

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

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Public Service Commission
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ANNUAL REPORT

OF

WS800-12-AR

CYPRESS LAKES UTILITIES INC

Exact Legal Name of Respondent

469W 358S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
13 APR 26 PM 3:44
DIVISION OF
ACCOUNTING & FINANCE

Board of County Commissioners

FOR THE

YEAR ENDED

31-Dec-12

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 Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0873**

The fourth copy should be retained by the utility.

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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.

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

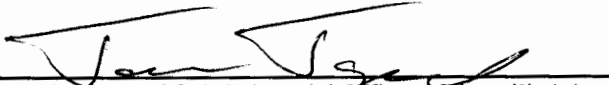
YES NO
 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

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) *

1.	2.	3.	4.
X	X	X	X



 (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
31-Dec-12

CYPRESS LAKES UTILITIES INC

County: Polk County

(Exact Name of Utility)

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

2335 SANDERS ROAD
NORTHBROOK IL 60062

Telephone: 847-498-6440

E Mail Address: NONE

WEB Site: NONE

Sunshine State One-Call of Florida, Inc. Member Number CLU879

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

JUSTIN KERSEY
2335 SANDERS ROAD
NORTHBROOK IL 60062

Telephone: 847-498-6440

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

2335 SANDERS ROAD
NORTHBROOK IL 60062

Telephone: 847-498-6440

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

PRICEWATERHOUSECOOPERS

Date of original organization of the utility: 1996

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.	UTILITIES INC	100%
2.		
3.		
4.		
5.		
6.		
7.		
8.		

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

**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
Lisa A. Sparrow	President		OPERATIONS
James Japczyk	Vice President and Treasurer		FINANCIAL
John P. Hoy	Vice President Operations		OPERATIONS
Steve Lubertozzi	Exec Director Of Regulatory Accounting		RATE CASE
Rick Durham	Regional Vice President Operations		OPERATIONS
Patrick Flynn	Regional Director		OPERATIONS

- (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.

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.

- | |
|---|
| <ul style="list-style-type: none">A. Formed in 1996, Cypress Lakes Utilities, Inc. was acquired by Utilities Inc.B. Cypress Lakes Utilities, Inc. performs water and wastewater servicesC. Maintain a high quality of service and earn a fair return.D. Only one subdivision is servedE. We expect modest growth currently with anticipated higher growth in the futureF. The system was purchased in 1998 and is currently being brought up to Utilities Inc. standards of quality. |
|---|

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/2012

Complete below an organizational chart that show 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).

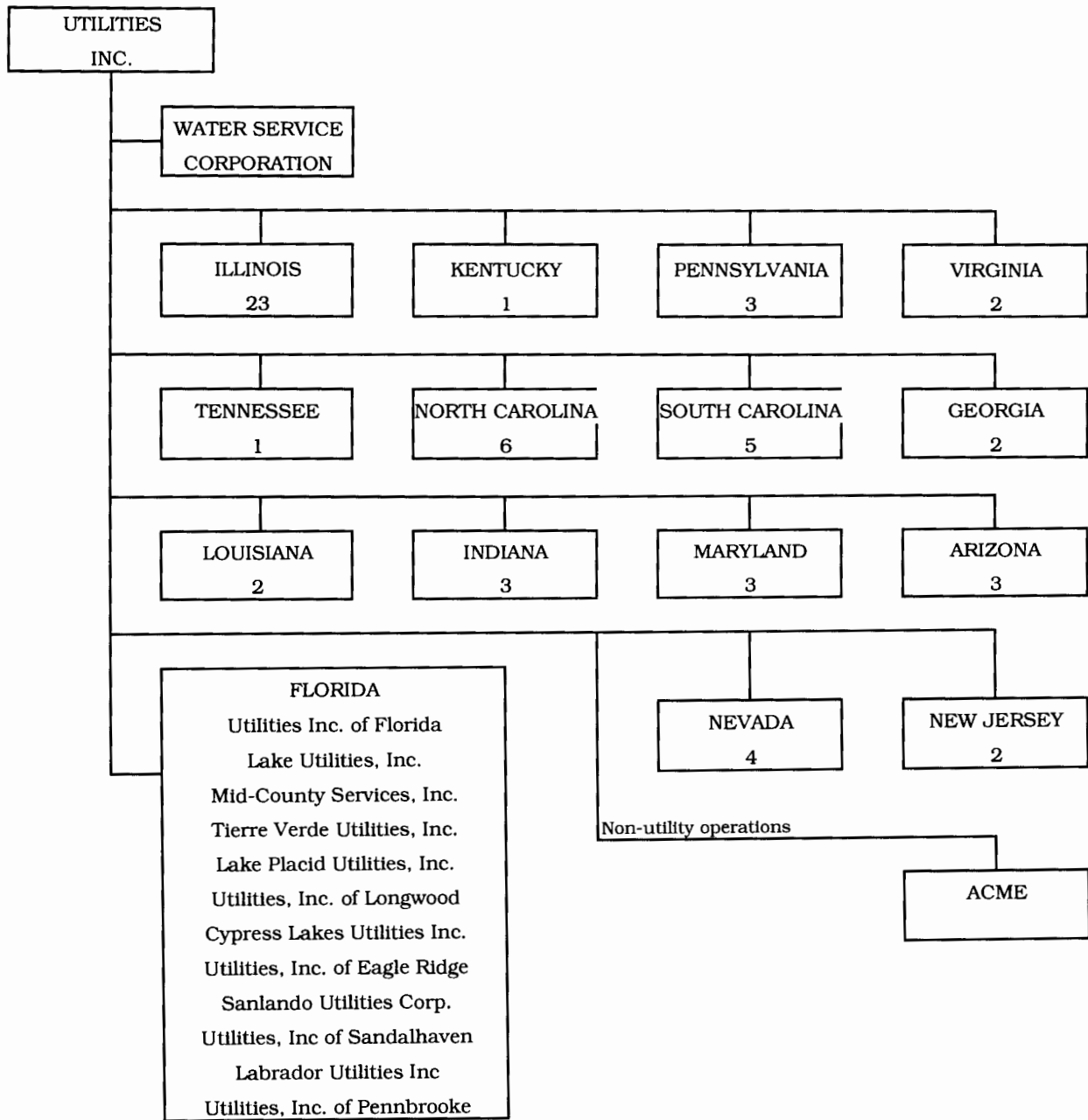
UTILITIES, INC. -- PARENT COMPANY

WATER SERVICE CORP. -- SERVICE COMPANY SUPPLYING MOST SERVICES REQUIRED BY UTILITY.

UTILITIES INC. of FLORIDA -- provides office personnel and administrative staff.

SEE ATTACHED

Parent And Affiliate Organizational Chart



UTILITIES, INC. - Parent Company

WATER SERVICE CORP. - Service organization providing administrative and other service functions for the utility.

NOTE: Within each state except Florida is the number of companies owned.

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)
Lisa A. Sparrow	President	N/A	\$ N/A
John P. Hoy	Vice President Operations	N/A	N/A
James Japczyk	Vice President and Treasurer	N/A	N/A
John Stover	Vice President and Secretary	N/A	N/A
Donald Sudduth	Vice President Customer Service	N/A	N/A
Rick Durham	Regional Vice President Operations	N/A	N/A
Debra A. Plumb	Assistant Secretary	N/A	N/A

COMPENSATION OF DIRECTORS

For each director, list the number of director 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)
LISA A SPARROW	President	0	\$ N/A
JOHN R STOVER	Vice President and Secretary	0	N/A

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 (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
NO BUSINESS CONTRACTS, AGREEMENTS OR OTHER ARRANGEMENTS WERE ENTERED INTO DURING THE CURRENT YEAR BY THE OFFICERS LISTED ON PAGE E6, THE DIRECTORS OR AFFILIATES.		\$	

* 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 principle 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)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Lisa A. Sparrow	President	DIRECTOR/OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
John P. Hoy	Vice President Operations	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
James Japczyk	Vice President and Treasurer	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
John Stover	Vice President and Secretary	DIRECTOR/OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Donald Sudduth	Vice President Customer Service	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Rick Durham	Regional Vice President Operations	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Debra A. Plumb	Assistant Secretary	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

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

Complete the following for any business which is conducted as a byproduct, coproduct, 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)
NO BUSINESS WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULTING FROM PROVIDING WATER AND/OR SEWER SERVICE.	\$ _____	_____	\$ _____	_____	\$ _____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____	_____

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 (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES (P)urchased (S)old (d)	AMOUNT (e)
WATER SERVICE CORP/ FLORIDA REGIONAL	Operators/Admin/Officers Salaries & Benefits	Continous	Purchase	94,106
	Materials & Supplies	Continous	Purchase	8,601
	Contractual Services	Continous	Purchase	10,618
	Transportation Expenses	Continous	Purchase	15,650
	Insurance	Continous	Purchase	20,523
	Advertising	Continous	Purchase	45
	Regulatory Expenses	Continous	Purchase	547
	Miscellaneous	Continous	Purchase	33,394

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)

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

- | | |
|--|--|
| <p>1. Enter in this part all transactions relating to the purchase, sale, or transfer of assets.</p> <p>2. Below are examples of some types of transactions to include:</p> <ul style="list-style-type: none"> -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 | <p>3. The columnar instructions follow:</p> <ul style="list-style-type: none"> (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 ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
		\$ _____	\$ _____	\$ _____	\$ _____
NO ASSETS WERE SOLD, PURCHASED OR TRANSFERRED WITH A RELATED PARTY DURING THE FISCAL YEAR END 31-Dec-12		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____

**FINANCIAL
SECTION**

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 5,466,481	\$ 5,540,319
108-110	Less: Accumulated Depreciation and Amortization	F-8	2,300,136	2,491,322
Net Plant			\$ 3,166,345	\$ 3,048,997
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	-
116 *	Other Utility Plant Adjustments		197,504	197,504
Total Net Utility Plant			\$ 3,363,849	\$ 3,246,501
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	-	-
122	Less: Accumulated Depreciation and Amortization		-	-
Net Nonutility Property			\$	\$
123	Investment In Associated Companies	F-10	-	-
124	Utility Investments	F-10	-	-
125	Other Investments	F-10	-	-
126-127	Special Funds	F-10	-	-
Total Other Property & Investments			\$ -	\$ -
CURRENT AND ACCRUED ASSETS				
131	Cash		-	-
132	Special Deposits	F-9	3,250	3,250
133	Other Special Deposits	F-9	-	-
134	Working Funds		-	-
135	Temporary Cash Investments		-	-
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	104,878	91,295
145	Accounts Receivable from Associated Companies	F-12	247,065	520,475
146	Notes Receivable from Associated Companies	F-12	-	-
151-153	Material and Supplies		703	2,409
161	Stores Expense		-	-
162	Prepayments		-	-
171	Accrued Interest and Dividends Receivable		-	-
172 *	Rents Receivable		-	-
173 *	Accrued Utility Revenues		-	-
174	Misc. Current and Accrued Assets	F-12	-	-
Total Current and Accrued Assets			\$ 355,897	\$ 617,429

* Not Applicable for Class B Utilities

**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	\$ _____	\$ _____ -
182	Extraordinary Property Losses	F-13	_____	_____ -
183	Preliminary Survey & Investigation Charges		_____ -	_____ -
184	Clearing Accounts		_____ -	_____ -
185 *	Temporary Facilities		_____ -	_____ -
186	Misc. Deferred Debits	F-14	_____ 55,048	_____ 36,079
187 *	Research & Development Expenditures		_____ -	_____ -
190	Accumulated Deferred Income Taxes		_____ -	_____ -
Total Deferred Debits			\$ _____ 55,048	\$ _____ 36,079
TOTAL ASSETS AND OTHER DEBITS			\$ _____ 3,774,795	\$ _____ 3,900,009

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 1,000	\$ 1,000
204	Preferred Stock Issued	F-15	-	-
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		2,669,067	2,669,067
212	Discount On Capital Stock		-	-
213	Capital Stock Expense		-	-
214-215	Retained Earnings	F-16	(112,674)	(32,721)
216	Reacquired Capital Stock		-	-
218	Proprietary Capital (Proprietorship and Partnership Only)		-	-
Total Equity Capital			\$ 2,557,393	\$ 2,637,346
LONG TERM DEBT				
221	Bonds	F-15	-	-
222 *	Reacquired Bonds		-	-
223	Advances from Associated Companies	F-17	1,632,875	1,632,875
224	Other Long Term Debt	F-17	-	-
Total Long Term Debt			\$ 1,632,875	\$ 1,632,875
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		17,524	42,437
232	Notes Payable	F-18	-	-
233	Accounts Payable to Associated Companies	F-18	(1,249,541)	(1,249,541)
234	Notes Payable to Associated Companies	F-18	-	-
235	Customer Deposits		11,555	15,177
236	Accrued Taxes		25,012	61,947
237	Accrued Interest	F-19	1,128	1,656
238	Accrued Dividends		-	-
239	Matured Long Term Debt		-	-
240	Matured Interest		-	-
241	Miscellaneous Current & Accrued Liabilities	F-20	-	-
Total Current & Accrued Liabilities			\$ (1,194,322)	\$ (1,128,325)

* Not Applicable for Class B Utilities

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium On Debt	F-13	\$ -	\$ -
252	Advances For Construction	F-20	-	-
253	Other Deferred Credits	F-21	-	-
255	Accumulated Deferred Investment Tax Credits		-	-
Total Deferred Credits			\$ -	\$ -
OPERATING RESERVES				
261	Property Insurance Reserve		\$ -	\$ -
262	Injuries & Damages Reserve		-	-
263	Pensions and Benefits Reserve		-	-
265	Miscellaneous Operating Reserves		-	-
Total Operating Reserves			\$ -	\$ -
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ 1,190,287	\$ 1,196,917
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	442,037	477,423
Total Net C.I.A.C.			\$ 748,251	\$ 719,494
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ 47,529	\$ 63,612
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		-	-
283	Accumulated Deferred Income Taxes - Other		(16,931)	(24,994)
Total Accumulated Deferred Income Tax			\$ 30,598	\$ 38,618
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 3,774,795	\$ 3,900,009

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 1,030,060	\$ 985,155
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			\$ 1,030,060	\$ 985,155
401	Operating Expenses	F-3(b)	\$ 495,336	\$ 498,417
403	Depreciation Expense:	F-3(b)	\$ 207,673	\$ 214,925
	Less: Amortization of CIAC	F-22	(35,295)	(35,387)
Net Depreciation Expense			\$ 172,378	\$ 179,539
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)	-	-
407	Amortization Expense (Other than CIAC)	F-3(b)	-	-
408	Taxes Other Than Income	W/S-3	99,350	96,026
409	Current Income Taxes	W/S-3	-	35,296
410.10	Deferred Federal Income Taxes	W/S-3	14,198	6,746
410.11	Deferred State Income Taxes	W/S-3	1,189	1,157
411.10	Provision for Deferred Income Taxes - Credit	W/S-3	-	-
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3	-	-
412.11	Investment Tax Credits Restored to Operating Income	W/S-3	-	-
Utility Operating Expenses			\$ 782,451	\$ 817,180
Net Utility Operating Income			\$ 247,609	\$ 167,975
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)	-	-
413	Income From Utility Plant Leased to Others		-	-
414	Gains (losses) From Disposition of Utility Property		-	-
420	Allowance for Funds Used During Construction		1	12
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ 247,610	\$ 167,987

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

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 317,303	\$ 667,852	\$ -
\$ 317,303	\$ 667,852	\$ -
\$ 215,134	\$ 283,283	\$ -
72,290 <u>(10,480)</u>	142,636 <u>(24,907)</u>	-
\$ 61,810	\$ 117,729	\$ -
-	-	-
-	-	-
50,039	45,987	-
18,393	16,903	-
3,515	3,230	-
603	554	-
-	-	-
-	-	-
-	-	-
\$ 349,494	\$ 467,686	\$ -
\$ (32,190)	\$ 200,166	\$ -
-	-	-
-	-	-
-	-	-
6	6	-
\$ (32,184)	\$ 200,171	\$ -

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

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)]			\$ 247,610	\$ 167,987
OTHER INCOME AND DEDUCTIONS				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ -	\$ -
416	Costs & Expenses of Merchandising Jobbing, and Contract Work			
419	Interest and Dividend Income		-	-
421	Nonutility Income		584	1,184
426	Miscellaneous Nonutility Expenses			
Total Other Income and Deductions			\$ 584	\$ 1,184
TAXES APPLICABLE TO OTHER INCOME				
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			\$ -	\$ -
INTEREST EXPENSE				
427	Interest Expense	F-19	\$ 90,782	\$ 89,218
428	Interest Expense	F-13	(0)	-
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$ 90,782	\$ 89,218
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ -	\$ -
434	Extraordinary Deductions		-	-
409.3	Income Taxes, Extraordinary Items		-	-
Total Extraordinary Items			\$ -	\$ -
NET INCOME			\$ 157,412	\$ 79,953

Explain Extraordinary Income:
 NONE

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	\$ 1,768,668	\$ 3,771,651
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	902,773	1,588,550
110	Accumulated Amortization	F-8	-	-
271	Contributions In Aid of Construction	F-22	349,523	847,394
252	Advances for Construction	F-20	-	-
Subtotal			\$ 516,373	\$ 1,335,707
	Add:			
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	145,494	331,929
Subtotal			\$ 661,866	\$ 1,667,637
	Plus or Minus:			
114	Acquisition Adjustments (2)	F-7	-	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-	-
	Working Capital Allowance (3)		26,892	35,410
	Other (Specify):			

RATE BASE			\$ 688,758	\$ 1,703,047
NET UTILITY OPERATING INCOME			\$ (32,190)	\$ 200,166
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-4.67%	11.75%

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	\$ 1,111,807	46.49%	11.45%	5.32%
Preferred Stock	-	0.00%	0.00%	0.00%
Long Term Debt	1,225,837	51.26%	6.60%	3.38%
Short Term Debt	-	0.00%	0.00%	0.00%
Customer Deposits	15,177	0.63%	6.00%	0.04%
Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
Deferred Income Taxes	38,618	1.61%	0.00%	0.00%
Other (Explain) Short Term Debt	-	0.00%	0.00%	0.00%
Total	\$ 2,391,439	100.00%		8.74%

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>11.45%</u>
Commission order approving Return on Equity:	<u>PSC-07-0912-AS-WS</u>

APPROVED AFUDC RATE
COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate:	<u>9.03%</u>
Commission order approving AFUDC rate:	<u>PSC-04-0262-PAA-WS</u>

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:

CYPRESS LAKES UTILITIES INC

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

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURISDICTIONAL ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE (g)
Common Equity	\$ 163,255,970	\$			\$ (162,144,163)	\$ 1,111,807
Preferred Stock	-					-
Long Term Debt	180,000,000				(178,774,163)	1,225,837
Short Term Debt	-				-	-
Customer Deposits	15,177					15,177
Tax Credits - Zero Cost	-					-
Tax Credits - Weighted Cost	-					-
Deferred Inc. Taxes	38,618					38,618
Other (Explain) Short Term Debt	-				-	-
Total	\$ 343,309,765	\$			\$ (340,918,327)	\$ 2,391,439

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

NOT APPLICABLE

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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UTILITY PLANT
ACCOUNTS 101 - 106

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ 1,768,668	\$ 3,771,651	\$	\$ 5,540,319
102	Utility Plant Leased to Other				-
103	Property Held for Future Use	-	-		-
104	Utility Plant Purchased or Sold				-
105	Construction Work in Progress	-	-		-
106	Completed Construction Not Classified				-
	Total Utility Plant	\$ 1,768,668	\$ 3,771,651	\$ -	\$ 5,540,319

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. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ -	-		-
	Total Plant Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -
115	Beginning Bal	\$ -	\$ -	\$ -	\$ -
	Accumulated Amortization				
	Accruals charged during year	-	-		
	Total Accumulated Amortization	\$ -	\$ -	\$ -	\$ -
	Net Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -

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

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$ 839,010	1,461,126		2,300,136
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ 72,290	\$ 142,636	\$	\$ 214,925
Account 108.2 (2)				-
Account 108.3 (2)				-
Other Accounts (specify):				-
	(3,085)	(3,535)		(6,620)
Salvage				-
Other Credits (Specify):				-
Total Credits	\$ 69,205	\$ 139,101	\$ -	\$ 208,306
Debits during year:				
Book cost of plant retired	5,442	11,678		17,120
Cost of Removal	-	-		-
Other Debits (specify):				
Acting adjustments mandated by FPSC				-
Total Debits	\$ 5,442	\$ 11,678	\$ -	\$ 17,120
Balance end of year	\$ <u>902,773</u>	\$ <u>1,588,550</u>	\$ -	\$ <u>2,491,322</u>
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$			
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ -	\$ -	\$	\$ -
Other Accounts (specify):				-
	-	-		-
Total credits	\$ -	\$ -	\$ -	\$ -
Debits during year:				
Book cost of plant retired				-
Other debits (specify):				-
Total Debits	\$ -	\$ -	\$ -	\$ -
Balance end of year	\$ -	\$ -	\$ -	\$ -

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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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)
060257WS	\$ _____	_____	\$ 19,338
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ _____	_____	\$ 19,338

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)
NONE	\$ _____	\$ _____	\$ _____	\$ -
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Nonutility Property	\$ _____	\$ _____	\$ _____	\$ -

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): City of Lakeland Deposit	\$ 3,250
_____	_____
_____	_____
Total Special Deposits	\$ 3,250
OTHER SPECIAL DEPOSITS (Account 133): NONE	\$ -
_____	_____
_____	_____
Total Other Special Deposits	\$ -

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): NONE <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____	\$ _____ - _____ _____ _____ _____
Total Investment in Associated Companies		\$ <u>_____ -</u>
UTILITY INVESTMENTS (Account 124): NONE <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____	\$ _____ - _____ _____ _____ _____
Total Utility Investment		\$ <u>_____ -</u>
OTHER INVESTMENTS (Account 125): NONE <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____	\$ _____ - _____ _____ _____ _____
Total Other Investment		\$ <u>_____ -</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): NONE <hr/> <hr/> <hr/> <hr/>	_____ _____ _____ _____ _____	\$ _____ - _____ _____ _____ _____
Total Special Funds		\$ <u>_____ -</u>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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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	\$ 47,820
Wastewater	43,948
Other	_____
Total Customer Accounts Receivable	\$ 91,768
OTHER ACCOUNTS RECEIVABLE (Account 142):	
_____	\$ _____
_____	_____
_____	_____
Total Other Accounts Receivable	\$ -
NOTES RECEIVABLE (Account 144):	
_____	\$ _____
_____	_____
_____	_____
Total Notes Receivable	\$ -
Total Accounts and Notes Receivable	\$ 91,768
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)	
Balance first of year	\$ _____
Provision for uncollectibles for current year	\$ (473)
Collection of accounts previously written off	_____
Utility Accounts	_____
Others	_____
Total Additions	\$ (473)
Deduct accounts written off during year:	
Utility Accounts	_____
Others	_____
Total accounts written off	\$ -
Balance end of year	\$ (473)
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET	\$ 91,295

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
Water Service Corp.	\$ 520,475
Total	\$ 520,475

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
NONE	%	\$ -
	%	
	%	
	%	
	%	
	%	
	%	
	%	
Total		\$ -

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
NONE	\$ -
Total Miscellaneous Current and Accrued Assets	\$ -

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

**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): NONE	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense	\$ _____	\$ _____ -
UNAMORTIZED PREMIUM ON DEBT (Account 251):	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Premium on Debt	\$ _____	\$ _____ -

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____ -
_____	_____
_____	_____
Total Extraordinary Property Losses	\$ _____ -

**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)		
<u>RATE CASE</u>	\$ <u>19,338</u>	\$ <u>36,079</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Deferred Rate Case Expense	\$ <u>19,338</u>	\$ <u>36,079</u>
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
<u>OTHER DEFERRED MAINTENANCE</u>	\$ <u>(367)</u>	\$ <u>-</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Debits	\$ <u>(367)</u>	\$ <u>-</u>
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
<u>NONE</u>	\$ <u>-</u>	\$ <u>-</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Assets	\$ <u>-</u>	\$ <u>-</u>
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ <u>18,970</u>	\$ <u>36,079</u>

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

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**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON STOCK		
Par or stated value per share		1
Shares authorized		0
Shares issued and outstanding		0
Total par value of stock issued		\$1,000
Dividends declared per share for year		0
REFERRED STOCK		
Par or stated value per share		0
Shares authorized		0
Shares issued and outstanding		0
Total par value of stock issued		\$0
Dividends declared per share for year		0

* 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)	
NONE	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ -

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

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	\$ (112,674)
439	Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	\$ _____
	Total Credits:	\$ -
	Debits: _____	\$ _____
	Total Debits:	\$ _____
435	Balance Transferred from Income {income/(loss)}	\$ 79,953
436	Appropriations of Retained Earnings: _____	_____
	Total Appropriations of Retained Earnings	\$ _____
437	Dividends Declared: Preferred Stock Dividends Declared _____	_____
438	Common Stock Dividends Declared _____	_____
	Total Dividends Declared	\$ _____
215	Year end Balance	\$ _____
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	\$ _____
	Total Retained Earnings	\$ <u>(32,721)</u>
Notes to Statement of Retained Earnings:		

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
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ADVANCES FROM ASSOCIATED COMPANIES
ACCOUNT 223

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
WATER SERVICE CORPORATION	\$ 1,632,875
Total	\$ <u>1,632,875</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)	
NONE	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ <u>-</u>

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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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): NONE			\$ -
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): NONE			\$ -
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 234			\$ -

* 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)
WATER SERVICE CORPORATION	\$ (1,249,541)
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ (1,249,541)

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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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	\$ _____		\$ _____	\$ _____	\$ _____
_____	_____		_____	_____	_____
UTILITIES INC INTERCOMPANY INTEREST	_____		88,013	88,013	-
_____	_____		_____	_____	_____
Total Account 237.1	\$ <u> - </u>		\$ <u> 88,013 </u>	\$ <u> 88,013 </u>	\$ <u> - </u>
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities					
Customer Deposits	\$ <u> 1,128 </u>		\$ <u> 1,311 </u>	\$ <u> 783 </u>	\$ <u> 1,656 </u>
MISC ITEMS	_____		_____	_____	-
_____	_____		_____	_____	-
Total Account 237.2	\$ <u> 1,128 </u>		\$ <u> 1,311 </u>	\$ <u> 783 </u>	\$ <u> 1,656 </u>
Total Account 237 (1)	\$ <u> 1,128 </u>		\$ <u> 89,324 </u>	\$ <u> 88,796 </u>	\$ <u> 1,656 </u>
INTEREST EXPENSED:					
Total accrual Account 237			\$ <u> 88,796 </u>		
Short Term Interest Expense			<u> 422 </u>		
_____			_____		
Net Interest Expensed to Account No. 427 (2)			\$ <u> 89,218 </u>		

(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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
NONE	\$ -
_____	_____
_____	_____
_____	_____
Total Miscellaneous Current and Accrued Liabilities	\$ _____

**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)		
NONE	\$ _____		\$ _____	\$ _____	\$ -
_____	_____		_____	_____	_____
_____	_____		_____	_____	_____
_____	_____		_____	_____	_____
_____	_____		_____	_____	_____
_____	_____		_____	_____	_____
_____	_____		_____	_____	_____
_____	_____		_____	_____	_____
Total	\$ _____		\$ _____	\$ _____	\$ -

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

**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):		
NONE	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Liabilities	\$ _____	\$ _____ -
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
_____	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Liabilities	\$ _____	\$ _____ -
TOTAL OTHER DEFERRED CREDITS	\$ _____	\$ _____ -

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

**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	\$ 345,023	\$ 845,264	\$ -	\$ 1,190,287
Add credits during year:	\$ 4,500	\$ 2,130	\$ -	\$ 6,630
Less debit charged during the year	\$ -	\$ -	\$ -	\$ -
Total Contribution In Aid of Construction	\$ 349,523	\$ 847,394	\$ -	\$ 1,196,917

**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	\$ 135,014	\$ 307,022	\$ -	\$ 442,037
Debits during the year:	\$ 10,480	\$ 24,907	\$ -	\$ 35,387
Credits during the year	\$ -	\$ -	\$ -	\$ -
Total Accumulated Amortization of Contributions In Aid of Construction	\$ 145,494	\$ 331,929	\$ -	\$ 477,423

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

**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)	\$ 79,953
Reconciling items for the year:		
Taxable income not reported on books:		
Tap Fees		
Deductions recorded on books not deducted for return:		
GOS adjustment		(1,184)
Excess Tax Depreciation over Book Depreciation		(39,877)
Tap in Fees		
Debt portion of AFUDC		(6)
Addtl Interest		12
Def. Maint. CY additions		
Def. Maint. CY amortization		(367)
Def. Rate Case CY additions		
Def. Rate Case CY amortization		18,839
Organization Exp-Amort		2,563
Bad Debts CY		391
Current FIT (725)		35,296
Deferred FIT (731)		6,746
Deferred SIT (732)		1,157
Current SIT		0
Meals		428
Fines		1
Income recorded on books not included in return:		
Interest During Construction		
Deduction on return not charged against book income:		
Adjustment		(141)
Federal tax net income		\$ 103,810

Computation of tax :

103,810
<u>34%</u>
35,295

**WATER
OPERATION
SECTION**

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk 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)	\$ 1,768,668
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	W-6(b)	902,772
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	W-7	349,523
252	Advances for Construction	F-20	-
Subtotal			\$ 516,373
272	Add: Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	\$ 145,494
Subtotal			\$ 661,866
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		26,892
	Other (Specify):		
WATER RATE BASE			\$ 688,758
WATER OPERATING INCOME		W-3	\$ (32,190)
RN (Water Operating Income / Water Rate Base)			-4.67%

- 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:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY :

Polk County

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	CURRENT YEAR (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	W-9	\$ 317,303
469	Less: Guaranteed Revenue and AFPI	W-9	-
	Net Operating Revenues		\$ 317,303
401	Operating Expenses	W-10(a)	\$ 215,134
403	Depreciation Expense	W-6(a)	72,290
	Less: Amortization of CIAC	W-8(a)	(10,480)
	Net Depreciation Expense		\$ 61,810
406	Amortization of Utility Plant Acquisition Adjustment	F-7	-
407	Amortization Expense (Other than CIAC)	F-8	-
408.1	Taxes Other Than Income Utility Regulatory Assessment Fee		134
408.11	Property Taxes		17,657
408.12	Payroll Taxes		9,024
408.13	Other Taxes and Licenses		23,224
408	Total Taxes Other Than Income		\$ 50,039
409.1	Income Taxes		18,393
410.1	Deferred Federal Income Taxes		3,515
410.11	Deferred State Income Taxes		603
411.1	Deferred Income Taxes - Credit		-
412.1	Investment Tax Credits Deferred to Future Periods		-
412.11	Investment Tax Credits Amortized		-
	Utility Operating Expenses		\$ 349,494
	Utility Operating Income		\$ (32,190)
469	Add Back: Guaranteed Revenue (and AFPI)	W-9	\$ -
413	Income From Utility Plant Leased to Others		-
414	Gains (losses) From Disposition of Utility Property		-
420	Allowance for Funds Used During Construction		6
	Total Utility Operating Income		\$ (32,184)

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

<p>YEAR OF REPORT 31-Dec-12</p>
--

SYSTEM NAME / COUNTY : Polk County

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ (34,044)	\$ -	\$ -	\$ (34,044)
302	Franchises	37,815	1		37,816
303	Land and Land Rights	1,353	24		1,377
304	Structures and Improvements	120,530	50,736		171,266
305	Collecting and Impounding Reservoirs	-	-		-
306	Lake, River and Other Intakes	-	-		-
307	Wells and Springs	59,459	-		59,459
308	Infiltration Galleries and Tunnels	-	-		-
309	Supply Mains	36,929	-		36,929
310	Power Generation Equipment	644	-		644
311	Pumping Equipment	166,393	678	501.02	166,570
320	Water Treatment Equipment	29,881	1,409	1,025.30	30,264
330	Distribution Reservoirs and Standpipes	87,992	82		88,074
331	Transmission and Distribution Mains	482,603	4,985	2,623	484,965
333	Services	240,060	848		240,909
334	Meters and Meter Installations	158,095	3,875		161,970
335	Hydrants	83,996	239		84,235
336	Backflow Prevention Devices	993	-	541.38	452
339	Other Plant Miscellaneous Equipment	-	-		-
340	Office Furniture and Equipment	142,241	4,596		146,836
341	Transportation Equipment	62,671	(5,628)		57,043
342	Stores Equipment	-	-		-
343	Tools, Shop and Garage Equipment	23,471	150		23,621
344	Laboratory Equipment	6,995	12		7,007
345	Power Operated Equipment	478	360	751.28	86
346	Communication Equipment	3,148	40		3,188
347	Miscellaneous Equipment	-	-		-
348	Other Tangible Plant	-	-		-
TOTAL WATER PLANT		\$ 1,711,704	\$ 62,406	\$ 5,442	\$ 1,768,668

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

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME	CURRENT YEAR	.1 INTANGIBLE PLANT	.2 SOURCE OF SUPPLY AND PUMPING PLANT	.3 WATER TREATMENT PLANT	.4 TRANSMISSION AND DISTRIBUTION PLANT	.5 GENERAL PLANT
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
301	Organization	\$ (34,044)	\$ (34,044)	\$	\$	\$	\$
302	Franchises	37,816	37,816				
303	Land and Land Rights	1,377		1,377			
304	Structures and Improvements	171,266		66,039		4,500	32,229
305	Collecting and Impounding Reservoirs	-		-			
306	Lake, River and Other Intakes	-		-			
307	Wells and Springs	59,459		59,459			
308	Infiltration Galleries and Tunnels	-		-			
309	Supply Mains	36,929		36,929			
310	Power Generation Equipment	644		644			
311	Pumping Equipment	166,570					
320	Water Treatment Equipment	30,264		166,570	30,264		
330	Distribution Reservoirs and Standpipes	88,074				88,074	
331	Transmission and Distribution Mains	484,965				484,965	
333	Services	240,909				240,909	
334	Meters and Meter Installations	161,970				161,970	
335	Hydrants	84,235				84,235	
336	Backflow Prevention Devices	452				452	
339	Other Plant Miscellaneous Equipment	-					
340	Office Furniture and Equipment	146,836					146,836
341	Transportation Equipment	57,043					57,043
342	Stores Equipment	-					
343	Tools, Shop and Garage Equipment	23,621					23,621
344	Laboratory Equipment	7,007					7,007
345	Power Operated Equipment	86					86
346	Communication Equipment	3,188					3,188
347	Miscellaneous Equipment	-					
348	Other Tangible Plant	-					
TOTAL WATER PLANT		\$ 1,768,668	\$ 3,772	\$ 331,018	\$ 98,762	\$ 1,065,105	\$ 270,011

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk 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)
301	Organization	40		2.50%
302	Franchises	40		2.50%
304	Structures and Improvements	32		3.13%
305	Collecting and Impounding Reservoirs	50		2.00%
306	Lake, River and Other Intakes	40		2.50%
307	Wells and Springs	30		3.33%
308	Infiltration Galleries and Tunnels	40		2.50%
309	Supply Mains	35		2.86%
310	Power Generation Equipment	20		5.00%
311	Pumping Equipment	20		5.00%
320	Water Treatment Equipment	22		4.55%
330	Distribution Reservoirs and Standpipes	37		2.70%
331	Transmission and Distribution Mains	43		2.33%
333	Services	40		2.50%
334	Meters and Meter Installations	20		5.00%
335	Hydrants	45		2.22%
336	Backflow Prevention Devices	15		6.67%
339	Other Plant Miscellaneous Equipment	18		5.56%
340	Office Furniture and Equipment	15		6.67%
341	Transportation Equipment	5		20.00%
342	Stores Equipment	18		5.56%
343	Tools, Shop and Garage Equipment	16		6.25%
344	Laboratory Equipment	15		6.67%
345	Power Operated Equipment	12		8.33%
346	Communication Equipment	10		10.00%
347	Miscellaneous Equipment	15		6.67%
348	Other Tangible Plant	10		10.00%
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.

UTILITY NAME: CYPRESS LAKES UTILITIES INC

<p>YEAR OF REPORT 31-Dec-12</p>

SYSTEM NAME / COUNTY : Polk County

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
301	Organization	\$ 3,141	\$ 1,163	\$	\$ 1,163
302	Franchises	2,614	945	1	946
304	Structures and Improvements	57,228	3,692	246	3,938
305	Collecting and Impounding Reservoirs	-	-		-
306	Lake, River and Other Intakes	-	-		-
307	Wells and Springs	37,921	1,982		1,982
308	Infiltration Galleries and Tunnels	-	-		-
309	Supply Mains	3,381	1,055		1,055
310	Power Generation Equipment	85	32		32
311	Pumping Equipment	125,559	8,341		8,341
320	Water Treatment Equipment	11,092	1,379		1,379
330	Distribution Reservoirs and Standpipes	36,825	2,379		2,379
331	Transmission and Distribution Mains	196,712	11,259		11,259
333	Services	94,042	6,008		6,008
334	Meters and Meter Installations	83,615	7,951		7,951
335	Hydrants	32,207	1,865		1,865
336	Backflow Prevention Devices	105	54		54
339	Other Plant Miscellaneous Equipment	-	-		-
340	Office Furniture and Equipment	83,981	15,790	2,235	18,025
341	Transportation Equipment	46,676	6,214	(6,030)	184
342	Stores Equipment	-	-		-
343	Tools, Shop and Garage Equipment	17,319	1,324	39	1,363
344	Laboratory Equipment	4,493	237	31	268
345	Power Operated Equipment	-	478	359	837
346	Communication Equipment	2,015	143	34	177
347	Miscellaneous Equipment	-	-		-
348	Other Tangible Plant	-	-		-
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 839,010	\$ 72,290	\$ (3,085)	\$ 69,205

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

OTHER CREDITS column (E) * are due to allocation of UIF plant

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk 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) (l) (k)
301	Organization	\$ -	\$ -	\$ -	\$ -	\$ 4,304
302	Franchises	-	-	-	-	3,560
304	Structures and Improvements	-	-	-	-	61,165
305	Collecting and Impounding Reservoirs	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-
307	Wells and Springs	-	-	-	-	39,903
308	Infiltration Galleries and Tunnels	-	-	-	-	-
309	Supply Mains	-	-	-	-	4,437
310	Power Generation Equipment	-	-	-	-	117
311	Pumping Equipment	501	-	-	501	133,399
320	Water Treatment Equipment	1,025	-	-	1,025	11,445
330	Distribution Reservoirs and Standpipes	-	-	-	-	39,204
331	Transmission and Distribution Mains	2,623	-	-	2,623	205,349
333	Services	-	-	-	-	100,049
334	Meters and Meter Installations	-	-	-	-	91,565
335	Hydrants	-	-	-	-	34,071
336	Backflow Prevention Devices	541	-	-	541	(382)
339	Other Plant Miscellaneous Equipment	-	-	-	-	-
340	Office Furniture and Equipment	-	-	-	-	102,006
341	Transportation Equipment	-	-	-	-	46,860
342	Stores Equipment	-	-	-	-	-
343	Tools, Shop and Garage Equipment	-	-	-	-	18,682
344	Laboratory Equipment	-	-	-	-	4,761
345	Power Operated Equipment	751	-	-	751	86
346	Communication Equipment	-	-	-	-	2,192
347	Miscellaneous Equipment	-	-	-	-	-
348	Other Tangible Plant	-	-	-	-	-
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 5,442	\$ -	\$ -	\$ 5,442	\$ 902,772

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance first of year		\$ <u>345,023</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	W-8(a)	\$ <u>4,500</u>
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	<u>-</u>
Total Credits		\$ <u>4,500</u>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ <u> </u>
Total Contributions In Aid of Construction		\$ <u>349,523</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:

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk 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)
WATER TAP FEES		\$	\$ 4,500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits			\$ <u>4,500</u>

ACCUMULATED AMORTIZATION OF WATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 135,014
Debits during the year:	
Accruals charged to Account 272	\$ 10,480
Other debits (specify):	_____
_____	_____
_____	_____
Total debits	\$ 10,480
Credits during the year (specify):	
_____	\$ _____
_____	_____
Total credits	\$ _____
Balance end of year	\$ <u>145,494</u>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk 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			\$ -
461.1	Metered Water Revenue: Sales to Residential Customers	1,252	1,264	282,670
461.2	Sales to Commercial Customers			30,888
461.3	Sales to Industrial Customers			-
461.4	Sales to Public Authorities			-
461.5	Sales Multiple Family Dwellings			-
461.6	Other Revenues			-
Total Metered Sales		1,252	1,264	\$ 313,558
462.1	Fire Protection Revenue: Public Fire Protection			-
462.2	Private Fire Protection			-
Total Fire Protection Revenue				\$ -
464	Other Sales To Public Authorities			-
465	Sales To Irrigation Customers			-
466	Sales For Resale			-
467	Interdepartmental Sales			-
Total Water Sales		1,252	1,264	\$ 313,558
469	Other Water Revenues: Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$ -
470	Forfeited Discounts			-
471	Miscellaneous Service Revenues			309
472	Rents From Water Property			-
473	Interdepartmental Rents			-
474	Other Water Revenues			3,437
Total Other Water Revenues				\$ 3,745
Total Water Operating Revenues				\$ 317,303

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.
 Accruals are recorded in account 461.1.

Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations

YEAR OF REPORT 31-Dec-12

UTILITY NAME: CYPRESS LAKES UTILITIES INC

	(A)	(B)	(C)	(D)
Accounts		Gross Water Revenues per Sch W-9	Gross Water Revenues per RAF Return	Difference (B)-(C)
Gross Revenues:				
Unmetered Water Revenues	-	-	-	-
Total Metered Sales	313,558	313,558	313,558	-
Total Fire Protection Revenue	-	-	-	-
Other Sales to Public Authorities	-	-	-	-
Sales to Irrigation Customers	-	-	-	-
Sales for Resale	-	-	-	-
Interdepartmental Sales	-	-	-	-
Total Other Water Revenue	3,745	3,745	3,745	-
Total Water Operating Revenue	317,303	317,303	317,303	-
Less: Expense for Purchased Water from FPSC Regulated Utility				-
Net Water Operating Revenues	317,303	317,303	317,303	-

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WATER UTILITY EXPENSE ACCOUNTS

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	\$ 83,890	\$ 10,106	\$ 10,106
603	Salaries and Wages - Officers, Directors and Majority Stockholders	7,835	-	-
604	Employee Pensions and Benefits	20,724	2,283	2,283
610	Purchased Water	-	-	
615	Purchased Power	11,174	-	
616	Fuel for Power Purchased	-	-	
618	Chemicals	8,858	1,476	1,476
620	Materials and Supplies	6,262	783	783
631	Contractual Services-Engineering	1,690	-	-
632	Contractual Services - Accounting	2,531	-	-
633	Contractual Services - Legal	72	-	-
634	Contractual Services - Mgt. Fees	-	-	-
635	Contractual Services - Testing	-	-	-
636	Contractual Services - Other	2,598	325	325
641	Rental of Building/Real Property	122	-	-
642	Rental of Equipment	-	-	-
650	Transportation Expenses	8,155	1,019	1,019
656	Insurance - Vehicle	-	-	-
657	Insurance - General Liability	-	-	-
658	Insurance - Workman's Comp.	-	-	-
659	Insurance - Other	10,694	1,337	1,337
660	Advertising Expense	24		
666	Regulatory Commission Expenses - Amortization of Rate Case Expense	10,077		
667	Regulatory Commission Exp.-Other	9,972	-	-
668	Water Resource Conservation Exp.	-	-	
670	Bad Debt Expense	362		
675	Miscellaneous Expenses	30,094	3,762	3,762
Total Water Utility Expenses		\$ 215,134	\$ 21,091	\$ 21,091

W-10(a)
GROUP _____

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY :

Polk County

WATER 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)
\$ 10,106	\$ 10,106	\$ 10,106	\$ 10,106	\$ 6,035	\$ 17,222
-	-	-	-	-	7,835
2,283	2,283	2,283	2,283	1,364	5,661
11,174					
-					
1,476	1,476	1,476	1,476		
783	783	783	783	782	783
-	-	1,690	-	-	-
-	-	-	-	-	2,531
-	-	-	-	-	72
-	-	-	-	-	-
325	325	325	325	325	325
-	-	-	-	-	122
-	-	-	-	-	-
1,019	1,019	1,019	1,019	1,019	1,019
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
	1,337	1,337	1,337		1,337
					24
					10,077
					9,972
				362	
3,762	3,762	3,762	3,762	3,762	3,762
\$ 32,265	\$ 21,091	\$ 22,781	\$ 21,091	\$ 14,985	\$ 60,741

W-10(b)
GROUP _____

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT

31-Dec-12

SYSTEM NAME / COUNTY :

CYPRESS LAKES / POLK

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		7.038	2.000	5.038	4.757
February		7.045	2.000	5.045	4.442
March		7.991	2.000	5.991	5.067
April		7.919	2.000	5.919	4.621
May		6.752	2.000	4.752	2.702
June		5.094	2.000	3.094	4.729
July		5.371	2.000	3.371	3.151
August		4.833	2.000	2.833	2.888
September		4.607	2.000	2.607	2.530
October		5.358	2.000	3.358	3.199
November		6.324	2.000	4.324	4.046
December		6.242	2.000	4.242	3.872
Total for Year		74.574	24.000	50.574	46.003

If water is purchased for resale, indicate the following:

Vendor NONE
 Point of delivery NONE

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

NONE

Based on 16hrs/day

or each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
WELL #1	730GPM	700,800	WELL
WELL #2	770GPM	739,200	WELL
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : CYPRESS LAKES / POLK

WATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	<u>331,200</u>
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	<u>Hydropneumatic Tank</u>
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc.):	<u>Chloramination (chlorine & ammonia)</u>
LIME TREATMENT	
Unit rating (i.e., GPM, pounds per gallon): <u>N/A</u>	Manufacturer: <u>N/A</u>
FILTRATION	
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>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : CYPRESS LAKES / POLK

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	1,448	1,448
5/8"	Displacement	1.0	22	22
3/4"	Displacement	1.5		0
1"	Displacement	2.5	16	40
1 1/2"	Displacement or Turbine	5.0	4	20
2"	Displacement, Compound or Turbine	8.0	4	32
3"	Displacement	15.0		0
3"	Compound	16.0		0
3"	Turbine	17.5		0
4"	Displacement or Compound	25.0		0
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0		0
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 Water System Meter Equivalents				<u>1,562</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:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$

ERC Calculation:

46.003/365/350=360 ERC's

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : CYPRESS LAKES / POLK

OTHER 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. 1,266

2. Maximum number of ERCs * which can be served. 1,650

3. Present system connection capacity (in ERCs *) using existing lines. 1,650

4. Future connection capacity (in ERCs *) upon service area buildout. 1,650

5. Estimated annual increase in ERCs *. 10

6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 500 gpm residential / 1000 gpm commercial

7. Attach a description of the fire fighting facilities. Two (2) 10,000 gallon hydropneumatic storage tanks,
2 wells and fire hydrants throughout the community.

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Replace (1) Hydropneumatic tank, 2013

9. When did the company last file a capacity analysis report with the DEP? 1993

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 # 6535055

12. Water Management District Consumptive Use Permit # 13043

- a. Is the system in compliance with the requirements of the CUP? Yes
- b. If not, what are the utility's plans to gain compliance? _____

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

**WASTEWATER
OPERATION
SECTION**

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

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 and S-12) must be filed for each system in the group.

All of the following wastewater pages (S-2 through S-12) should be completed for each group and arranged by group number.

SYSTEM NAME / COUNTY	CERTIFICATE NUMBER	GROUP NUMBER
CYPRESS LAKES / POLK	509S	

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

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-4A	\$ 3,771,651
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	1,588,550
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	847,394
252	Advances for Construction	F-20	
Subtotal			\$ 1,335,707
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 331,929
Subtotal			\$ 1,667,637
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		35,410
	Other (Specify):		-
WASTEWATER RATE BASE			\$ 1,703,047
WASTEWATER OPERATING INCOME		S-3	\$ 200,166
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			<u>11.75%</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: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9A	\$ 667,852
530	Less: Guaranteed Revenue (and AFPI)	S-9A	-
	Net Operating Revenues		\$ 667,852
401	Operating Expenses	S-10A	\$ 283,283
403	Depreciation Expense	S-6A	142,636
	Less: Amortization of CIAC	S-8A	(24,907)
	Net Depreciation Expense		\$ 117,729
406	Amortization of Utility Plant Acquisition Adjustment	F-7	-
407	Amortization Expense (Other than CIAC)	F-8	-
	Taxes Other Than Income		
408.1	Utility Regulatory Assessment Fee		123
408.11	Property Taxes		16,228
408.12	Payroll Taxes		8,293
408.13	Other Taxes and Licenses		21,343
408	Total Taxes Other Than Income		\$ 45,987
409.1	Income Taxes		16,903
410.1	Deferred Federal Income Taxes		3,230
410.11	Deferred State Income Taxes		554
411.1	Provision for Deferred Income Taxes - Credit		-
412.1	Investment Tax Credits Deferred to Future Periods		-
412.11	Investment Tax Credits Restored to Operating Income		-
	Utility Operating Expenses		\$ 467,686
	Utility Operating Income		\$ 200,166
530	Add Back: Guaranteed Revenue (and AFPI)	S-9A	\$ -
413	Income From Utility Plant Leased to Others		-
414	Gains (losses) From Disposition of Utility Property		-
420	Allowance for Funds Used During Construction		6
	Total Utility Operating Income		\$ 200,171

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 0	\$ -	\$ -	\$ 0
352	Franchises	(1)	-	-	(1)
353	Land and Land Rights	2,610	-	-	2,610
354	Structures and Improvements	2,212,317	10,138	3,951	2,218,504
355	Power Generation Equipment	1,313	-	-	1,313
360	Collection Sewers - Force	179,012	-	-	179,012
361	Collection Sewers - Gravity	605,635	-	-	605,635
361	Manholes	308,271	-	-	308,271
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	172,487	-	-	172,487
364	Flow Measuring Devices	-	-	-	-
365	Flow Measuring Installations	-	-	-	-
366	Reuse Services	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-
370	Receiving Wells	-	-	-	-
371	Pumping Equipment	15,100	11,176	1,712	24,564
374	Reuse Distribution Reservoirs	-	-	-	-
375	Reuse Transmission and Distribution System	3,367	159	-	3,526
380	Treatment and Disposal Equipment	28,501	5,229	1,977	31,754
381	Plant Sewers	4,003	2,102	3,636	2,469
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant Miscellaneous Equipment	2,689	292	-	2,980
390	Office Furniture and Equipment	130,617	4,328	-	134,945
391	Transportation Equipment	57,550	(5,126)	-	52,424
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	21,553	155	-	21,708
394	Laboratory Equipment	6,423	418	402	6,439
395	Power Operated Equipment	439	(360)	-	79
396	Communication Equipment	2,891	39	-	2,930
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
Total Wastewater Plant		\$ 3,754,777	\$ 28,551	\$ 11,678	\$ 3,771,651

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME	.1 INTANGIBLE PLANT	.2 COLLECTION PLANT	.3 SYSTEM PUMPING PLANT	.4 TREATMENT AND DISPOSAL	.5 RECLAIMED WASTEWATER TREATMENT PLANT	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT	.7 GENERAL PLANT
(a)	(b)	(g)	(h)	(i)	(j)	(i)	(j)	(k)
351	Organization	\$ 0	\$	\$	\$	\$	\$	\$
352	Franchises							
353	Land and Land Rights		2,610	-	-	-	-	-
354	Structures and Improvements		110	101,003	2,087,771	-	-	29,619
355	Power Generation Equipment		1,313	-	-	-	-	-
360	Collection Sewers - Force		179,012					
361	Collection Sewers - Gravity		605,635					
361	Manholes		308,271					
362	Special Collecting Structures		-					
363	Services to Customers		172,487					
364	Flow Measuring Devices		-					
365	Flow Measuring Installations		-					
366	Reuse Services		-					
367	Reuse Meters and Meter Installations		-					
370	Receiving Wells							
371	Pumping Equipment			24,564				
374	Reuse Distribution Reservoirs			-				
375	Reuse Transmission and Distribution System			3,526				
380	Treatment and Disposal Equipment				31,754			
381	Plant Sewers					2,469		
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment			1,167	1,813			
390	Office Furniture and Equipment							134,945
391	Transportation Equipment							52,424
392	Stores Equipment							-
393	Tools, Shop and Garage Equipment							21,708
394	Laboratory Equipment							6,439
395	Power Operated Equipment							79
396	Communication Equipment							2,930
397	Miscellaneous Equipment							-
398	Other Tangible Plant							-
Total Wastewater Plant		\$ (0)	\$ 1,269,438	\$ 130,261	\$ 2,121,338	\$ 2,469	\$ -	\$ 248,145

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

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)
351	Organization	50		2.00%
352	Franchises	40		2.50%
354	Structures and Improvements	32		3.13%
355	Power Generation Equipment	20		5.00%
360	Collection Sewers - Force	30		3.33%
361	Collection Sewers - Gravity	45		2.22%
362	Special Collecting Structures	40		2.50%
363	Services to Customers	38		2.63%
364	Flow Measuring Devices	5		20.00%
365	Flow Measuring Installations	38		2.63%
366	Reuse Services	40		2.50%
367	Reuse Meters and Meter Installations	20		5.00%
370	Receiving Wells	30		3.33%
371	Pumping Equipment	18		5.56%
375	Reuse Transmission and Distribution System	43		2.33%
380	Treatment and Disposal Equipment	18		5.56%
381	Plant Sewers	35		2.86%
382	Outfall Sewer Lines	30		3.33%
389	Other Plant Miscellaneous Equipment	10		10.00%
390	Office Furniture and Equipment	15		6.67%
391	Transportation Equipment	5		20.00%
392	Stores Equipment	18		5.56%
393	Tools, Shop and Garage Equipment	16		6.25%
394	Laboratory Equipment	15		6.67%
395	Power Operated Equipment	12		8.33%
396	Communication Equipment	10		10.00%
397	Miscellaneous Equipment	15		6.67%
398	Other Tangible Plant	10		10.00%
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: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

NO.	ACCT. ACCOUNT NAME	BALANCE AT BEGINNING OF YEAR	ACCRUALS	OTHER CREDITS *	TOTAL CREDITS (d + e)
(a)	(b)	(c)	(d)	(e)	(f)
301	Organization	\$ (1,645)	\$ -	\$ -	\$ -
302	Franchises	3,012	455		455
354	Structures and Improvements	663,666	69,302	1	69,304
355	Power Generation Equipment	189	66		66
360	Collection Sewers - Force	96,322	5,967		5,967
361	Collection Sewers - Gravity	431,186	20,250		20,250
362	Special Collecting Structures	-	-		-
363	Services to Customers	92,811	5,750		5,750
364	Flow Measuring Devices	-	-		-
365	Flow Measuring Installations	-	-		-
366	Reuse Services	-	-		-
367	Reuse Meters and Meter Installations	-	-		-
370	Receiving Wells	-	-		-
371	Pumping Equipment	1,199	1,045		1,045
375	Reuse Transmission and Distribution System	235	82		82
380	Treatment and Disposal Equipment	20,942	16,079		16,079
381	Plant Sewers	27	130		130
382	Outfall Sewer Lines	-	-		-
389	Other Plant Miscellaneous Equipment	298	161		161
390	Office Furniture and Equipment	88,143	15,133	2,317	17,450
391	Transportation Equipment	42,861	5,711	(5,507)	204
392	Stores Equipment	-	-		-
393	Tools, Shop and Garage Equipment	15,904	1,252	13	1,265
394	Laboratory Equipment	4,126	683	(31)	652
395	Power Operated Equipment	-	439	(360)	79
396	Communication Equipment	1,851	132	32	164
397	Miscellaneous Equipment	-	-		-
398	Other Tangible Plant	-	-		-
Total Depreciable Wastewater Plant in Service		\$ 1,461,126	\$ 142,636	\$ (3,535)	\$ 139,101

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

OTHER CREDITS column (E) * are due to allocation of UIF plant

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

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)
301	Organization	\$ -	\$ -	\$ -	\$ -	\$ (1,645)
302	Franchises	-	-	-	-	3,467
354	Structures and Improvements	3,951	-	-	3,951	729,018
355	Power Generation Equipment	-	-	-	-	254
360	Collection Sewers - Force	-	-	-	-	102,289
361	Collection Sewers - Gravity	-	-	-	-	451,435
362	Special Collecting Structures	-	-	-	-	-
363	Services to Customers	-	-	-	-	98,561
364	Flow Measuring Devices	-	-	-	-	-
365	Flow Measuring Installations	-	-	-	-	-
366	Reuse Services	-	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-	-
370	Receiving Wells	-	-	-	-	-
371	Pumping Equipment	1,712	-	-	1,712	532
375	Reuse Transmission and Distribution System	-	-	-	-	317
380	Treatment and Disposal Equipment	1,977	-	-	1,977	35,044
381	Plant Sewers	3,636	-	-	3,636	(3,478)
382	Outfall Sewer Lines	-	-	-	-	-
389	Other Plant Miscellaneous Equipment	-	-	-	-	459
390	Office Furniture and Equipment	-	-	-	-	105,593
391	Transportation Equipment	-	-	-	-	43,065
392	Stores Equipment	-	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-	17,169
394	Laboratory Equipment	402	-	-	402	4,376
395	Power Operated Equipment	-	-	-	-	79
396	Communication Equipment	-	-	-	-	2,015
397	Miscellaneous Equipment	-	-	-	-	-
398	Other Tangible Plant	-	-	-	-	-
Total Depreciable Wastewater Plant in Service		\$ 11,678	\$ -	\$ -	\$ 11,678	\$ 1,588,550

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>845,264</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>2,130</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u>-</u>
Total Credits		\$ <u>2,130</u>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ <u> </u>
Total Contributions In Aid of Construction		\$ <u>847,394</u>

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

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)
SEWER TAP FEES		\$	\$ 2,130.0
Total Credits			\$ <u>2,130.0</u>

ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 307,022
Debits during the year:	
Accruals charged to Account 272	\$ 24,907
Other debits (specify) :	
_____	_____
_____	_____
Total debits	\$ 24,907
Credits during the year (specify) :	
_____	\$ _____
_____	_____
Total credits	\$ -
Balance end of year	\$ <u>331,929</u>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

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)
NONE		\$ 0
Total Credits		\$ 0

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues	1,150	1,161	\$ 3,328
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	1,150	1,161	\$ 3,328
Measured Revenues:				
522.1	Residential Revenues			639,310
522.2	Commercial Revenues			23,407
522.3	Industrial Revenues			-
522.4	Revenues From Public Authorities			-
522.5	Multiple Family Dwelling Revenues			-
522	Total Measured Revenues			\$ 662,717
523	Revenues From Public Authorities			-
524	Revenues From Other Systems			-
525	Interdepartmental Revenues			-
Total Wastewater Sales		1,150	1,161	\$ 666,046
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale of Sludge			-
532	Forfeited Discounts			-
534	Rents From Wastewater Property			-
535	Interdepartmental Rents			-
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			1,806
Total Other Wastewater Revenues				\$ 1,806

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY Polk County

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
540.1	Flat Rate Reuse Revenues: 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	_____	_____	\$ _____ -
541.1	Measured Reuse Revenues: 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	_____	_____	\$ _____ -
544	Reuse Revenues From Other Systems	_____	_____	_____ -
Total Reclaimed Water Sales				\$ _____ -
Total Wastewater Operating Revenues				\$ <u>667,852</u>

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

Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations

YEAR OF REPORT
31-Dec-12

UTILITY NAME: **CYPRESS LAKES UTILITIES INC**

(A)	(B)	(C)	(D)
Accounts	Gross Wastewater Revenues per Sch S-9	Gross Wastewater Revenues per RAF Return	Difference (B)-(C)
Gross Revenues:			
Total Flat-Rate Revenues	3,328		3,328
Total Measured Revenues	662,717	666,046	(3,328)
Revenues from Public Authorities	-		
Revenues from Other Systems	-		
Interdepartmental Revenues	-		
Total Other Wastewater Revenues	1,806	1,806	0
Reclaimed Water Sales			
Total Wastewater Operating Revenue	667,852	667,852	0
Less: Expense for Purchased Wastewater from FPSC Regulated Utility			
Net Wastewater Operating Revenues	667,852	667,852	0

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	CURRENT YEAR	.1 COLLECTION EXPENSES- OPERATIONS	.2 COLLECTION EXPENSES- MAINTENANCE	.3 PUMPING EXPENSES - OPERATIONS	.4 PUMPING EXPENSES - MAINTENANCE	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
701	Salaries and Wages - Employees	\$ 77,096	\$ 9,287	\$ 9,287	\$ 9,287	\$ 9,287	\$ 9,287	\$ 9,287
703	Salaries and Wages - Officers, Directors and Majority Stockholders	7,200	-	-	-	-	-	-
704	Employee Pensions and Benefits	19,046	2,098	2,098	2,098	2,098	2,098	2,098
710	Purchased Sewage Treatment	-						
711	Sludge Removal Expense	19,000					19,000	-
715	Purchased Power	54,467	18,156		18,156		18,156	
716	Fuel for Power Purchased	-						
718	Chemicals	8,141	1,357	1,357	1,357	1,357	1,357	1,357
720	Materials and Supplies	10,494	1,312	1,312	1,312	1,312	1,312	1,312
731	Contractual Services-Engineering	1,553	-	-	-	-	-	-
732	Contractual Services - Accounting	2,326	-	-	-	-	-	-
733	Contractual Services - Legal	66	-	-	-	-	-	-
734	Contractual Services - Mgt. Fees	-	-	-	-	-	-	-
735	Contractual Services - Testing	-	-	-	-	-	-	-
736	Contractual Services - Other	2,388	298	298	298	298	298	298
741	Rental of Building/Real Property	112	-	-	-	-	-	-
742	Rental of Equipment	-	-	-	-	-	-	-
750	Transportation Expenses	7,495	937	937	937	937	937	937
756	Insurance - Vehicle	-	-	-	-	-	-	-
757	Insurance - General Liability	-	-	-	-	-	-	-
758	Insurance - Workman's Comp.	-	-	-	-	-	-	-
759	Insurance - Other	9,828	1,229	1,229	1,229	1,229	1,229	1,229
760	Advertising Expense	22						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	9,261						
767	Regulatory Commission Exp.-Other	9,164	-	-	-	-	-	-
770	Bad Debt Expense	333						
775	Miscellaneous Expenses	45,290	5,661	5,661	5,661	5,661	5,661	5,661
Total Wastewater Utility Expenses		\$ 283,283	\$ 40,335	\$ 22,179	\$ 40,335	\$ 22,179	\$ 59,335	\$ 22,179

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : Polk County

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.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	\$ 5,546	\$ 15,827	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	-	7,200	-	-	-	-
704	Employee Pensions and Benefits	1,253	5,203	-	-	-	-
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power	-	-	-		-	
716	Fuel for Power Purchased	-	-	-		-	
718	Chemicals						
720	Materials and Supplies	1,312	1,312	-		-	
731	Contractual Services-Engineering	-	1,553	-		-	
732	Contractual Services - Accounting	-	2,326	-		-	
733	Contractual Services - Legal	-	66	-		-	
734	Contractual Services - Mgt. Fees	-	-	-		-	
735	Contractual Services - Testing	-	-	-		-	
736	Contractual Services - Other	298	298	-		-	
741	Rental of Building/Real Property	-	112	-		-	
742	Rental of Equipment	-	-	-		-	
750	Transportation Expenses	937	937	-		-	
756	Insurance - Vehicle	-	-	-		-	
757	Insurance - General Liability	-	-	-		-	
758	Insurance - Workman's Comp.	-	-	-		-	
759	Insurance - Other	1,229	1,229	-		-	
760	Advertising Expense		22				
766	Regulatory Commission Expenses - Amortization of Rate Case Expense		9,261				
767	Regulatory Commission Exp.-Other	-	9,164	-		-	
770	Bad Debt Expense	333					
775	Miscellaneous Expenses	5,661	5,661	-		-	
Total Wastewater Utility Expenses		\$ 16,569	\$ 60,172	\$ -	\$ -	\$ -	\$ -

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-12

SYSTEM NAME / COUNTY :

CYPRESS LAKES / POLK

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	1,448	1,448
5/8"	Displacement	1.0	3	3
3/4"	Displacement	1.5		0
1"	Displacement	2.5	1	3
1 1/2"	Displacement or Turbine	5.0	1	5
2"	Displacement, Compound or Turbine	8.0		0
3"	Displacement	15.0		0
3"	Compound	16.0		0
3"	Turbine	17.5		0
4"	Displacement or Compound	25.0		0
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0		0
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>1,459</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

NOTE:

Total gallons treated includes both treated and purchased treatment.

ERC Calculation:

$$50.796/365/280=398 \text{ ERC's}$$

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : CYPRESS LAKES / POLK

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	0.190 mgd	_____	_____
Basis of Permit Capacity (1)	TMADF	_____	_____
Manufacturer	Poured-In-Place & Tube Tanks	_____	_____
Type (2)	Ext. Aeration	_____	_____
Hydraulic Capacity	0.190 mgd	_____	_____
Average Daily Flow	0.139 mgd	_____	_____
Total Gallons of Wastewater Treated	50,796 mg	_____	_____
Method of Effluent Disposal	Golf Course Irrigation	_____	_____

(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.

S-12

GROUP _____

SYSTEM _____

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT
31-Dec-12

SYSTEM NAME / COUNTY : CYPRESS LAKES / POLK

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 1,230

2. Maximum number of ERCs* which can be served 1,650

3. Present system connection capacity (in ERCs*) using existing lines 1,650

4. Future connection capacity (in ERCs*) upon service area buildout 1,650

5. Estimated annual increase in ERCs* 10

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. Cypress Lakes Golf Course - 0.139 mgd

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? N/A

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? 2008

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? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? No

12. Department of Environmental Protection ID # FLA 013123

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

Explanatory note for 2012 Florida Annual Reports:

This company has reported "Year End Number of Customers" using yearend active ERC calculations.

An ERC is a ratio assigned to a customer or class of customers based on meter size, with one ERC being the standard connection for a single family residence.

Please note: These ERC counts are input in place of customer count because these counts are the basis for all allocation methods.

*Below are Active ERC counts by sub:

County	SUB	W	WW
Polk	Cypress Lakes	1,264	1,161