson / Pasco

**SCHEDULE OF YEAR END WASTEWATER RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 7,637,905
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6(b)	3,267,267
110	Accumulated Amortization	F-8	0
271	Contributions in Aid of Construction	S-7	3,507,557
252	Advances for Construction	F-20	
Subtotal			\$ 863,081
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	\$ 1,405,745
Subtotal			\$ 2,268,826
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	3,569,814
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		199,902
	Other (Specify): _____		
	Excludes Acquisition Adjustment not approved by the PSC		(3,569,814)
<b>WASTEWATER RATE BASE</b>			<b>\$ 2,468,728</b>
<b>WASTEWATER OPERATING INCOME</b>		<b>S-3</b>	<b>\$ (347,645)</b>
<b>ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)</b>			<b>-14.08%</b>

- NOTES : (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.  
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
<b>UTILITY OPERATING INCOME</b>			
400	Operating Revenues	S-9(a)	\$ 1,495,720
530	Less: Guaranteed Revenue (and AFPI)	S-9(a)	0
Net Operating Revenues			\$ 1,495,720
401	Operating Expenses	S-10(a)	\$ 1,599,215
403	Depreciation Expense	S-6(a)	191,339
	Less: Amortization of CIAC	S-8(a)	83,562
Net Depreciation Expense			\$ 107,777
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income		
	Utility Regulatory Assessment Fee		69,190
408.11	Property Taxes		67,183
408.12	Payroll Taxes		0
408.13	Other Taxes and Licenses		0
408	Total Taxes Other Than Income		\$ 136,373
409.1	Income Taxes		
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
Utility Operating Expenses			\$ 1,843,365
Utility Operating Income			\$ (347,645)
530	Add Back:		
	Guaranteed Revenue (and AFPI)	S-9(a)	\$ 0
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
Total Utility Operating Income			\$ (347,645)

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER UTILITY PLANT ACCOUNTS**

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 6,247	\$	\$	\$ 6,247
352	Franchises				0
353	Land and Land Rights	9,513			9,513
354	Structures and Improvements	2,195			2,195
355	Power Generation Equipment				0
360	Collection Sewers - Force	995,236	0		995,236
361	Collection Sewers - Gravity	4,104,643	(411,793)		3,692,850
362	Special Collecting Structures	0	411,793		411,793
363	Services to Customers	991,349	0		991,349
364	Flow Measuring Devices	157,854			157,854
365	Flow Measuring Installations				0
366	Reuse Services				0
367	Reuse Meters and Meter Installations				0
370	Receiving Wells	550,916			550,916
371	Pumping Equipment	549,097	62,506		611,603
374	Reuse Distribution Reservoirs				0
375	Reuse Transmission and Distribution System				0
380	Treatment and Disposal Equipment				0
381	Plant Sewers				0
382	Outfall Sewer Lines				0
389	Other Plant Miscellaneous Equipment	6,298			6,298
390	Office Furniture and Equipment	36,751			36,751
391	Transportation Equipment	146,609			146,609
392	Stores Equipment				0
393	Tools, Shop and Garage Equipment	10,829			10,829
394	Laboratory Equipment				0
395	Power Operated Equipment				0
396	Communication Equipment				0
397	Miscellaneous Equipment	2,814			2,814
398	Other Tangible Plant		5,048		5,048
Total Wastewater Plant		\$ 7,570,351	\$ 67,554	\$ 0	\$ 7,637,905

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

S-4(a)  
GROUP \_\_\_\_\_

UTILITY NAME: NI Florida, LLC

SYSTEM NAME / COUNTY : Hudson / Pasco

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (i)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (j)	.7 GENERAL PLANT (k)
351	Organization	\$ 6,247						
352	Franchises							
353	Land and Land Rights				9,513			
354	Structures and Improvements				2,195			
355	Power Generation Equipment							
360	Collection Sewers - Force		995,236					
361	Collection Sewers - Gravity		3,692,850					
362	Special Collecting Structures		411,793					
363	Services to Customers		991,349					
364	Flow Measuring Devices		157,854					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			550,916				
371	Pumping Equipment			611,603				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment and Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment				6,298			36,751
390	Office Furniture and Equipment							146,609
391	Transportation Equipment							10,829
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							2,814
398	Other Tangible Plant							5,048
	Total Wastewater Plant	\$ 6,247	\$ 6,249,082	\$ 1,162,519	\$ 18,006	\$ 0	\$ 0	\$ 202,051

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

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Hudson / Pasco

**BASIS FOR WASTEWATER DEPRECIATION CHARGES**

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - D) / C (e)
354	Structures and Improvements	27		3.70%
355	Power Generation Equipment			
360	Collection Sewers - Force	30		3.33%
361	Collection Sewers - Gravity	40		2.50%
362	Special Collecting Structures			
363	Services to Customers	38		2.63%
364	Flow Measuring Devices	5		20.00%
365	Flow Measuring Installations			
366	Reuse Services			
367	Reuse Meters and Meter Installations			
370	Receiving Wells	25		4.00%
371	Pumping Equipment	18		5.56%
374	Reuse Distribution Reservoirs			
375	Reuse Transmission/Distribution Sys.			
380	Treatment and Disposal Equipment			
381	Plant Sewers			
382	Outfall Sewer Lines			
389	Other Plant Miscellaneous Equipment	15		6.67%
390	Office Furniture and Equipment	15		6.67%
391	Transportation Equipment	6		16.67%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment	15		6.67%
394	Laboratory Equipment			
395	Power Operated Equipment			
396	Communication Equipment			
397	Miscellaneous Equipment	15		6.67%
398	Other Tangible Plant	20		5.00%
Wastewater Plant Composite Depreciation Rate *				

\* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Hudson / Pasco

**ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION**

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
354	Structures and Improvements	\$ 1,658	\$ 65	\$	\$ 65
355	Power Generation Equipment				0
360	Collection Sewers - Force	608,063	31,398	9,462	40,860
361	Collection Sewers - Gravity	1,120,759	77,670		77,670
362	Special Collecting Structures		9,753	119,717	129,470
363	Services to Customers	325,186	24,701		24,701
364	Flow Measuring Devices	157,854	0		0
365	Flow Measuring Installations				0
366	Reuse Services				0
367	Reuse Meters and Meter Installations				0
370	Receiving Wells	307,453	17,380		17,380
371	Pumping Equipment	383,428	30,148		30,148
374	Reuse Distribution Reservoirs				0
375	Reuse Transmission/Distribution Sys.				0
380	Treatment and Disposal Equipment				0
381	Plant Sewers				0
382	Outfall Sewer Lines				0
389	Other Plant Miscellaneous Equipment	6,298	0		0
390	Office Furniture and Equipment	36,751	0		0
391	Transportation Equipment	146,609	0		0
392	Stores Equipment				0
393	Tools, Shop and Garage Equipment	10,829	0		0
394	Laboratory Equipment				0
395	Power Operated Equipment				0
396	Communication Equipment				0
397	Miscellaneous Equipment	2,814	0		0
398	Other Tangible Plant		224	12	236
Total Depreciable Wastewater Plant in Service		\$ 3,107,702	\$ 191,339	\$ 129,191	\$ 320,530

\* Specify nature of transaction.  
Use ( ) to denote reversal entries.

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT  
December 31, 2009

SYSTEM NAME / COUNTY : Hudson / Pasco

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
354	Structures and Improvements	\$ _____	\$ _____	\$ 23	\$ 23	\$ 1,700
355	Power Generation Equipment	_____	_____	_____	0	0
360	Collection Sewers - Force	_____	_____	_____	0	648,923
361	Collection Sewers - Gravity	_____	_____	96,816	96,816	1,101,613
362	Special Collecting Structures	_____	_____	_____	0	129,470
363	Services to Customers	_____	_____	31,026	31,026	318,861
364	Flow Measuring Devices	_____	_____	_____	0	157,854
365	Flow Measuring Installations	_____	_____	_____	0	0
366	Reuse Services	_____	_____	_____	0	0
367	Reuse Meters and Meter Installations	_____	_____	_____	0	0
370	Receiving Wells	_____	_____	24,409	24,409	300,424
371	Pumping Equipment	_____	_____	8,691	8,691	404,885
374	Reuse Distribution Reservoirs	_____	_____	_____	0	0
375	Reuse Transmission/Distribution Sys.	_____	_____	_____	0	0
380	Treatment and Disposal Equipment	_____	_____	_____	0	0
381	Plant Sewers	_____	_____	_____	0	0
382	Outfall Sewer Lines	_____	_____	_____	0	0
389	Other Plant Miscellaneous Equipment	_____	_____	_____	0	6,298
390	Office Furniture and Equipment	_____	_____	_____	0	36,751
391	Transportation Equipment	_____	_____	_____	0	146,609
392	Stores Equipment	_____	_____	_____	0	0
393	Tools, Shop and Garage Equipment	_____	_____	_____	0	10,829
394	Laboratory Equipment	_____	_____	_____	0	0
395	Power Operated Equipment	_____	_____	_____	0	0
396	Communication Equipment	_____	_____	_____	0	0
397	Miscellaneous Equipment	_____	_____	_____	0	2,814
398	Other Tangible Plant	_____	_____	_____	0	236
Total Depreciable Wastewater Plant in Service		\$ 0	\$ 0	\$ 160,965	\$ 160,965	\$ 3,267,267

\* Specify nature of transaction.  
Use ( ) to denote reversal entries.

S-6(b)  
GROUP \_\_\_\_\_



UTILITY NAME: Ni Florida, LLC

SYSTEM NAME / COUNTY : Hudson / Pasco

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>3,500,357</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8(a)	\$ <u>7,200</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8(b)	<u>0</u>
<b>Total Credits</b>		<b>\$ <u>7,200</u></b>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ _____
<b>Total Contributions In Aid of Construction</b>		<b>\$ <u>3,507,557</u></b>

Explain all debits charged to Account 271 during the year below:

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UTILITY NAME: Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER CIAC SCHEDULE "A"**

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,  
MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Service Availability Charge	3	\$ 2,400	\$ 7,200
			0
			0
			0
			0
			0
			0
			0
			0
Total Credits			\$ 7,200

**ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION**

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 1,294,728
Debits during the year:	
Accruals charged to Account 272	\$ 83,562
Other debits (specify) :	
Total debits	\$ 83,562
Credits during the year (specify) :	
Rate Base Audit Adjustment	\$ (27,455)
Total credits	\$ (27,455)
Balance end of year	\$ 1,405,745

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT  
December 31, 2009

SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER CIAC SCHEDULE "B"**  
ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION  
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS  
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
N/A		\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Credits		\$ _____ 0

UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
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SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
<b>WASTEWATER SALES</b>				
Flat Rate Revenues:				
521.1	Residential Revenues	_____	_____	\$ _____
521.2	Commercial Revenues	_____	_____	_____
521.3	Industrial Revenues	_____	_____	_____
521.4	Revenues From Public Authorities	_____	_____	_____
521.5	Multiple Family Dwelling Revenues	_____	_____	_____
521.6	Other Revenues	_____	_____	_____
521	Total Flat Rate Revenues	0	0	\$ _____ 0
Measured Revenues:				
522.1	Residential Revenues	2,589	0	960,991
522.2	Commercial Revenues	145	0	290,313
522.3	Industrial Revenues	1	0	209,137
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	2,735	0	\$ _____ 1,460,442
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		<u>2,735</u>	<u>0</u>	\$ _____ <u>1,460,442</u>
<b>OTHER WASTEWATER REVENUES</b>				
530	Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)	_____	_____	\$ _____
531	Sale of Sludge	_____	_____	_____
532	Forfeited Discounts	_____	_____	_____
534	Rents From Wastewater Property	_____	_____	_____
535	Interdepartmental Rents	_____	_____	_____
536	Other Wastewater Revenues	_____	_____	35,278
Total Other Wastewater Revenues				\$ _____ 35,278

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER OPERATING REVENUE**

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
	Flat Rate Reuse Revenues:			
540.1	Residential Reuse Revenues	_____	_____	\$ _____
540.2	Commercial Reuse Revenues	_____	_____	_____
540.3	Industrial Reuse Revenues	_____	_____	_____
540.4	Reuse Revenues From Public Authorities	_____	_____	_____
540.5	Other Revenues	_____	_____	_____
540	Total Flat Rate Reuse Revenues	0	0	\$ _____ 0
	Measured Reuse Revenues:			
541.1	Residential Reuse Revenues	_____	_____	_____
541.2	Commercial Reuse Revenues	_____	_____	_____
541.3	Industrial Reuse Revenues	_____	_____	_____
541.4	Reuse Revenues From Public Authorities	_____	_____	_____
541	Total Measured Reuse Revenues	0	0	\$ _____ 0
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				\$ _____ 0
Total Wastewater Operating Revenues				\$ <u>1,495,720</u>

\* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

YEAR OF REPORT  
December 31, 2009

UTILITY NAME: Ni Florida, LLC  
SYSTEM NAME / COUNTY: Hudson / Pasco

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES- OPERATIONS (d)	.2 COLLECTION EXPENSES- MAINTENANCE (e)	.3 PUMPING EXPENSES- OPERATIONS (f)	.4 PUMPING EXPENSES- MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 0	\$	\$	\$	\$	\$	\$
703	Salaries and Wages - Officers, Directors and Majority Stockholders	0						
704	Employee Pensions and Benefits	0						
710	Purchased Sewage Treatment	434,060					434,060	
711	Sludge Removal Expense	0						
715	Purchased Power	20,201					20,201	
716	Fuel for Power Production	0						
718	Chemicals	0						
720	Materials and Supplies	0					0	
731	Contractual Services-Engineering	17,042						
732	Contractual Services - Accounting	0						
733	Contractual Services - Legal	942						
734	Contractual Services - Mgt. Fees	174,711					174,711	
735	Contractual Services - Testing	137					137	
736	Contractual Services - Other	217,588					217,588	
741	Rental of Building/Real Property	0						
742	Rental of Equipment	0						
750	Transportation Expenses	0						
756	Insurance - Vehicle	0						
757	Insurance - General Liability	747					747	
758	Insurance - Workman's Comp.	0						
759	Insurance - Other	0						
760	Advertising Expense	0						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	0						
767	Regulatory Commission Expenses - Other	0						
770	Bad Debt Expense	29,341						
775	Miscellaneous Expenses	704,447						
	Total Wastewater Utility Expenses	\$ 1,599,215	\$ 0	\$ 0	\$ 0	\$ 0	\$ 847,444	\$ 0

S-10(a)  
GROUP \_\_\_\_\_

YEAR OF REPORT  
December 31, 2009

UTILITY NAME: Ni Florida, LLC  
SYSTEM NAME / COUNTY : Hudson / Pasco

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (i)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE (o)
701	Salaries and Wages - Employees	\$	0	\$	\$	\$	\$
703	Salaries and Wages - Officers, Directors and Majority Stockholders		0				
704	Employee Pensions and Benefits		0				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services-Engineering		17,042				
732	Contractual Services - Accounting		0				
733	Contractual Services - Legal		942				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other						
741	Rental of Building/Real Property		0				
742	Rental of Equipment						
750	Transportation Expenses	0					
756	Insurance - Vehicle		0				
757	Insurance - General Liability						
758	Insurance - Workman's Comp.		0				
759	Insurance - Other						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense	29,341					
775	Miscellaneous Expenses	3,623	700,823				
Total Wastewater Utility Expenses		\$ 32,964	\$ 718,807	\$ 0	\$ 0	\$ 0	\$ 0

S-10(b)  
GROUP \_\_\_\_\_

UTILITY NAME: Ni Florida, LLC

**YEAR OF REPORT**  
December 31, 2009

SYSTEM NAME / COUNTY : Hudson / Pasco

**CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS**

WATER METER SIZE (a)	TYPE OF WATER METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF WATER METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	2,589	2,589
5/8"	Displacement	1.0		0
3/4"	Displacement	1.5	118	177
1"	Displacement	2.5	8	20
1 1/2"	Displacement or Turbine	5.0	9	45
2"	Displacement, Compound or Turbine	8.0	7	56
3"	Displacement	15.0	2	30
3"	Compound	16.0		0
3"	Turbine	17.5		0
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0	1	50
6"	Turbine	62.5		0
8"	Compound	80.0		0
8"	Turbine	90.0		0
10"	Compound	115.0		0
10"	Turbine	145.0		0
12"	Turbine	215.0		0
Total Wastewater System Meter Equivalents				<u>2,992</u>

**CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS**

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available, use:

$$ERC = ( \text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

**NOTE:** Total gallons treated includes both treated and purchased treatment.

<p>ERC Calculation:</p> $ERC = (101,162 \text{ thousand gallons sold} / 365 \text{ days} / 173 \text{ gallons per day}) = 1,600 \text{ ERCs}$
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UTILITY NAME: Ni Florida, LLC

<b>YEAR OF REPORT</b> December 31, 2009
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SYSTEM NAME / COUNTY : Hudson / Pasco

**WASTEWATER TREATMENT PLANT INFORMATION**

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	N/A (3)		
Basis of Permit Capacity (1)	N/A (3)		
Manufacturer	N/A (3)		
Type (2)	N/A (3)		
Hydraulic Capacity	N/A (3)		
Average Daily Flow	0		
Total Gallons of Wastewater Treated	0		
Method of Effluent Disposal	Purchased Sewage Pasco County		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc.)

(2) Contact stabilization, advanced treatment, etc.

(3) All sewage is transmitted for treatment to the Pasco County sub-regional wastewater plant; therefore permitted capacity, basis, manufacturer, type and hydraulic capacity questions are not applicable.

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT  
December 31, 2009

SYSTEM NAME / COUNTY : Hudson / Pasco

### OTHER 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 2,992
2. Maximum number of ERCs\* which can be served 3,800
3. Present system connection capacity (in ERCs\*) using existing lines 3,800
4. Future connection capacity (in ERCs\*) upon service area buildout 7,500
5. Estimated annual increase in ERCs\* 50
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, attach 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? No  
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? \_\_\_\_\_
11. If the present system does not meet the requirements of DEP rules:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? N/A
  - c. When will construction begin? N/A
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? N/A
12. Department of Environmental Protection ID # N/A - All treatment is purchased from Pasco County

\* An ERC is determined based on the calculation on S-11.

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

**Company: Ni Florida (Tamiami)**  
**For the Year Ended December 31, 2009**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 172,008.07	\$ 172,008.07	\$ -
Commercial	23,134.38	23,134.38	-
Industrial	-	-	-
Multiple Family	23,983.32	23,983.32	-
Guaranteed Revenues	-	-	-
Other	1,020.00	1,020.00	-
<b>Total Water Operating Revenue</b>	<b>\$ 220,145.77</b>	<b>\$ 220,145.77</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Water Operating Revenues</b>	<b>\$ 220,145.77</b>	<b>\$ 220,145.77</b>	<b>\$ -</b>

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).

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations  
Class A & B**

**Company: Ni Florida (Hudson)  
For the Year Ended December 31, 2009**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. S-9	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate Revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	1,460,442.09	1,460,442.09	-
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	35,277.88	35,277.88	-
Reclaimed Water Sales (540.1 - 544)	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 1,495,719.97</b>	<b>\$ 1,495,719.97</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 1,495,719.97</b>	<b>\$ 1,495,719.97</b>	<b>\$ -</b>

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule S-9 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).