

2017 COPY
Public Service Commission
Tallahassee, Florida

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS172-16-AR

Northgate Properties, Inc. of Titusville
Exact Legal Name of Respondent

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2017 APR -3 AM 9:19
DIVISION OF
ACQUISITION & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2016

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Northgate Properties, Inc. of Titusville

(EXACT NAME OF UTILITY)

3277 First Avenue Mims, FL 32754	3277 First Avenue Mims, FL 32754	Brevard
Mailing Address	Street Address	County

Telephone Number 321-267-0144 Date Utility First Organized _____

Fax Number 321-267-0501 E-mail Address northgateprope@cfi.rr.com

Sunshine State One-Call of Florida, Inc. Member No. 216535

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: Northgate Properties, 3277 First Ave, Mims, FL 32754
321-267-0144

Name of subdivisions where services are provided: NORTHGATE MOBILE RANCH

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Lester E. Groom, Jr.</u>	<u>VP & Resgistered Agent</u>	<u>3277 First Ave, Mims, FL</u>	
Person who prepared this report: <u>Lester E. Groom, Jr.</u>			
Officers and Managers: <u>Nancy G. Evans</u>	<u>VP & Treasurer</u>	<u>3277 First Ave, Mims, FL</u>	\$ <u>0</u>
<u>Lester E. Groom, Jr.</u>	<u>VP & Resgistered Agent</u>	<u>3277 First Ave, Mims, FL</u>	\$ <u>0</u>
<u>Karen G. Plants</u>	<u>VP & Secretary</u>	<u>3277 First Ave, Mims, FL</u>	\$ <u>0</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>NANCY G. EVANS</u>	<u>33 1/3</u>	<u>3277 FIRST AVE.</u>	\$ <u>0</u>
<u>LESTER GROOMS JR.</u>	<u>33 1/3</u>	<u>MIMS, FL 32754</u>	\$ <u>0</u>
<u>KAREN G. PLANTS</u>	<u>33 1/3</u>		\$ <u>0</u>
			\$
			\$

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 24,117	\$ 18,258	\$ _____	\$ 42,375
Commercial_____		372	_____	_____	372
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue___		\$ 24,489	18,258	0	\$ 42,747
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 67,471	\$ 44,981	\$ _____	\$ 112,452
Depreciation Expense____	F-5	364	0	_____	364
CIAC Amortization Expense__	F-8	_____	_____	_____	_____
Taxes Other Than Income___	F-7	1,102	822	_____	1,924
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 68,937	45,803	_____	\$ 114,740
Net Operating Income (Loss)		\$ -44,448	\$ -27,545	\$ _____	\$ -71,993
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -44,448	\$ -27,545	\$ _____	\$ -71,993

Print

Date: Wednesday, April 20, 2016 10:31 AM
From: Tami Honea <THonea@bouverassoc.com>
To: 'northgate3@cfl.rr.com' <northgate3@cfl.rr.com>
Subject: NORTHGATE UTILITIES REPORT

Hi Chip,

Thank you for your inquiry into the Retained Earnings being left off the Annual Utility Report our office prepares for you.

~~Since Northgate Utilities is not a separate entity, but rather a division of Northgate Properties of Titusville, Inc., there are no retained earnings to report.~~ The retained earnings that get reported on the corporate tax return are for Northgate Properties as a whole.

Please let me know if you have any additional questions.

Thank you,

Tami Honea

Staff Accountant

thonea@bouverassoc.com
<http://www.bouverassoc.com>



3210 N. Wickham Rd. Ste. 5, Melbourne, FL 32935

Phone: (321)752-9967

Fax: (321)752-9927



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Thank you,

Bouvier & Associates

UTILITY NAME Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>82942</u>	\$ <u>31118</u>	\$ _____	\$ <u>114060</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>82942</u>	\$ <u>31118</u>	\$ _____	\$ <u>114060</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>79305</u>	\$ <u>31118</u>	\$ _____	\$ <u>110423</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>364</u>	\$ <u>0</u>	\$ _____	\$ <u>364</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
PY Beg Bal Discrepancy _____	_____	_____	_____	_____
Total Credits _____	\$ <u>364</u>	\$ <u>0</u>	\$ _____	\$ <u>364</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>79669</u>	\$ <u>31118</u>	\$ _____	\$ <u>110787</u>

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____ <i>SEE PREVIOUS ATTACHED</i>	\$ <u>LETTER</u>	\$ _____

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

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

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

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 _____	0	0		0
Local property tax _____	0	0		0
Regulatory assessment fee _____	1102	822		1924
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 1102	\$ 822	\$ _____	\$ 1924

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Space Coast Water & Wastewater	\$ 20275	\$ 13516	Monthly Services
USTI	\$ 443	\$ 295	Billing Program & Supplies
ADP & Associates	\$ 165	\$ 110	Permits
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total_____		\$ _____	\$ _____
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	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

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	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00</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:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	_____	_____	_____	_____
304	Structures and Improvements _____	25000	_____	_____	25000
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	9883	_____	_____	9883
307	Wells and Springs _____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	2683	_____	_____	2683
311	Pumping Equipment _____	6245	_____	_____	6245
320	Water Treatment Equipment _____	3903	_____	_____	3903
330	Distribution Reservoirs and Standpipes _____	8061	_____	_____	8061
331	Transmission and Distribution Lines _____	_____	_____	_____	_____
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	14204	_____	_____	14204
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	2988	_____	_____	2988
340	Office Furniture and Equipment _____	_____	_____	_____	_____
341	Transportation Equipment _____	522	_____	_____	522
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 _____	9452	_____	_____	9452
	Total Water Plant _____	\$ 82941	0	_____	82941

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT	
DECEMBER 31,	2016

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	30	%	%	\$ 25000	\$	\$	\$ 25000
305	Collecting and Impounding Reservoirs		%	%				0
306	Lake, River and Other Intakes		%	%				0
307	Wells and Springs	15	%	%	9883			9883
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains		%	%				0
310	Power Generating Equipment	10	%	%	2665			2665
311	Pumping Equipment	7	%	%	6216			6216
320	Water Treatment Equipment	7	%	%	3850			3850
330	Distribution Reservoirs & Standpipes	10	%	%	7923			7923
331	Trans. & Dist. Mains		%	%				0
333	Services		%	%				0
334	Meter & Meter Installations	15	%	%	14204			14204
335	Hydrants		%	%				0
336	Backflow Prevention Devices		%	%				0
339	Other Plant and Miscellaneous Equipment	7	%	%	2988			2988
340	Office Furniture and Equipment		%	%				0
341	Transportation Equipment	5	%	%	522			522
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	15	%	%	6054		364	6418
	Totals				\$ 79305	0	364	79669 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 14459
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	7218
616	Fuel for Power Production	
618	Chemicals	5186
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional	465
	Testing	21821
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	18322
	Total Water Operation And Maintenance Expense	\$ 67471 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	246	246	246
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
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)					
** D = Displacement C = Compound T = Turbine			Total	246	246

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January		460	11	450	1056
February		461	12	449	
March		312	12	300	899
April		273	11	282	
May		326	10	316	582
June		270	10	260	
July		331	10	321	576
August		332	10	322	
September		655	11	644	643
October		699	11	688	
November		434	11	423	1332
December		644	11	633	
Total for Year	0	5218	130	5088	5088

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Raw Waterline	4"	2420			2420
Treated Water	4"	8575			8575
Raw Line	2"	800			800
Treated Main	2"	8050			8050

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1995	_____	_____
Types of Well Construction and Casing _____	Drilled _____	Drilled _____	_____	_____
_____	Steel _____	Steel _____	_____	_____
_____	Rotary _____	Rotary _____	_____	_____
Depth of Wells _____	100ft _____	130ft _____	_____	_____
Diameters of Wells _____	8" _____	4" _____	_____	_____
Pump - GPM _____	75	60	_____	_____
Motor - HP _____	3	3	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	108,000	86,400	_____	_____
Auxiliary Power _____	None _____	Yes _____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel Pressure _____	Steel Storage _____	Steel Pressure _____	_____
Capacity of Tank _____	5,000 gal _____	20,000 gal _____	2,000 gal _____	_____
Ground or Elevated _____	Ground _____	Ground _____	Ground _____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	AD Smith _____	Marathon _____	Century _____	_____
Type _____	Sub _____	Elec 1 PH _____	Elec 1 PH _____	_____
Rated Horsepower _____	3	3	2	_____
<u>Pumps</u>				
Manufacturer _____	Grunfus _____	Red Jacket _____	Red Jacket _____	_____
Type _____	Sub _____	Centrifugal _____	Centrifugal _____	_____
Capacity in GPM _____	78	50	30	_____
Average Number of Hours Operated Per Day _____	1/2 avg _____	9	None _____	_____
Auxiliary Power _____	None _____	None _____	None _____	_____

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	80,000	_____	_____
Type of Source _____	Well	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	Sub	_____	_____
Make _____	Starite	_____	_____
Permitted Capacity (GPD) _____	80,000	_____	_____
High service pumping		_____	_____
Gallons per minute _____	100	_____	_____
Reverse Osmosis _____	n/a	_____	_____
Lime Treatment		_____	_____
Unit Rating _____	n/a	_____	_____
Filtration		_____	_____
Pressure Sq. Ft. _____	50 lbs	_____	_____
Gravity GPD/Sq.Ft. _____		_____	_____
Disinfection		_____	_____
Chlorinator _____	Gas	_____	_____
Ozone _____		_____	_____
Other _____		_____	_____
Auxiliary Power _____	2 generators	_____	_____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2016

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. < .01

Number of ERCs * which can be served. _____

3. Present system connection capacity (in ERCs *) using existing lines. _____

4. Future connection capacity (in ERCs *) upon service area buildout. NONE

5. Estimated annual increase in ERCs *. NONE

6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____

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.

9. When did the company last file a capacity analysis report with the DEP? _____

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? YES, CALUMMING'S TREATMENT

c. When will construction begin? DONE

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 # FLA 010386

12. Water Management District Consumptive Use Permit # N/A

a. Is the system in compliance with the requirements of the CUP? _____

b. If not, what are the utility's plans to gain compliance?

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	25000	_____	_____	25000
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	2294	_____	_____	2294
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	475	_____	_____	475
380	Treatment and Disposal Equipment_____	_____	_____	_____	_____
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	3349	_____	_____	3349
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 31118	0	0	31118 *

* This amount should tie to sheet F-5.

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

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)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	30	%	%	\$ 25000	\$	\$	\$ 25000
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%	2295			2295
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%	475			475
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%	3348			3348
398	Other Tangible Plant		%	%				0
	Totals				\$ 31118	0	0	31118

* This amount should tie to Sheet F-5.

UTILITY NAME: ___ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 9639
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	
715	Purchased Power_____	4812
716	Fuel for Power Production_____	
718	Chemicals_____	3457
720	Materials and Supplies_____	
730	Contractual Services:	
	Billing_____	
	Professional_____	310
	Testing_____	14548
	Other_____	
740	Rents_____	
750	Transportation Expense_____	
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	12215
	Total Wastewater Operation And Maintenance Expense_____	\$ 44981 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Equivalent Customers (c x e) (f)
Residential Service					
All meter sizes	D	1.0	245	245	245
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)					
Total			245	245	245

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

PUMPING EQUIPMENT

Lift Station Number _____	<u>One</u>	_____	<u>Two</u>	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>Gorman Rupp</u>	_____	<u>Gorman Rupp</u>	_____	_____	_____
Year installed _____	<u>1969</u>	_____	<u>1969</u>	_____	_____	_____
Rated capacity _____	<u>80 GPM</u>	_____	<u>80 GPM</u>	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>2 HP</u>	_____	<u>2 HP</u>	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>245</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>245</u>	_____	_____	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	_____	_____
End of year _____	<u>245</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	<u>None</u>	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	<u>3"</u>	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>9125</u>	_____	_____	_____	<u>2250</u>	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	<u>0</u>	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	<u>0</u>	_____	_____	_____
End of year _____	<u>9125</u>	_____	_____	_____	<u>2250</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>24"</u>	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>37</u>	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____
End of Year _____	<u>37</u>	_____	_____	_____

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2016

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	<u>UNKNOWN</u>	<u>UNKNOWN</u>	_____
Type _____	<u>STEEL</u>	<u>STEEL</u>	_____
"Steel" or "Concrete" _____	<u>STEEL</u>	<u>STEEL</u>	_____
Total Permitted Capacity _____	<u>26,000 GPD</u>	<u>20,000 GPD</u>	_____
Average Daily Flow _____	_____	_____	_____
Method of Effluent Disposal _____	<u>DRAINING BLOODS</u>	<u>DRAINING BLOODS</u>	_____
Permitted Capacity of Disposal _____	<u>26,000 GPD</u>	<u>20,000 GPD</u>	_____
Total Gallons of Wastewater treated _____	<u>2,319,330</u>	<u>1,749,670</u>	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Gorman</u>	<u>Gorman</u>	<u>Gorman</u>	<u>Gorman</u>	_____	_____
Capacity (GPM's) _____	<u>80 GPM</u>	<u>80 GPM</u>	<u>80 GPM</u>	<u>80 GPM</u>	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	_____	_____
Power (Electric or Mechanical) _____	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>360,000</u>	_____	_____
February _____	<u>359,000</u>	_____	_____
March _____	<u>246,000</u>	_____	_____
April _____	<u>226,000</u>	_____	_____
May _____	<u>253,000</u>	_____	_____
June _____	<u>208,000</u>	_____	_____
July _____	<u>257,000</u>	_____	_____
August _____	<u>257,000</u>	_____	_____
September _____	<u>515,000</u>	_____	_____
October _____	<u>550,000</u>	_____	_____
November _____	<u>338,000</u>	_____	_____
December _____	<u>506,000</u>	_____	_____
Total for year _____	<u>4,069,000</u>	<u>0</u>	<u>4,069,000</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2016

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. <.01

2. Maximum number of ERCs* which can be served. _____

3. Present system connection capacity (in ERCs*) using existing lines. _____

4. Future connection capacity (in ERCs*) upon service area buildout. NONE

5. Estimated annual increase in ERCs*. NONE

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NA
If so, when? _____

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? _____

10. When did the company last file a capacity analysis report with the DEP? PERMIT RENEWAL 2012

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? _____
c. When will construction begin? _____
d. Attach plans for funding the required upgrading.
e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # FLA 010368-003

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

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2016

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	<u><i>Justin Thomas</i></u> *
				(signature of chief executive officer of the utility)

Date: 3-23-17

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ *
				(signature of chief financial officer of the utility)

Date: _____

* 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.