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DIVISION OF
ACCOUNTING & FINANCE

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RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

50916-12-AR

Utility Corporation of Florida, Inc.

5505

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (Rule 25-30.116, Florida Administrative Code)

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL

SECTION

REPORT OF

Utility Corporation of Florida, Inc.

<u>100 CLUBHOUSE LAKE</u> <u>SEBRING, FL 33876</u> Mailing Address		<u>100 CLUBHOUSE LAKE</u> <u>SEBRING, FL 33876</u> Street Address	<u>HIGHLANDS</u> County
Telephone Number	<u>863-655-0900</u>	Date Utility First Organized	<u>1-1-08</u>
Fax Number	<u>863-655-0600</u>	E-mail Address	<u>LMSCHLABACH@AOL.COM</u>
Sunshine State One-Call of Florida, Inc. Member No. <u>APPLIED FOR</u>			

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

- Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Name, Address and Phone where records are located: 100 CLUBHOUSE LAKE, SEBRING, FL 33876

Name of subdivisions where services are provided: COUNTRY CLUB VILLAS, WATERWAY PATIO HOMES OAKLEAF, GOLF VIEW HOMES, SPRINGLAKE CLUB, SEBRING, FL 33876

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>LOIS SCHLABACH</u>	<u>SEC/TRES</u>	<u>100 CLUBHOUSE LN</u> <u>SEBRING, FL 33876</u>	
Person who prepared this report: <u>ROBERT F. DODALL SR</u>	<u>UTILITY PLANT CONSULT.</u>	<u>2307 AMHERST AVE.</u> <u>ORLANDO, FL 32804</u>	
Officers and Managers: <u>MICHAEL TELLSCHOW</u>	<u>PRESIDENT</u>	<u>100 CLUBHOUSE LN</u> <u>SEBRING, FL 33876</u>	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>MICHAEL TELLSCHOW</u>	<u>100%</u>	<u>100 CLUBHOUSE LAKE</u> <u>SEBRING, FL 33876</u>	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

Utility Corporation of Florida, Inc.

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2012

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ _____	\$ 123,322	\$ _____	\$ 123,322
Commercial -----			288		288
Industrial -----					
Multiple Family -----					
Guaranteed Revenues -----					
Other (Specify) <u>REUSE</u> -----			2,543		2,543
Total Gross Revenue -----		\$ _____	\$ 126,153	\$ _____	\$ 126,153
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 128,816	\$ _____	\$ 128,816
Depreciation Expense -----	F-5		9,599		9,599
CIAC Amortization Expense -----	F-8		(3,303)		(3,303)
Taxes Other Than Income -----	F-7		9,812		9,812
Income Taxes -----	F-7		-		-
Total Operating Expense -----		\$ _____	144,924	\$ _____	\$ 144,924
Net Operating Income (Loss)		\$ _____	\$ (18,771)	\$ _____	\$ (18,771)
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____

Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----					

Net Income (Loss)		\$ _____	\$ (18,771)	\$ _____	\$ (18,771)

Utility Corporation of Florida, Inc.

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2012

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 326,961	\$ 327,705
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>209,305</u>	<u>218,115</u>
Net Utility Plant _____		\$ <u>117,656</u>	\$ <u>109,590</u>
Cash _____		<u>5,000</u>	<u>5,000</u>
Customer Accounts Receivable (141) _____		<u>10,112</u>	<u>10,112</u>
Other Assets (Specify): _____		<u>1,886</u>	<u>1,886</u>
VARIOUS			
Total Assets _____		\$ <u>134,654</u>	\$ <u>126,588</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>1,000</u>	<u>1,000</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>(91,244)</u>	<u>(72,473)</u>
Proprietary Capital (Proprietary and Partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>(90,244)</u>	\$ <u>(71,473)</u>
Long Term Debt (224) _____	F-6	\$ <u>147,061</u>	\$ <u>118,257</u>
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>9,812</u>	<u>9,582</u>
Other Liabilities (Specify) _____			
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>68,025</u>	<u>70,222</u>
Total Liabilities and Capital _____		\$ <u>134,654</u>	\$ <u>126,588</u>

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT
DECEMBER 31, 2012

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ _____	\$ <u>326,961</u>	\$ _____	\$ <u>326,961</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ _____	\$ <u>326,961</u>	\$ _____	\$ <u>326,961</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>218,115</u>	\$ _____	\$ <u>218,115</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ _____	\$ <u>9,599</u>	\$ _____	\$ <u>9,599</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ <u>9,599</u>	\$ _____	\$ <u>9,599</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ <u>1,497</u>	\$ _____	\$ <u>1,497</u>
Cost of removal _____	_____	<u>125</u>	_____	<u>125</u>
Other debits (specify) <i>FPSC ADJUSTMENTS</i>	_____	<u>16,787</u>	_____	<u>16,787</u>
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ <u>18,409</u>	\$ _____	\$ <u>18,409</u>
Balance End of Year _____	\$ _____	\$ <u>209,305</u>	\$ _____	\$ <u>209,305</u>

Utility Corporation of Florida, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2012

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1.00	_____
Shares authorized _____	1,000	_____
Shares issued and outstanding _____	1,000	_____
Total par value of stock issued _____	1,000	_____
Dividends declared per share for year _____	-0-	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ (72,473)
Changes during the year (Specify): 2012 NOL	_____	(18,771)
_____	_____	_____
Balance end of year _____	\$ _____	\$ (91,244)

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
OWNERS DEMAND NOTE	-	-	\$ 147,061
_____	_____	_____	_____
Total _____	_____	_____	\$ 147,061

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT
DECEMBER 31, 2012

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax	_____	_____	_____	_____
Local property tax	N/A	_____	N/A	_____
Regulatory assessment fee	_____	5,677	_____	5,677
Other (Specify) <u>CORP FEE</u>	_____	150	_____	150
<u>PAYROLL TAXES</u>	_____	3,985	_____	3,985
Total Tax Expense	\$ _____	\$ <u>9,812</u>	\$ _____	\$ <u>9,812</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>SPRING LAKE CLUB, INC</u>	\$ _____	\$ <u>22,630</u>	<u>LAND AND EQUIP REKT</u>
<u>SHORT ENVIRONMENTAL</u>	\$ _____	\$ <u>16,785</u>	<u>TESTING & SAMPLES</u>
<u>PROGRESS ENERGY</u>	\$ _____	\$ <u>7,710</u>	<u>PURCHASED POWER</u>
<u>AED WATER SERVICE</u>	\$ _____	\$ <u>4,892</u>	<u>CHEMICALS</u>
<u>SHILE INSURANCE</u>	\$ _____	\$ <u>2,945</u>	<u>VARIOUS INSURANCE</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT
DECEMBER 31, 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	\$ <u> </u>	\$ <u>112,500</u>	\$ <u>112,500</u>
2) Add credits during year	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
3) Total	<u> </u>	<u> </u>	<u> </u>
4) Deduct charges during the year	<u> </u>	<u> </u>	<u> </u>
5) Balance end of year	<u> </u>	<u>112,500</u>	<u>112,500</u>
6) Less Accumulated Amortization	<u> </u>	<u>44,475</u>	<u>44,475</u>
7) Net CIAC	\$ <u> </u>	\$ <u>68,025</u>	\$ <u>68,025</u>

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	\$ <u> </u>	\$ <u>42,278</u>	\$ <u>42,278</u>
Add Debits During Year:	<u> </u>	<u>3,303</u>	<u>3,303</u>
ORDER PSC-12-0910-PAA	<u> </u>	<u> </u>	<u> </u>
Deduct Credits During Year: FPSC ADJUST	<u> </u>	<u>(1,106)</u>	<u>(1,106)</u>
Balance End of Year (Must agree with line #6 above.)	\$ <u> </u>	\$ <u>44,475</u>	\$ <u>44,475</u>

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

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT DECEMBER 31, <u>2012</u>
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SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	<u>N/A</u>

WATER OPERATING SECTION

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

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT
DECEMBER 31, 2012

WASTEWATER UTILITY PLANT ACCOUNTS
ORDER PSC 12-0410

Acct. No. (a)	Account Name (b)	Previous Year (c)	FPSC ADJS + Additions * (d)	Retirements (e)	Current Year (f)
350	COMPOSITE PLANT	296,282	15,576	-	311,858
351	Organization	\$ 7,166	\$ (5,316)	\$ -	\$ 1,850
352	Franchises				
353	Land and Land Rights				
354	Structures and Improvements		1,009	-	1,009
355	Power Generation Equipment				
360	Collection Sewers - Force		114	-	114
361	Collection Sewers - Gravity				
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells	1,253	1,588	-	2,841
371	Pumping Equipment	2,774	(2,714)	-	60
380	Treatment and Disposal Equipment	8,023	(1,121)	(490)	6,412
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment <u>REUSE PLANT</u>	12,007	(8,183)	(1,007)	2,817
390	Office Furniture and Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	200	(200)	-	-
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Wastewater Plant	\$ 327,705	\$ 753	\$ (1,497)	\$ 326,961*

* This amount should tie to sheet F-5.

* SEE EXPLANATORY WORKSHEET WHICH FOLLOWS 3-1/1

**WASTEWATER UTILITY PLANT ACCOUNTS
 WORKSHEET**

Sewer Annual Report S-1

Acct. No. (a)	Account Name (b)	Previous Year (c)	FPSC Adjustments (c-1)	Previous Adjusted (c-2)	Current Additions (d)	Adj. + Add. (c-1 + d) (d-1)	Retirements and Removals (e)	Cur Y/E (c+(d-1)+e) (f)
351	Organization	7,166	(5,316)	1,850		(5,316)		1,850
350	Composite	296,282	15,576	311,858		15,576		311,858
353	Land and Land Rights	0	0	0		0		0
354	Structures and Improvements	0	0	0	1,009	1,009		1,009
355	Power Generating Equipment	0	0			0		0
360	Coll. Sewers Force	0	114	114		114		114
361	Coll. Sewers Gravity	0	0	0		0		0
362	Special Collecting Structures	0	0			0		0
363	Services to Customers	0	0	0		0		0
364	Flow Measuring Devices	0	0	0		0		0
365	Flow Measuring Installations	0	0			0		0
370	Receding Wells	1,253	394	1,647	1,194	1,588		2,841
371	Pumping Equipment	2,774	(2,774)	0	60	(2,714)		60
380	Treat and Disposal Equip.	8,023	(3,331)	4,692	2,210	(1,121)	(490)	6,412
381	PlantSewers	0	0			0		0
382	Outfall Sewer Lines	0	0	0		0		0
389	Other Plant and Misc Equip.	12,007	(9,525)	2,482	1,342	(8,183)	(1,007)	2,817
390	Office Furniture and Equip.	0	0	0		0		0
391	Transportation Equipment	0	0			0		0
392	Stores Equipment	0	0	0	0	0		0
393	Tools, Shop and Garage Eq.	200	(200)	0		(200)		0
394	Laboratory Equipment		0			0		0
395	Power Operated Equipment		0			0		0
396	Communication Equipment		0			0		0
397	Miscellaneous Equipment		0			0		0
398	Other Tang. Plant		0			0		0
Total Water Plant		327,705	(5,062)	322,643	5,815	753 (c+(d-1)+e)	(1,497) Foot	326,961 326,961

S-1/1

Utility Corporation of Florida, Inc.

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT
DECEMBER 31, 2012

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	PSC ADJ'S * + Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
101	COMPOSITE	36.9		2.71%	217,594	14,790	(8,252)	(211,056)
354	Structures and Improvements		%	%	\$	\$	(19)	(19)
355	Power Generation Equipment <i>ORG</i>	40.0		2.50%	627	448	(113)	(292)
360	Collection Sewers - Force		%	%		(6)	(11)	(2)
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells	15.0		6.67%	(271)	(6)	(137)	128
371	Pumping Equipment	15.0		6.67%	(135)	(320)	(95)	(290)
380	Treatment and Disposal Equipment	15.0		6.67%	(2,446)	762	(481)	2,727
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment <i>REUSE PLANT</i>	15.0		6.67%	2,713	2,721	(494)	(486)
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment	15.0		6.67%	33	20	(7)	(20)
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 218,115	\$ 18,409	\$(9,599)	\$ 209,305*

* This amount should tie to Sheet F-5.

* SEE WORKSHEET S-2 WHICH FOLLOWS

Utility Corporation of Florida, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2012

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 21,681
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	10,400
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	1,685
715	Purchased Power	7,710
716	Fuel for Power Production	
718	Chemicals	4,892
720	Materials and Supplies	2,523
730	Contractual Services:	
	Billing	7,000
	Professional	2,347
	Testing	16,785
	Other	23,311
740	Rents	22,630
750	Transportation Expense	4,420
755	Insurance Expense	2,945
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	38
770	Bad Debt Expense	
775	Miscellaneous Expenses	449
	Total Wastewater Operation And Maintenance Expense	\$ 128,816*

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)			314	314	314
Total			314	314	314

** D = Displacement
C = Compound
T = Turbine

ANALYSIS OF ACCUMULATED DEPRECIATION - WASTEWATER
WORKSHEET

Acct. No.	Account Name	Average Service Life in Years	Average Salvage in Percent	Depreciation Rate Applied	Accumulated Depreciation End Balance 2011	FPSC Adjustments	FPSC Adjusted Balance	Retirements Debits	Cost of Removal Debits	Total Ret's & Removal Debits	Subtotal Adj's & Debits	Depreciation Credits	Accum. Depr. Balance
													(f+g+h)
(a)	(b)	(c)	(d)	(e)	Dr. (Cr) (f)	Dr. (Cr) (f-1)	Dr. (Cr) (f-2)	Dr. (Cr) (g)	Dr. (Cr) (g-1)	Dr. (Cr) (g-2)	Dr. (Cr) (g-3)	Dr. (Cr) (h)	Dr. (Cr) (i)
351	Organization Costs	32	%	3.13 %	(627)	448	(179)				448	(113)	(292)
354	Structures	27	%	3.70 %			0				0	(19)	(19)
355	Power Generating Equipment		%	%									
350	Composite		%	%	(217,594)	14,790	(202,804)				14,790	(8,252)	(211,056)
360	Coll. Sewers Force	45	%	2.22 %		(8)	(6)				(6)	(1)	(7)
362	Special Collecting Structures		%	%									
363	Services to Customers	35	%	2.86 %			0				0	0	0
364	Flow Measuring Devices	5	%	20.00 %			0			0	0	0	0
365	Flow Measuring Installations		%	%									
370	Receiving Wells	30	%	3.33 %	271	(8)	265	0	0	0	(6)	(137)	128
371	Pumping Equipment	18	%	5.56 %	135	(320)	(185)				(320)	(95)	(280)
380	Treat and Disposal Equip.	18	%	5.56 %	2,446	247	2,693	490	25	515	762	(481)	2,727
381	PlantSewers		%	%									?
382	Outfall Sewer Lines	30	%	3.33 %			0			0	0		0
389	Other Plant and Misc Equip.	18	%	5.56 %	(2,713)	1,614	(1,099)	1,007	100		2,721	(494)	(486)
390	Office Furniture and Equip.	15	%	6.67 %			0				0		0
391	Transportation Equipment		%	%									
392	Stores Equipment		%	%									
393	Tools, Shop and Garage Eq.		%	%	(33)	20	(13)				20	(7)	(20)
394	Laboratory Equipment		%	%									
395	Power Operated Equipment		%	%									
396	Communication Equipment		%	%									
397	Miscellaneous Equipment		%	%									
398	Other Tang. Plant		%	%									
Total Water Plant					(\$218,115)	16,787	(201,328)	1,497	125	515	18,409	(9,599)	(\$209,305)

OK

S-2 Worksheet

Utility Corporation of Florida, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2012

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	INFO	NOT	AVAILABLE	THIS	YEAR
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	230	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	230	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches) _____	6"	_____	4"	_____	_____	_____
Type of main _____	PVC	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	2,600	_____	3,000	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	2,600	_____	3,000	_____	_____	_____

MANHOLES

Size (inches) _____	_____	0	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	_____	_____	_____	_____

UTILITY NAME: Utility Corporation of Florida, Inc.

YEAR OF REPORT
DECEMBER 31, 2012

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer_____	<u>DAVCO</u>	_____	_____
Type_____	<u>EXTENDED AIR</u>	_____	_____
"Steel" or "Concrete"_____	<u>STEEL</u>	_____	_____
Total Permitted Capacity_____	<u>.140 MGD</u>	_____	_____
Average Daily Flow_____	_____	_____	_____
Method of Effluent Disposal_____	<u>REUSE</u>	_____	_____
Permitted Capacity of Disposal_____	<u>.140 MGD</u>	_____	_____
Total Gallons of Wastewater treated_____	<u>5,085 MG</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	<u>DATA NOT AVAILABLE THIS YEAR</u>			_____
Motor:	_____	_____	_____	_____	_____
Manufacturer_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	<u>500</u>	<u>500</u>	<u>-0-</u>
February_____	<u>600</u>	<u>600</u>	_____
March_____	<u>500</u>	<u>500</u>	_____
April_____	<u>500</u>	<u>500</u>	_____
May_____	<u>350</u>	<u>350</u>	_____
June_____	<u>200</u>	<u>200</u>	_____
July_____	<u>364</u>	<u>364</u>	_____
August_____	<u>049</u>	<u>049</u>	_____
September_____	<u>427</u>	<u>427</u>	_____
October_____	<u>420</u>	<u>420</u>	_____
November_____	<u>533</u>	<u>533</u>	_____
December_____	<u>642</u>	<u>642</u>	_____
Total for year_____	<u>5,085</u>	<u>5,085</u>	<u>-0-</u>

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

Utility Corporation of Florida, Inc.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2012

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs* now being served. 314
- 2. Maximum number of ERCs* which can be served. 400 ±
- 3. Present system connection capacity (in ERCs*) using existing lines. 400 ±
- 4. Future connection capacity (in ERCs*) upon service area buildout. UNKNOWN
- 5. Estimated annual increase in ERCs*. "
- 6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
NONE
- 7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. SPRING LAKE GOLF CLUB - 100%
- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? N/A
If so, when? N/A
- 9. Has the utility been required by the DEP or water management district to implement reuse? YES
If so, what are the utility's plans to comply with this requirement? TO CONTINUE TO DO SO.
- 10. When did the company last file a capacity analysis report with the DEP? UNKNOWN
- 11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? N/A
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? N/A
- 12. Department of Environmental Protection ID # FLA 014315

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000))/365 days/280 gallons per day).

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. 2. 3. 4. _____ *

(signature of Chief Executive Officer of the utility)

Date: _____

1. 2. 3. 4. _____

(signature of Chief Financial Officer of the utility)

Date: 4-19-2013

* 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.

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

Company Utility Corporation of Florida, Inc.

For the Year Ended December 31, 2012

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 123,322	\$ 123,322	\$ -0-
Commercial	288	288	-0-
Industrial			
Multiple Family			
Guaranteed Revenues			
Other	2,543	-0-	2,543 *
Total Wastewater Operating Revenue	\$ 126,153	\$ 123,610	\$ 2,543
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 126,153	\$ 123,610	\$ 2,543

Explanations:

* REUSE REVENUE AND REUSE RATE WERE DISCOVERED DURING THE 2012 ANNUAL REPORT PREP. PROCESS, THE UTILITY WILL BE PAYING ADDITIONAL RAF OF \$114,44 (2,543 X .045) IN THE NEAR FUTURE.

Instructions:

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