

CLASS "A" OR "B"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

**OFFICIAL COPY**  
**Public Service Commission**  
**Do Not Remove From this Office**

OF

WS800-13-AR

**CYPRESS LAKES UTILITIES INC**

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Exact Legal Name of Respondent

**469W 358S**

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

Board of County Commissioners

FOR THE

YEAR ENDED

**31-Dec-13**

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
14 APR 30 AM 5:38  
DIVISION OF  
ACCOUNTING & FINANCE

## 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 Accounting and Finance  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850**

The fourth copy should be retained by the utility.

**TABLE OF CONTENTS**

SCHEDULE	PAGE	SCHEDULE	PAGE
<b>EXECUTIVE SUMMARY</b>			
Certification	E-1	Business Contracts with Officers, Directors and Affiliates	E-7
General Information	E-2	Affiliation of Officers & Directors	E-8
Directory of Personnel Who Contact the FPSC	E-3	Businesses which are a Byproduct, Coproduct or Joint Product Result of Providing Service	E-9
Company Profile	E-4	Business Transactions with Related Parties. Part I and II	E-10
Parent / Affiliate Organization Chart	E-5		
Compensation of Officers & Directors	E-6		
<b>FINANCIAL SECTION</b>			
Comparative Balance Sheet - Assets and Other Debits	F-1	Unamortized Debt Discount / Expense / Premium	F-13
Comparative Balance Sheet - Equity Capital and Liabilities	F-2	Extraordinary Property Losses	F-13
Comparative Operating Statement	F-3	Miscellaneous Deferred Debits	F-14
Schedule of Year End Rate Base	F-4	Capital Stock	F-15
Schedule of Year End Capital Structure	F-5	Bonds	F-15
Capital Structure Adjustments	F-6	Statement of Retained Earnings	F-16
Utility Plant	F-7	Advances from Associated Companies	F-17
Utility Plant Acquisition Adjustments	F-7	Long Term Debt	F-17
Accumulated Depreciation	F-8	Notes Payable	F-18
Accumulated Amortization	F-8	Accounts Payable to Associated Companies	F-18
Regulatory Commission Expense - Amortization of Rate Case Expense	F-9	Accrued Interest and Expense	F-19
Nonutility Property	F-9	Misc. Current & Accrued Liabilities	F-20
Special Deposits	F-9	Advances for Construction	F-21
Investments and Special Funds	F-10	Other Deferred Credits	F-21
Accounts and Notes Receivable - Net	F-11	Contributions In Aid of Construction	F-22
Accounts Receivable from Associated Companies	F-12	Accumulated Amortization of CIAC	F-23
Notes Receivable from Associated Companies	F-12	Reconciliation of Reported Net Income with Taxable Income for Federal Income Taxes	F-23
Miscellaneous Current & Accrued Assets	F-12		

**TABLE OF CONTENTS**

<b>SCHEDULE</b>	<b>PAGE</b>	<b>SCHEDULE</b>	<b>PAGE</b>
<b>WATER OPERATION SECTION</b>			
Listing of Water System Groups	W-1	CIAC Additions / Amortization	W-8
Schedule of Year End Water Rate Base	W-2	Water Operating Revenue	W-9
Water Operating Statement	W-3	Water Utility Expense Accounts	W-10
Water Utility Plant Accounts	W-4	Pumping and Purchased Water Statistics, Source Supply	W-11
Basis for Water Depreciation Charges	W-5	Water Treatment Plant Information	W-12
Analysis of Entries in Water Depreciation Reserve	W-6	Calculation of ERC's	W-13
Contributions In Aid of Construction	W-7	Other Water System Information	W-14
<b>WASTEWATER OPERATION SECTION</b>			
Listing of Wastewater System Groups	S-1	Contributions In Aid of Construction	S-7
Schedule of Year End Wastewater Rate Base	S-2	CIAC Additions / Amortization	S-8
Wastewater Operating Statement	S-3	Wastewater Utility Expense Accounts	S-9
Wastewater Utility Plant Accounts	S-4	Wastewater Operating Revenue	S-10
Analysis of Entries in Wastewater Depreciat Reserve	S-5	Calculation of ERC's	S-11
Basis for Wastewater Depreciation Charges	S-6	Wastewater Treatment Plant Information	S-12
		Other Wastewater System Information	S-13

# **EXECUTIVE SUMMARY**

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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.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

1.	2.	3.	4.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*John Anderson*  
\_\_\_\_\_  
(Signature of Treasurer, 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-13

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:

JOHN BONAGURA  
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:

ERNST & YOUNG LLP

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.		





**COMPANY PROFILE**

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

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

A.	Formed in 1996, Cypress Lakes Utilities, Inc. was acquired by Utilities Inc.
B.	Cypress Lakes Utilities, Inc. performs water and wastewater services
C.	Maintain a high quality of service and earn a fair return.
D.	Only one subdivision is served
E.	We expect modest growth currently with anticipated higher growth in the future
F.	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-13
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**PARENT / AFFILIATE ORGANIZATION CHART**

Current as of                      12/31/2013

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).

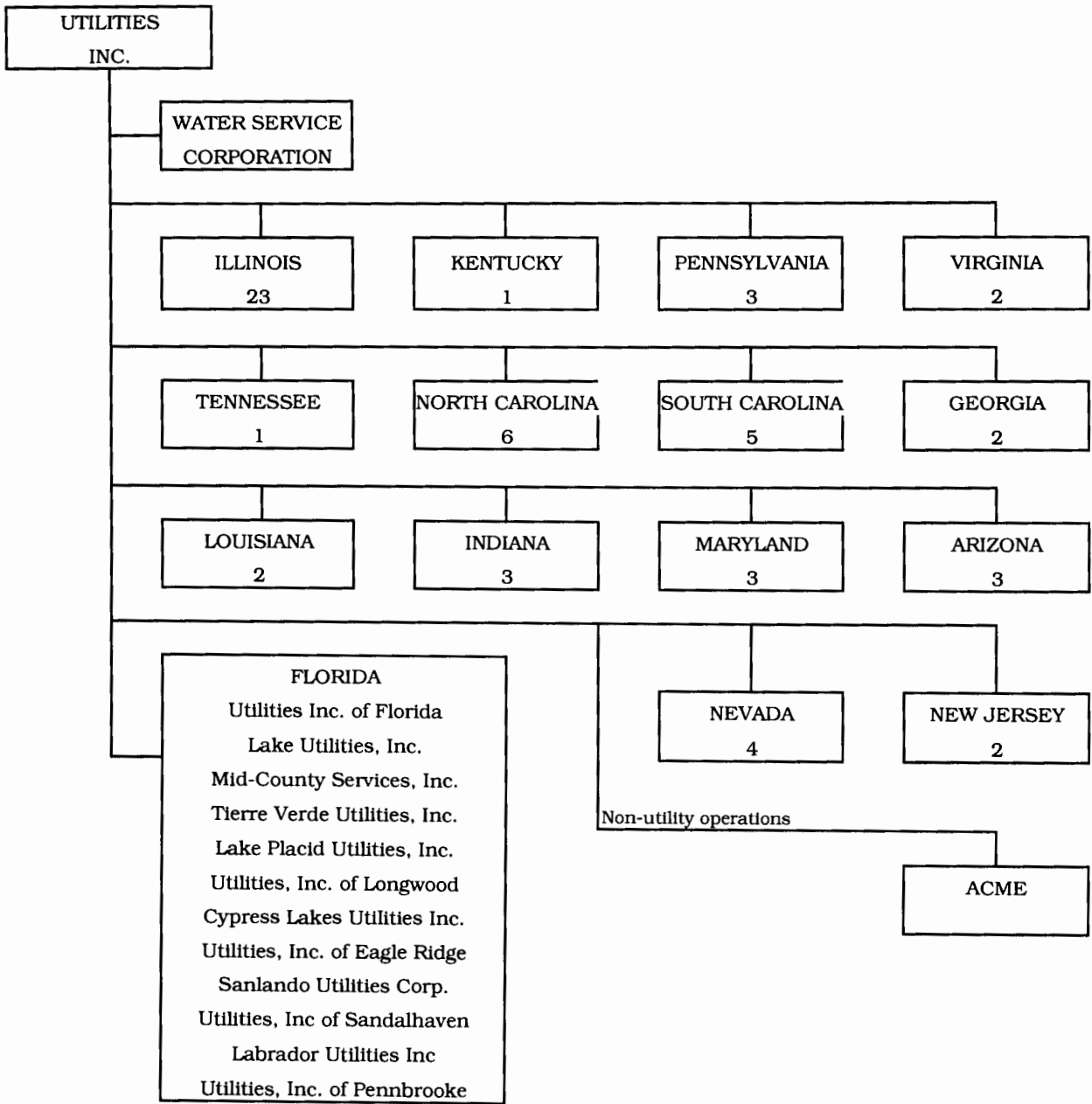
UTILITIES, INC. -- PARENT COMPANY

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)
John Hoy	President	N/A	\$ N/A
Patrick Flynn	Vice President Operations	N/A	N/A
John Stover	Vice President and Secretary	N/A	N/A
Debra A. Plumb	Assistant Secretary	N/A	N/A
Cheryl Hsu	Assistant Secretary	N/A	N/A
Jim Andrejko	Treasurer	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	Chairman & CEO	0	\$ N/A
Hamish Cumming	Director	0	N/A
Len Posyniak	Director	0	N/A
Carol Wozney	Director	0	N/A



**AFFILIATION OF OFFICERS AND DIRECTORS**

<p>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.</p>			
NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Lisa A. Sparrow	Chairman & CEO	DIRECTOR	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Hamish Cumming	Director	DIRECTOR	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Len Posyniak	Director	DIRECTOR	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Carol Wozney	Director	DIRECTOR	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
John Hoy	President	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Patrick Flynn	Vice President Operations	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
John Stover	Vice President and Secretary	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Debra A. Plumb	Assistant Secretary	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Cheryl Hsu	Assistant Secretary	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL
Jim Andrejko	Treasurer	OFFICER	UTILITIES INC & SUBSIDIARIES NORTHBROOK IL









# **FINANCIAL SECTION**

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UTILITY NAME: CYPRESS LAKES UTILITIES INC

**COMPARATIVE BALANCE SHEET**  
**ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
<b>UTILITY PLANT</b>				
101-106	Utility Plant	F-7	\$ 5,540,319	\$ 5,675,517
108-110	Less: Accumulated Depreciation and Amortization	F-8	2,491,322	2,504,032
Net Plant			\$ 3,048,997	\$ 3,171,486
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	628
116 *	Other Utility Plant Adjustments		197,504	197,504
Total Net Utility Plant			\$ 3,246,501	\$ 3,369,618
<b>OTHER PROPERTY AND INVESTMENTS</b>				
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			\$ -	\$ -
<b>CURRENT AND ACCRUED ASSETS</b>				
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	91,295	80,571
145	Accounts Receivable from Associated Companies	F-12	520,475	513,104
146	Notes Receivable from Associated Companies	F-12	-	-
151-153	Material and Supplies		2,409	2,976
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			\$ 617,429	\$ 599,902

\* Not Applicable for Class B Utilities

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**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	36,079	115,944
187 *	Research & Development Expenditures		-	-
190	Accumulated Deferred Income Taxes		-	-
	Total Deferred Debits		\$ 36,079	\$ 115,944
	TOTAL ASSETS AND OTHER DEBITS		\$ 3,900,009	\$ 4,085,463

\* 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)
<b>EQUITY CAPITAL</b>				
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	(32,721)	113,370
216	Reacquired Capital Stock		-	-
218	Proprietary Capital (Proprietorship and Partnership Only)		-	-
Total Equity Capital			\$ 2,637,346	\$ 2,783,437
<b>LONG TERM DEBT</b>				
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
<b>CURRENT AND ACCRUED LIABILITIES</b>				
231	Accounts Payable		42,437	62,199
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		15,177	7,402
236	Accrued Taxes		61,947	92,341
237	Accrued Interest	F-19	1,656	752
238	Accrued Dividends		-	-
239	Matured Long Term Debt		-	-
240	Matured Interest		-	-
241	Miscellaneous Current & Accrued Liabilities	F-20	-	-
Total Current & Accrued Liabilities			\$ (1,128,325)	\$ (1,086,848)

\* Not Applicable for Class B Utilities

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**COMPARATIVE BALANCE SHEET**  
**EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
<b>DEFERRED CREDITS</b>				
251	Unamortized Premium On Debt	F-13	\$ -	\$ -
252	Advances For Construction	F-20	-	-
253	Other Deferred Credits	F-21	-	-
255	Accumulated Deferred Investment Tax Credits		-	-
Total Deferred Credits			\$ -	\$ -
<b>OPERATING RESERVES</b>				
261	Property Insurance Reserve		\$ -	\$ -
262	Injuries & Damages Reserve		-	-
263	Pensions and Benefits Reserve		-	-
265	Miscellaneous Operating Reserves		-	-
Total Operating Reserves			\$ -	\$ -
<b>CONTRIBUTIONS IN AID OF CONSTRUCTION</b>				
271	Contributions in Aid of Construction	F-22	\$ 1,196,917	\$ 1,205,507
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	477,423	527,493
Total Net C.I.A.C.			\$ 719,494	\$ 678,014
<b>ACCUMULATED DEFERRED INCOME TAXES</b>				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ 63,612	\$ 104,113
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		-	-
283	Accumulated Deferred Income Taxes - Other		(24,994)	(26,129)
Total Accumulated Deferred Income Tax			\$ 38,618	\$ 77,984
<b>TOTAL EQUITY CAPITAL AND LIABILITIES</b>			\$ 3,900,009	\$ 4,085,463

**COMPARATIVE OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
<b>UTILITY OPERATING INCOME</b>				
400	Operating Revenues	F-3(b)	\$ 985,155	\$ 939,567
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			\$ 985,155	\$ 939,567
401	Operating Expenses	F-3(b)	\$ 498,417	\$ 532,133
403	Depreciation Expense:	F-3(b)	\$ 214,925	\$ 199,272
	Less: Amortization of CIAC	F-22	(35,387)	(37,400)
Net Depreciation Expense			\$ 179,539	\$ 161,872
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)	-	(628)
407	Amortization Expense (Other than CIAC)	F-3(b)	-	-
408	Taxes Other Than Income	W/S-3	96,026	107,649
409	Current Income Taxes	W/S-3	35,296	-
410.10	Deferred Federal Income Taxes	W/S-3	6,746	16,427
410.11	Deferred State Income Taxes	W/S-3	1,157	2,736
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			\$ 817,180	\$ 820,190
Net Utility Operating Income			\$ 167,975	\$ 119,378
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		12	1,108
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ 167,987	\$ 120,485

\* 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)
\$ 290,868	\$ 648,700	\$ -
\$ 290,868	\$ 648,700	\$ -
\$ 213,492	\$ 318,641	\$ -
71,020 <u>(12,443)</u>	128,252 <u>(24,957)</u>	-
\$ 58,577	\$ 103,296	\$ -
(628)	-	-
-	-	-
70,496	37,153	-
-	-	-
16,429	(1)	-
2,730	6	-
-	-	-
-	-	-
-	-	-
\$ 361,095	\$ 459,094	\$ -
\$ (70,227)	\$ 189,605	\$ -
-	-	-
-	-	-
-	-	-
3	1,105	-
\$ (70,224)	\$ 190,710	\$ -

\* 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)]			\$ 167,987	\$ 120,485
<b>OTHER INCOME AND DEDUCTIONS</b>				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ -	\$ -
416	Costs & Expenses of Merchandising Jobbing, and Contract Work			
419	Interest and Dividend Income		-	-
421	Nonutility Income		1,184	663
426	Miscellaneous Nonutility Expenses			
Total Other Income and Deductions			\$ 1,184	\$ 663
<b>TAXES APPLICABLE TO OTHER INCOME</b>				
408.2	Taxes Other Than Income		\$ -	\$ -
409.2	Income Taxes			
410.2	Provision for Deferred Income Taxes			
411.2	Provision for Deferred Income Taxes - Credit			
412.2	Investment Tax Credits - Net		-	-
412.3	Investment Tax Credits Restored to Operating Income		-	-
Total Taxes Applicable To Other Income			\$ -	\$ -
<b>INTEREST EXPENSE</b>				
427	Interest Expense	F-19	\$ 89,218	\$ 87,666
428	Interest Expense	F-13	-	-
429	Amortization of Premium on Debt	F-13	-	-
Total Interest Expense			\$ 89,218	\$ 87,666
<b>EXTRAORDINARY ITEMS</b>				
433	Extraordinary Income		\$ -	\$ -
434	Extraordinary Deductions		-	-
409.3	Income Taxes, Extraordinary Items		-	-
Total Extraordinary Items			\$ -	\$ -
<b>NET INCOME</b>			<b>\$ 79,953</b>	<b>\$ 33,482</b>

Explain Extraordinary Income:  
 NONE

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**SCHEDULE OF YEAR END RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 1,861,289	\$ 3,814,228
	Less: Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	938,703	1,565,328
110	Accumulated Amortization	F-8	-	-
271	Contributions In Aid of Construction	F-22	356,693	848,814
252	Advances for Construction	F-20	-	-
Subtotal			\$ 531,893	\$ 1,373,427
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	170,607	356,886
Subtotal			\$ 702,500	\$ 1,730,313
114	Plus or Minus: Acquisition Adjustments (2)	F-7	-	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	628	-
	Working Capital Allowance (3)		26,686	39,830
	Other (Specify): _____ _____ _____			
<b>RATE BASE</b>			<b>\$ 728,559</b>	<b>\$ 1,770,143</b>
<b>NET UTILITY OPERATING INCOME</b>			<b>\$ (70,227)</b>	<b>\$ 189,605</b>
<b>ACHIEVED RATE OF RETURN (Operating Income / Rate Base)</b>			<b>-9.64%</b>	<b>10.71%</b>

**NOTES :**

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

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

<b>CLASS OF CAPITAL (a)</b>	<b>DOLLAR AMOUNT (2) (b)</b>	<b>PERCENTAGE OF CAPITAL (c)</b>	<b>ACTUAL COST RATES (3) (d)</b>	<b>WEIGHTED COST (c x d) (e)</b>
Common Equity	\$ 1,195,772	47.87%	11.45%	5.48%
Preferred Stock	-	0.00%	0.00%	0.00%
Long Term Debt	1,215,194	48.64%	6.62%	3.22%
Short Term Debt	1,774	0.07%	4.61%	0.00%
Customer Deposits	7,402	0.30%	6.00%	0.02%
Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
Deferred Income Taxes	77,984	3.12%	0.00%	0.00%
Other (Explain) Short Term Debt	-	0.00%	0.00%	0.00%
<b>Total</b>	<b>\$ 2,498,126</b>	<b>100.00%</b>		<b>8.72%</b>

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

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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

<b>CLASS OF CAPITAL (a)</b>	<b>PER BOOK BALANCE (b)</b>	<b>NON-UTILITY ADJUSTMENTS (c)</b>	<b>NON-JURISDICTIONAL ADJUSTMENTS (d)</b>	<b>OTHER (1) ADJUSTMENTS SPECIFIC (e)</b>	<b>OTHER (1) ADJUSTMENTS PRO RATA (f)</b>	<b>CAPITAL STRUCTURE (g)</b>
Common Equity	\$ 177,123,218	\$ _____	_____	_____	\$ (175,927,446)	\$ 1,195,772
Preferred Stock	-	_____	_____	_____	_____	-
Long Term Debt	180,000,000	_____	_____	_____	(178,784,806)	1,215,194
Short Term Debt	262,837	_____	_____	_____	(261,063)	1,774
Customer Deposits	7,402	_____	_____	_____	_____	7,402
Tax Credits - Zero Cost	-	_____	_____	_____	_____	-
Tax Credits - Weighted Cost	-	_____	_____	_____	_____	-
Deferred Inc. Taxes	77,984	_____	_____	_____	_____	77,984
Other (Explain) Short Term Debt	-	_____	_____	_____	-	-
<b>Total</b>	<b>\$ 357,471,441</b>	<b>\$ _____</b>	<b>_____</b>	<b>_____</b>	<b>\$ (354,973,315)</b>	<b>\$ 2,498,126</b>

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

NOT APPLICABLE

**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	\$ 1,827,289	\$ 3,787,570	\$	\$ 5,614,859
102	Utility Plant Leased to Other				-
103	Property Held for Future Use	-	-		-
104	Utility Plant Purchased or Sold				-
105	Construction Work in Progress	34,000	26,658		60,658
106	Completed Construction Not Classified				-
	<b>Total Utility Plant</b>	<b>\$ 1,861,289</b>	<b>\$ 3,814,228</b>	<b>\$ -</b>	<b>\$ 5,675,517</b>

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

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

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ -	-		-
	<b>Total Plant Acquisition Adjustments</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
115	Beginning Bal	\$ -	\$	\$	\$ -
	Accumulated Amortization				
	Accruals charged during year	628	-		
	<b>Total Accumulated Amortization</b>	<b>\$ 628</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 628</b>
	<b>Net Acquisition Adjustments</b>	<b>\$ 628</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 628</b>

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

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
<b>ACCUMULATED DEPRECIATION</b>				
Account 108				
Balance first of year	\$ 839,010	1,588,550		2,427,559
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ 71,020	\$ 128,252	\$	\$ 199,272
Account 108.2 (2)				-
Account 108.3 (2)				-
Other Accounts (specify):	74,723	(141,457)		(66,734)
Salvage				-
Other Credits (Specify):				-
<b>Total Credits</b>	<b>\$ 145,743</b>	<b>\$ (13,205)</b>	<b>\$ -</b>	<b>\$ 132,538</b>
Debits during year:				
Book cost of plant retired	46,049	10,017		56,066
Cost of Removal	-	-		-
Other Debits (specify):				
Accting adjustments mandated by FPSC				-
<b>Total Debits</b>	<b>\$ 46,049</b>	<b>\$ 10,017</b>	<b>\$ -</b>	<b>\$ 56,066</b>
<b>Balance end of year</b>	<b>\$ 938,703</b>	<b>\$ 1,565,328</b>	<b>\$ -</b>	<b>\$ 2,504,032</b>
<b>ACCUMULATED AMORTIZATION</b>				
Account 110				
Balance first of year	\$			
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ -	\$ -	\$	\$ -
Other Accounts (specify):	-	-		-
<b>Total credits</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Debits during year:				
Book cost of plant retired				-
Other debits (specify):				-
<b>Total Debits</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Balance end of year</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

- 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

<b>YEAR OF REPORT</b> 31-Dec-13
------------------------------------

**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	\$ _____	_____	\$ 18,839
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ _____	_____	\$ 18,839

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



UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

**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)
<b>CUSTOMER ACCOUNTS RECEIVABLE (Account 141):</b>		
Water	\$ 41,964	
Wastewater	38,814	
Other		
Total Customer Accounts Receivable		\$ 80,778
<b>OTHER ACCOUNTS RECEIVABLE ( Account 142):</b>		
	\$	
Total Other Accounts Receivable		\$ -
<b>NOTES RECEIVABLE (Account 144):</b>		
	\$	
Total Notes Receivable		\$ -
Total Accounts and Notes Receivable		\$ 80,778
<b>ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS ( Account 143 )</b>		
Balance first of year	\$	
Provision for uncollectibles for current year	\$ (207)	
Collection of accounts previously written off		
Utility Accounts		
Others		
Total Additions		\$ (207)
Deduct accounts written off during year:		
Utility Accounts		
Others		
Total accounts written off		\$ -
Balance end of year		\$ (207)
<b>TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET</b>		<b>\$ 80,571</b>



UTILITY NAME: CYPRESS LAKES UTILITIES INC

**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	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Unamortized Debt Discount and Expense</b>	\$ _____	\$ _____ -
UNAMORTIZED PREMIUM ON DEBT (Account 251):	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Unamortized Premium on Debt</b>	\$ _____	\$ _____ -

**EXTRAORDINARY PROPERTY LOSSES  
ACCOUNT 182**

Report each item separately.

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

**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)		
RATE CASE	\$ 18,839	\$ 100,939
Total Deferred Rate Case Expense	\$ 18,839	\$ 100,939
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
OTHER DEFERRED MAINTENANCE	\$ -	\$ 15,004
Total Other Deferred Debits	\$ -	\$ 15,004
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
NONE	\$ -	\$ -
Total Regulatory Assets	\$ -	\$ -
<b>TOTAL MISCELLANEOUS DEFERRED DEBITS</b>	<b>\$ 18,839</b>	<b>\$ 115,944</b>

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> 31-Dec-13
------------------------------------

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

DESCRIPTION (a)	RATE (b)	TOTAL (c)
<b>COMMON STOCK</b>		
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
<b>REFERRED STOCK</b>		
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	\$ (32,721)
439	Changes to Account: Adjustments to Retained Earnings ( requires Commission approval prior to use): Credits: _____ _____	\$ 112,609 _____
	Total Credits:	\$ 112,609
	Debits: _____ _____	\$ _____ _____
	Total Debits:	\$ _____
435	Balance Transferred from Income {income/(loss)}	\$ 33,482
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>113,370</u>
Notes to Statement of Retained Earnings:		



UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

**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

**YEAR OF REPORT**  
31-Dec-13

**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	0		86,785	86,785	-
_____					
<b>Total Account 237.1</b>	\$ <u>-</u>		\$ <u>86,785</u>	\$ <u>86,785</u>	\$ <u>-</u>
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities					
Customer Deposits	\$ 1,656		\$ (458)	\$ 446	\$ 752
MISC ITEMS	-				-
_____	-				-
<b>Total Account 237.2</b>	\$ <u>1,656</u>		\$ <u>(458)</u>	\$ <u>446</u>	\$ <u>752</u>
<b>Total Account 237 (1)</b>	\$ <u>1,656</u>		\$ <u>86,327</u>	\$ <u>87,231</u>	\$ <u>752</u>
<b>INTEREST EXPENSED:</b>					
Total accrual Account 237			\$ 87,231		
_____					
Short Term Interest Expense			435		
_____					
<b>Net Interest Expensed to Account No. 427 (2)</b>			\$ <u>87,666</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

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

**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

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

**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	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Regulatory Liabilities</b>	<b>\$ _____</b>	<b>\$ _____ -</b>
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
_____	\$ _____	\$ _____ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
<b>Total Other Deferred Liabilities</b>	<b>\$ _____</b>	<b>\$ _____ -</b>
<b>TOTAL OTHER DEFERRED CREDITS</b>	<b>\$ _____</b>	<b>\$ _____ -</b>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT  
31-Dec-13

CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>349,523</u>	\$ <u>847,394</u>	\$ <u>-</u>	\$ <u>1,196,917</u>
Add credits during year:	\$ <u>7,170</u>	\$ <u>1,420</u>	\$ <u>-</u>	\$ <u>8,590</u>
Less debit charged during the year	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total Contribution In Aid of Construction	\$ <u>356,693</u>	\$ <u>848,814</u>	\$ <u>-</u>	\$ <u>1,205,507</u>

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 272

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>145,494</u>	\$ <u>331,929</u>	\$ <u>-</u>	\$ <u>477,423</u>
Debits during the year:	\$ <u>25,113</u>	\$ <u>24,957</u>	\$ <u>-</u>	\$ <u>50,070</u>
Credits during the year	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u>170,607</u>	\$ <u>356,886</u>	\$ <u>-</u>	\$ <u>527,493</u>

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
31-Dec-13

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

- 1 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.
- 2 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)	\$ 33,482
Reconciling items for the year:		
Taxable income not reported on books:		
Tap Fees		
_____		
_____		
_____		
Deductions recorded on books not deducted for return:		
GOS adjustment		(663)
Excess Tax Depreciation over Book Depreciation		(47,964)
Tap in Fees		
Amort of PAA		(628)
Addtl Interest		1,108
Def. Maint. CY additions		(15,004)
Def. Maint. CY amortization		
Def. Rate Case CY additions		(83,700)
Def. Rate Case CY amortization		18,839
Organization Exp-Amort		(156)
Bad Debts CY		(266)
Current FIT (725)		0
Deferred FIT (731)		16,427
Deferred SIT (732)		2,736
Current SIT		0
Meals		293
Fines		2
Income recorded on books not included in return:		
Interest During Construction		
AFUDC		518
_____		
Deduction on return not charged against book income:		
Adjustment		74,975
_____		
_____		
Federal tax net income		\$ 0
Computation of tax :		
	0	
	<u>34%</u>	
	0	

**WATER  
OPERATION  
SECTION**



UTILITY NAME:

CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**

**31-Dec-13**

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)	\$ 1,827,289
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	W-6(b)	938,703
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	W-7	356,693
252	Advances for Construction	F-20	-
Subtotal			\$ 531,893
272	Add: Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	\$ 170,607
Subtotal			\$ 702,500
114	Plus or Minus: Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	(628)
	Working Capital Allowance (3)		26,686
	Other (Specify):		
WATER RATE BASE			\$ 728,559
WATER OPERATING INCOME		W-3	\$ (70,227)
RN (Water Operating Income / Water Rate Base)			<u>-9.64%</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

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

SYSTEM NAME / COUNTY :

Polk County

**WATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	CURRENT YEAR (d)
<b>UTILITY OPERATING INCOME</b>			
400	Operating Revenues	W-9	\$ 290,868
469	Less: Guaranteed Revenue and AFPI	W-9	-
Net Operating Revenues			\$ 290,868
401	Operating Expenses	W-10(a)	\$ 213,492
403	Depreciation Expense	W-6(a)	71,020
	Less: Amortization of CIAC	W-8(a)	(12,443)
Net Depreciation Expense			\$ 58,577
406	Amortization of Utility Plant Acquisition Adjustment	F-7	(628)
407	Amortization Expense (Other than CIAC)	F-8	-
408.1	Taxes Other Than Income		
	Utility Regulatory Assessment Fee		177
408.11	Property Taxes		48,929
408.12	Payroll Taxes		8,182
408.13	Other Taxes and Licenses		13,209
408	Total Taxes Other Than Income		\$ 70,496
409.1	Income Taxes		-
410.1	Deferred Federal Income Taxes		16,429
410.11	Deferred State Income Taxes		2,730
411.1	Deferred Income Taxes - Credit		-
412.1	Investment Tax Credits Deferred to Future Periods		-
412.11	Investment Tax Credits Amortized		-
Utility Operating Expenses			\$ 361,095
Utility Operating Income			\$ (70,227)
<b>Add Back:</b>			
469	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		3
Total Utility Operating Income			\$ (70,224)

UTILITY NAME: CYPRESS LAKES UTILITIES INC

<p><b>YEAR OF REPORT</b> 31-Dec-13</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	37,816	(1)	-	37,815
303	Land and Land Rights	1,377	(8)	-	1,370
304	Structures and Improvements	171,266	30,716	20,444	181,538
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	59,459	1,047	-	60,506
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	36,929	-	-	36,929
310	Power Generation Equipment	644	-	-	644
311	Pumping Equipment	166,570	5,449	2,362	169,658
320	Water Treatment Equipment	30,264	5,296	1,128	34,433
330	Distribution Reservoirs and Standpipes	88,074	208	15,171	73,110
331	Transmission and Distribution Mains	484,965	7,470	3,588	488,848
333	Services	240,909	6,795	2,745	244,959
334	Meters and Meter Installations	161,970	8,372	-	170,343
335	Hydrants	84,235	2,230	-	86,465
336	Backflow Prevention Devices	452	347	178	621
339	Other Plant Miscellaneous Equipment	-	-	-	-
340	Office Furniture and Equipment	146,836	12,310	-	159,146
341	Transportation Equipment	57,043	3,768	-	60,811
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	23,621	20,618	-	44,239
344	Laboratory Equipment	7,007	(53)	435	6,519
345	Power Operated Equipment	86	79	-	166
346	Communication Equipment	3,188	26	-	3,215
347	Miscellaneous Equipment	-	-	-	-
348	Other Tangible Plant	-	-	-	-
<b>TOTAL WATER PLANT</b>		<b>\$ 1,768,668</b>	<b>\$ 104,671</b>	<b>\$ 46,049</b>	<b>\$ 1,827,289</b>

**NOTE:** Any adjustments made to reclassify property from one account to another must be footnoted. Additions are netted against all Commission Ordered Adjustments.

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

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

YEAR OF REPORT 31-Dec-13
-----------------------------

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	37,815	37,815				
303	Land and Land Rights	1,370		1,370	-	-	-
304	Structures and Improvements	181,538		66,120	49,108	4,500	61,811
305	Collecting and Impounding Reservoirs	-		-			
306	Lake, River and Other Intakes	-		-			
307	Wells and Springs	60,506		60,506			
308	Infiltration Galleries and Tunnels	-		-			
309	Supply Mains	36,929		36,929			
310	Power Generation Equipment	644		644			
311	Pumping Equipment	169,658		169,658	-	-	
320	Water Treatment Equipment	34,433			34,433		
330	Distribution Reservoirs and Standpipes	73,110				73,110	
331	Transmission and Distribution Mains	488,848				488,848	
333	Services	244,959				244,959	
334	Meters and Meter Installations	170,343				170,343	
335	Hydrants	86,465				86,465	
336	Backflow Prevention Devices	621				621	
339	Other Plant Miscellaneous Equipment	-	-	-	-	-	
340	Office Furniture and Equipment	159,146					159,146
341	Transportation Equipment	60,811					60,811
342	Stores Equipment	-					-
343	Tools, Shop and Garage Equipment	44,239					44,239
344	Laboratory Equipment	6,519					6,519
345	Power Operated Equipment	166					166
346	Communication Equipment	3,215					3,215
347	Miscellaneous Equipment	-					-
348	Other Tangible Plant	-					-
TOTAL WATER PLANT		\$ 1,827,289	\$ 3,771	\$ 335,226	\$ 83,541	\$ 1,068,845	\$ 335,906

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> 31-Dec-13
------------------------------------

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

**YEAR OF REPORT**  
31-Dec-13

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	\$ (851)	\$ (12,934)	\$ (13,785)
302	Franchises	2,614	948	946	1,894
304	Structures and Improvements	57,228	5,402	(10,190)	(4,788)
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	37,921	2,007	1,981	3,988
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	3,381	1,055	1,055	2,110
310	Power Generation Equipment	85	32	32	64
311	Pumping Equipment	125,559	8,426	12,297	20,723
320	Water Treatment Equipment	11,092	1,543	354	1,897
330	Distribution Reservoirs and Standpipes	36,825	2,009	2,379	4,388
331	Transmission and Distribution Mains	196,712	11,325	8,636	19,961
333	Services	94,042	6,092	6,008	12,100
334	Meters and Meter Installations	83,615	8,361	7,949	16,310
335	Hydrants	32,207	1,914	1,865	3,779
336	Backflow Prevention Devices	105	39	(487)	(448)
339	Other Plant Miscellaneous Equipment	-	-	-	-
340	Office Furniture and Equipment	83,981	14,067	50,559	64,626
341	Transportation Equipment	46,676	5,339	(4,219)	1,120
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	17,319	2,594	9,768	12,362
344	Laboratory Equipment	4,493	437	(391)	46
345	Power Operated Equipment	-	9	166	175
346	Communication Equipment	2,015	272	(1,051)	(779)
347	Miscellaneous Equipment	-	-	-	-
348	Other Tangible Plant	-	-	-	-
<b>TOTAL WATER ACCUMULATED DEPRECIATION</b>		<b>\$ 839,010</b>	<b>\$ 71,020</b>	<b>\$ 74,723</b>	<b>\$ 145,743</b>

\* 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-13

SYSTEM NAME / COUNTY : Polk County

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

ACCT. NO.	ACCOUNT NAME	PLANT RETIRED	SALVAGE AND INSURANCE	COST OF REMOVAL AND OTHER CHARGES	TOTAL CHARGES (g-h+i)	BALANCE AT END OF YEAR (c+f-j)
(a)	(b)	(g)	(h)	(i)	(j)	(l) (k)
301	Organization	\$ -	\$ -	\$ -	\$ -	\$ (10,644)
302	Franchises	-	-	-	-	4,508
304	Structures and Improvements	20,444	-	-	20,444	31,996
305	Collecting and Impounding Reservoirs	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-
307	Wells and Springs	-	-	-	-	41,909
308	Infiltration Galleries and Tunnels	-	-	-	-	-
309	Supply Mains	-	-	-	-	5,492
310	Power Generation Equipment	-	-	-	-	149
311	Pumping Equipment	2,362	-	-	2,362	143,920
320	Water Treatment Equipment	1,128	-	-	1,128	11,861
330	Distribution Reservoirs and Standpipes	15,171	-	-	15,171	26,041
331	Transmission and Distribution Mains	3,588	-	-	3,588	213,086
333	Services	2,745	-	-	2,745	103,397
334	Meters and Meter Installations	-	-	-	-	99,925
335	Hydrants	-	-	-	-	35,985
336	Backflow Prevention Devices	178	-	-	178	(521)
339	Other Plant Miscellaneous Equipment	-	-	-	-	-
340	Office Furniture and Equipment	-	-	-	-	148,607
341	Transportation Equipment	-	-	-	-	47,796
342	Stores Equipment	-	-	-	-	-
343	Tools, Shop and Garage Equipment	-	-	-	-	29,681
344	Laboratory Equipment	435	-	-	435	4,104
345	Power Operated Equipment	-	-	-	-	175
346	Communication Equipment	-	-	-	-	1,236
347	Miscellaneous Equipment	-	-	-	-	-
348	Other Tangible Plant	-	-	-	-	-
<b>TOTAL WATER ACCUMULATED DEPRECIATION</b>		<b>\$ 46,049</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,049</b>	<b>\$ 938,703</b>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
31-Dec-13

SYSTEM NAME / COUNTY : Polk County

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance first of year		\$ <u>349,523</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	W-8(a)	\$ <u>7,170</u>
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	<u>-</u>
Total Credits		\$ <u>7,170</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>356,693</u>

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

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

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UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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)
<b>WATER TAP FEES</b>		\$	7,170
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total Credits</b>			\$ <u>7,170</u>

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

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 145,494
Debits during the year:	
Accruals charged to Account 272	\$ 12,443
Other debits (specify) :	
_____	_____
_____	_____
<b>Total debits</b>	\$ 12,443
Credits during the year (specify) :	
_____	\$ -
_____	_____
<b>Total credits</b>	\$ -
<b>Balance end of year</b>	\$ <u>170,607</u>





UTILITY NAME: CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
31-Dec-13

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			\$ -
	Metered Water Revenue:			
461.1	Sales to Residential Customers	1,264	1,263	264,544
461.2	Sales to Commercial Customers			22,053
461.3	Sales to Industrial Customers			-
461.4	Sales to Public Authorities			-
461.5	Sales Multiple Family Dwellings			-
461.6	Other Revenues			-
	<b>Total Metered Sales</b>	<u>1,264</u>	<u>1,263</u>	\$ <u>286,596</u>
	Fire Protection Revenue:			
462.1	Public Fire Protection			-
462.2	Private Fire Protection			-
	<b>Total Fire Protection Revenue</b>			\$ -
464	Other Sales To Public Authorities			-
465	Sales To Irrigation Customers			-
466	Sales For Resale			-
467	Interdepartmental Sales			-
	<b>Total Water Sales</b>	<u>1,264</u>	<u>1,263</u>	\$ <u>286,596</u>
	Other Water Revenues:			
469	Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$ -
470	Forfeited Discounts			-
471	Miscellaneous Service Revenues			299
472	Rents From Water Property			-
473	Interdepartmental Rents			-
474	Other Water Revenues			3,973
	<b>Total Other Water Revenues</b>			\$ <u>4,271</u>
	<b>Total Water Operating Revenues</b>			\$ <u>290,868</u>

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT  
31-Dec-13

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	\$ 84,689	\$ 7,536	\$ 7,536
603	Salaries and Wages - Officers, Directors and Majority Stockholders	7,932	-	-
604	Employee Pensions and Benefits	22,549	1,835	-
610	Purchased Water	-	-	-
615	Purchased Power	12,044	-	-
616	Fuel for Power Purchased	-	-	-
618	Chemicals	11,904	1,984	1,984
620	Materials and Supplies	9,975	1,247	1,247
631	Contractual Services-Engineering	-	-	-
632	Contractual Services - Accounting	2,189	-	-
633	Contractual Services - Legal	45	-	-
634	Contractual Services - Mgt. Fees	-	-	-
635	Contractual Services - Testing	-	-	-
636	Contractual Services - Other	2,598	325	325
641	Rental of Building/Real Property	86	-	-
642	Rental of Equipment	-	-	-
650	Transportation Expenses	7,614	952	952
656	Insurance - Vehicle	-	-	-
657	Insurance - General Liability	-	-	-
658	Insurance - Workman's Comp.	-	-	-
659	Insurance - Other	11,496	-	1,437
660	Advertising Expense	196	-	-
666	Regulatory Commission Expenses - Amortization of Rate Case Expense	9,805	-	-
667	Regulatory Commission Exp.-Other	2,111	-	-
668	Water Resource Conservation Exp.	-	-	-
670	Bad Debt Expense	2,318	-	-
675	Miscellaneous Expenses	25,942	3,243	3,243
Total Water Utility Expenses		\$ 213,492	\$ 18,558	\$ 18,558

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

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

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)
\$ 7,536	\$ 7,536	\$ 7,536	\$ 7,536	\$ 6,109	\$ 33,364
-	-	-	-	-	7,932
1,835	1,835	1,835	1,835	1,487	10,054
12,044					
-					
1,984	1,984	1,984	1,984		
1,247	1,247	1,247	1,247	1,247	1,247
-	-	-	-	-	-
-	-	-	-	-	2,189
-	-	-	-	-	45
-	-	-	-	-	-
-	-	-	-	-	-
325	325	325	325	325	325
-	-	-	-	-	86
-	-	-	-	-	-
952	952	952	952	952	952
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
1,437	1,437	1,437	1,437	1,437	1,437
					196
					9,805
					2,111
				2,318	
3,243	3,243	3,243	3,243	3,243	3,243
\$ 30,602	\$ 18,558	\$ 18,558	\$ 18,558	\$ 17,117	\$ 72,984

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> 31-Dec-13
------------------------------------

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		5.925	2.000	3.925	4.311
February		6.301	1.203	5.099	4.362
March		8.174	4.046	4.128	5.129
April		8.400	4.449	3.951	4.248
May		7.963	4.256	3.707	3.802
June		7.894	5.536	2.358	2.160
July		9.255	6.599	2.656	2.607
August		8.042	5.400	2.642	2.612
September		7.065	4.294	2.771	2.707
October		7.792	4.459	3.333	3.205
November		8.560	4.758	3.802	3.547
December		8.942	4.894	4.048	3.890
Total for Year		94.313	51.892	42.421	42.579

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

for 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

**SYSTEM NAME / COUNTY :** CYPRESS LAKES / POLK

**WATER TREATMENT PLANT INFORMATION**  
Provide a separate sheet for each water treatment facility

**Permitted Capacity of Plant (GPD):** 331,200

**Location of measurement of capacity  
(i.e. Wellhead, Storage Tank):** Hydropneumatic Tank

**Type of treatment (reverse osmosis,  
(sedimentation, chemical, aerated, etc.):** Chloramination (chlorine & ammonia)

**LIME TREATMENT**

Unit rating (i.e., GPM, pounds  
per gallon): N/A                      Manufacturer: N/A

**FILTRATION**

Type and size of area:

Pressure (in square feet): N/A                      Manufacturer: N/A

Gravity (in GPM/square feet): N/A                      Manufacturer: N/A

UTILITY NAME:

CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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	1,456	1,456
5/8"	Displacement	1.0	20	20
3/4"	Displacement	1.5		0
1"	Displacement	2.5	13	33
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				1,561

**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:

$$42.579/365/350=333 \text{ ERC's}$$

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT  
31-Dec-13

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**

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UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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	\$ 3,787,570
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	1,565,328
110	Accumulated Amortization	F-8	-
271	Contributions In Aid of Construction	S-7	848,814
252	Advances for Construction	F-20	
Subtotal			\$ 1,373,427
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 356,886
Subtotal			\$ 1,730,313
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		39,830
	Other (Specify):		-
WASTEWATER RATE BASE			\$ 1,770,143
WASTEWATER OPERATING INCOME		S-3	\$ 189,605
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			<u>10.71%</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-13**

SYSTEM NAME / COUNTY : Polk County

**WASTEWATER OPERATING STATEMENT**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	<b>UTILITY OPERATING INCOME</b>		
400	Operating Revenues	S-9A	\$ 648,700
530	Less: Guaranteed Revenue (and AFPI)	S-9A	-
	Net Operating Revenues		\$ 648,700
401	Operating Expenses	S-10A	\$ 318,641
403	Depreciation Expense	S-6A	128,252
	Less: Amortization of CIAC	S-8A	(24,957)
	Net Depreciation Expense		\$ 103,296
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		24
408.11	Property Taxes		334
408.12	Payroll Taxes		7,536
408.13	Other Taxes and Licenses		29,259
408	Total Taxes Other Than Income		\$ 37,153
409.1	Income Taxes		-
410.1	Deferred Federal Income Taxes		(1)
410.11	Deferred State Income Taxes		6
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		\$ 459,094
	Utility Operating Income		\$ 189,605
	Add Back:		
530	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		1,105
	Total Utility Operating Income		\$ 190,710

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
31-Dec-13

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	2,218,504	(13,826)	572	2,204,105
355	Power Generation Equipment	1,313	202	-	1,515
360	Collection Sewers - Force	179,012	-	-	179,012
361	Collection Sewers - Gravity	605,635	1,826	767	606,693
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	24,564	10,536	3,114	31,986
374	Reuse Distribution Reservoirs	-	-	-	-
375	Reuse Transmission and Distribution System	3,526	423	-	3,949
380	Treatment and Disposal Equipment	31,754	25,049	1,724	55,079
381	Plant Sewers	2,469	20,920	3,426	19,963
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant Miscellaneous Equipment	2,980	119	-	3,100
390	Office Furniture and Equipment	134,945	(7,083)	-	127,862
391	Transportation Equipment	52,424	3,822	-	56,246
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	21,708	(16,834)	-	4,874
394	Laboratory Equipment	6,439	915	413	6,942
395	Power Operated Equipment	79	(79)	-	-
396	Communication Equipment	2,930	(55)	-	2,875
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
<b>Total Wastewater Plant</b>		<b>\$ 3,771,651</b>	<b>\$ 25,936</b>	<b>\$ 10,017</b>	<b>\$ 3,787,570</b>

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted. Additions are netted against all Commission Ordered Adjustments.

UTILITY NAME: CYPRESS LAKES UTILITIES INC

YEAR OF REPORT  
31-Dec-13

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		269	101,226	2,101,220	-	1,391	-
355	Power Generation Equipment		1,515	-	-	-	-	-
360	Collection Sewers - Force		179,012					
361	Collection Sewers - Gravity		606,693					
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			31,986				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System			3,949				
380	Treatment and Disposal Equipment				55,079			
381	Plant Sewers					19,963		
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment			1,287	1,813			
390	Office Furniture and Equipment							127,862
391	Transportation Equipment							56,246
392	Stores Equipment							-
393	Tools, Shop and Garage Equipment							4,874
394	Laboratory Equipment							6,942
395	Power Operated Equipment							-
396	Communication Equipment							2,875
397	Miscellaneous Equipment							-
398	Other Tangible Plant							-
Total Wastewater Plant		\$ (0)	\$ 1,270,857	\$ 138,448	\$ 2,158,112	\$ 19,963	\$ 1,391	\$ 198,799

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-13

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-13

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)	\$ (253)	\$ (1,770)	\$ (2,023)
302	Franchises	3,467	(0)	(3,186)	(3,186)
354	Structures and Improvements	729,018	74,408		74,408
355	Power Generation Equipment	254	69		69
360	Collection Sewers - Force	102,289	5,967		5,967
361	Collection Sewers - Gravity	451,435	20,284	156	20,440
362	Special Collecting Structures	-	-		-
363	Services to Customers	98,561	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	532	1,581		1,581
375	Reuse Transmission and Distribution System	- 317	- 87		- 87
380	Treatment and Disposal Equipment	35,044	2,219	(101,057)	(98,838)
381	Plant Sewers	(3,478)	253		253
382	Outfall Sewer Lines	-	-		-
389	Other Plant Miscellaneous Equipment	459	171		171
390	Office Furniture and Equipment	105,593	12,275	(20,475)	(8,200)
391	Transportation Equipment	43,065	4,920	(3,778)	1,142
392	Stores Equipment	-	-		-
393	Tools, Shop and Garage Equipment	17,169	56	(13,053)	(12,997)
394	Laboratory Equipment	4,376	465	518	983
395	Power Operated Equipment	79	-	(79)	(79)
396	Communication Equipment	2,015	-	1,267	1,267
397	Miscellaneous Equipment	-	-		-
398	Other Tangible Plant	-	-		-
Total Depreciable Wastewater Plant in Service		\$ <u>1,588,550</u>	\$ <u>128,252</u>	\$ <u>(141,457)</u>	\$ <u>(13,205)</u>

\* 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

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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	\$ -	\$ -	\$ -	\$ -	\$ (3,668)
302	Franchises	-	-	-	-	281
354	Structures and Improvements	572	-	-	572	802,854
355	Power Generation Equipment	-	-	-	-	323
360	Collection Sewers - Force	-	-	-	-	108,256
361	Collection Sewers - Gravity	767	-	-	767	471,108
362	Special Collecting Structures	-	-	-	-	-
363	Services to Customers	-	-	-	-	104,310
364	Flow Measuring Devices	-	-	-	-	-
365	Flow Measuring Installations	-	-	-	-	-
366	Reuse Services	-	-	-	-	-
367	Reuse Meters and Meter Installations	-	-	-	-	-
370	Receiving Wells	-	-	-	-	-
371	Pumping Equipment	3,114	-	-	3,114	(1,001)
375	Reuse Transmission and Distribution System	-	-	-	-	404
380	Treatment and Disposal Equipment	1,724	-	-	1,724	(65,518)
381	Plant Sewers	3,426	-	-	3,426	(6,651)
382	Outfall Sewer Lines	-	-	-	-	-
389	Other Plant Miscellaneous Equipment	-	-	-	-	629
390	Office Furniture and Equipment	-	-	-	-	97,394
391	Transportation Equipment	-	-	-	-	44,207
392	Stores Equipment	-	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-	4,172
394	Laboratory Equipment	413	-	-	413	4,947
395	Power Operated Equipment	-	-	-	-	0
396	Communication Equipment	-	-	-	-	3,282
397	Miscellaneous Equipment	-	-	-	-	-
398	Other Tangible Plant	-	-	-	-	-
Total Depreciable Wastewater Plant in Service		\$ 10,017	\$ -	\$ -	\$ 10,017	\$ 1,565,328

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

SYSTEM NAME / COUNTY : Polk County

**CONTRIBUTIONS IN AID OF CONSTRUCTION  
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>847,394</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>1,420</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u>-</u>
Total Credits		\$ <u>1,420</u>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ _____
Total Contributions In Aid of Construction		\$ <u>848,814</u>

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

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UTILITY NAME:

CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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)
<b>SEWER TAP FEES</b>		\$	\$ 1,420.0
Total Credits			\$ <u>1,420.0</u>

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

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 331,929
Debits during the year:	
Accruals charged to Account 272	\$ 24,957
Other debits (specify) :	
Total debits	\$ 24,957
Credits during the year (specify) :	
	\$
Total credits	\$ -
Balance end of year	\$ <u>356,886</u>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
**31-Dec-13**

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

<b>DESCRIPTION</b> (a)	<b>INDICATE CASH OR PROPERTY</b> (b)	<b>AMOUNT</b> (c)
NONE		\$ 0
Total Credits		\$ 0

UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> <b>31-Dec-13</b>
---

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)
<b>WASTEWATER SALES</b>				
Flat Rate Revenues:				
521.1	Residential Revenues	1,161	1,168	\$ (6,262)
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	1,161	1,168	\$ (6,262)
Measured Revenues:				
522.1	Residential Revenues			641,072
522.2	Commercial Revenues			12,199
522.3	Industrial Revenues			-
522.4	Revenues From Public Authorities			-
522.5	Multiple Family Dwelling Revenues			-
522	Total Measured Revenues			\$ 653,271
523	Revenues From Public Authorities			-
524	Revenues From Other Systems			-
525	Interdepartmental Revenues			-
Total Wastewater Sales		1,161	1,168	\$ 647,009
<b>OTHER WASTEWATER REVENUES</b>				
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)			1,691
Total Other Wastewater Revenues				\$ 1,691

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> 31-Dec-13
------------------------------------

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)
<b>RECLAIMED WATER SALES</b>				
	Flat Rate Reuse Revenues:			
540.1	Residential Reuse Revenues	_____	_____	\$ _____ -
540.2	Commercial Reuse Revenues	_____	_____	_____ -
540.3	Industrial Reuse Revenues	_____	_____	_____ -
540.4	Reuse Revenues From Public Authorities	_____	_____	_____ -
540.5	Other Revenues	_____	_____	_____ -
540	Total Flat Rate Reuse Revenues	_____	_____	\$ _____ -
	Measured Reuse Revenues:			
541.1	Residential Reuse Revenues	_____	_____	_____ -
541.2	Commercial Reuse Revenues	_____	_____	_____ -
541.3	Industrial Reuse Revenues	_____	_____	_____ -
541.4	Reuse Revenues From Public Authorities	_____	_____	_____ -
541	Total Measured Reuse Revenues	_____	_____	\$ _____ -
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				\$ _____ -
Total Wastewater Operating Revenues				\$ <u>648,700</u>

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

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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	\$ 75,029	\$ 6,411	\$ 6,411	\$ 6,411	\$ 6,411	\$ 6,411	\$ 6,411
703	Salaries and Wages - Officers, Directors and Majority Stockholders	7,302	-	-	-	-	-	-
704	Employee Pensions and Benefits	20,781	1,618	-	1,618	-	1,618	1,618
710	Purchased Sewage Treatment	-	-	-	-	-	-	-
711	Sludge Removal Expense	21,490	-	-	-	-	21,490	-
715	Purchased Power	57,318	19,106	-	19,106	-	19,106	-
716	Fuel for Power Purchased	-	-	-	-	-	-	-
718	Chemicals	12,462	2,077	2,077	2,077	2,077	2,077	2,077
720	Materials and Supplies	22,137	2,767	2,767	2,767	2,767	2,767	2,767
731	Contractual Services-Engineering	-	-	-	-	-	-	-
732	Contractual Services - Accounting	2,017	-	-	-	-	-	-
733	Contractual Services - Legal	41	-	-	-	-	-	-
734	Contractual Services - Mgt. Fees	-	-	-	-	-	-	-
735	Contractual Services - Testing	-	-	-	-	-	-	-
736	Contractual Services - Other	3,495	437	437	437	437	437	437
741	Rental of Building/Real Property	79	-	-	-	-	-	-
742	Rental of Equipment	-	-	-	-	-	-	-
750	Transportation Expenses	7,016	877	877	877	877	877	877
756	Insurance - Vehicle	-	-	-	-	-	-	-
757	Insurance - General Liability	-	-	-	-	-	-	-
758	Insurance - Workman's Comp.	-	-	-	-	-	-	-
759	Insurance - Other	10,595	1,324	1,324	1,324	1,324	1,324	1,324
760	Advertising Expense	181	-	-	-	-	-	-
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	9,035	-	-	-	-	-	-
767	Regulatory Commission Exp.-Other	1,952	-	-	-	-	-	-
770	Bad Debt Expense	100	-	-	-	-	-	-
775	Miscellaneous Expenses	67,611	8,451	8,451	8,451	8,451	8,451	8,451
<b>Total Wastewater Utility Expenses</b>		<b>\$ 318,641</b>	<b>\$ 43,069</b>	<b>\$ 23,963</b>	<b>\$ 43,069</b>	<b>\$ 23,963</b>	<b>\$ 64,559</b>	<b>\$ 23,963</b>

UTILITY NAME: CYPRESS LAKES UTILITIES INC

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	\$ 5,629	\$ 30,933	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	-	7,302	-	-	-	-
704	Employee Pensions and Benefits	1,421	9,651	-	-	-	-
710	Purchased Sewage Treatment	-	-	-	-	-	-
711	Sludge Removal Expense	-	-	-	-	-	-
715	Purchased Power	-	-	-	-	-	-
716	Fuel for Power Purchased	-	-	-	-	-	-
718	Chemicals	-	-	-	-	-	-
720	Materials and Supplies	2,767	2,767	-	-	-	-
731	Contractual Services-Engineering	-	-	-	-	-	-
732	Contractual Services - Accounting	-	2,017	-	-	-	-
733	Contractual Services - Legal	-	41	-	-	-	-
734	Contractual Services - Mgt. Fees	-	-	-	-	-	-
735	Contractual Services - Testing	-	-	-	-	-	-
736	Contractual Services - Other	437	437	-	-	-	-
741	Rental of Building/Real Property	-	79	-	-	-	-
742	Rental of Equipment	-	-	-	-	-	-
750	Transportation Expenses	877	877	-	-	-	-
756	Insurance - Vehicle	-	-	-	-	-	-
757	Insurance - General Liability	-	-	-	-	-	-
758	Insurance - Workman's Comp.	-	-	-	-	-	-
759	Insurance - Other	1,324	1,324	-	-	-	-
760	Advertising Expense	-	181	-	-	-	-
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	-	9,035	-	-	-	-
767	Regulatory Commission Exp.-Other	-	1,952	-	-	-	-
770	Bad Debt Expense	100	-	-	-	-	-
775	Miscellaneous Expenses	8,451	8,451	-	-	-	-
Total Wastewater Utility Expenses		\$ 21,007	\$ 75,047	\$ -	\$ -	\$ -	\$ -



UTILITY NAME:

CYPRESS LAKES UTILITIES INC

<b>YEAR OF REPORT</b> 31-Dec-13
------------------------------------

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	1,456	1,456
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>1,467</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:  $48.803/365/280=382 \text{ ERC's}$
--

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
**31-Dec-13**

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	0.134 mgd	_____	_____
Total Gallons of Wastewater Treated	48.803 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.

UTILITY NAME: CYPRESS LAKES UTILITIES INC

**YEAR OF REPORT**  
**31-Dec-13**

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 - 0.134 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	1,263	1,168

Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations

YEAR OF REPORT 31-Dec-13
-----------------------------

UTILITY NAME: CYPRESS LAKES UTILITIES INC

	(A)	(B)	(C)	(D)
Accounts			Gross Water Revenues per RAF Return	Difference (B)-(C)
	Gross Water Revenues per Sch W-9			
Gross Revenues:				
Unmetered Water Revenues	-			
Total Metered Sales	286,596		286,596	-
Total Fire Protection Revenue	-			-
Other Sales to Public Authorities	-			-
Sales to Irrigation Customers	-			-
Sales for Resale	-			-
Interdepartmental Sales	-			-
Total Other Water Revenue	4,271		4,271	0
Total Water Operating Revenue	290,868		290,867	0
Less: Expense for Purchased Water from FPSC Regulated Utility				-
Net Water Operating Revenues	290,868		290,867	0

Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations

YEAR OF REPORT 31-Dec-13
-----------------------------

UTILITY NAME: CYPRESS LAKES UTILITIES INC

	(A)	(B)	(C)	(D)
Accounts			Gross Wastewater Revenues per RAF Return	Difference (B)-(C)
	Gross Wastewater Revenues per Sch S-9			
Gross Revenues:				
Total Flat-Rate Revenues		(6,262)		(6,262)
Total Measured Revenues		653,271	647,009	6,262
Revenues from Public Authorities		-		
Revenues from Other Systems		-		
Interdepartmental Revenues		-		
Total Other Wastewater Revenues		1,691	1,691	(0)
Reclaimed Water Sales				
Total Wastewater Operating Revenue		648,700	648,700	(0)
Less: Expense for Purchased Wastewater from FPSC Regulated Utility				
Net Wastewater Operating Revenues		648,700	648,700	(0)