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Public Service Commission
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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS817-14-AR
Brian Altman
Anglers Cove West, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
15 MAY - 1 AM 9:40
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2014

GENERAL INSTRUCTIONS

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

Florida Public Service Commission
Division of Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINANCIAL SECTION

REPORT OF

Anglers Cove West, Ltd
(EXACT NAME OF UTILITY)

P. O. Box 5252 Lakeland, Florida 33807-5252	500 S. Florida Avenue, Suite 700 Lakeland FL 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1986

Fax Number (863) 647-3992 E-mail Address baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. HC 2093

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

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 500 S. Florida Avenue, Suite 700
Lakeland FL 33801

Name of subdivisions where services are provided: Anglers Cove West Mobile Home Park
Anglers Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Altman</u>	<u>Property Manager</u>	<u>500 S. Florida Avenue</u> <u>Lakeland FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Accountant</u>	<u>PO Box 5252</u> <u>Lakeland, FL 33807</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Avenue</u> <u>Lakeland FL 33801</u>	\$ 0
			\$
			\$
			\$
			\$
			\$

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>ATA Properties, Inc.</u>	<u>1</u>	<u>500S. Fl Ave, Lkld</u>	\$ 0
<u>Mildred Moats</u>	<u>10</u>	<u>500 S. Fl. Ave., Lkld</u>	\$ 0
<u>John Maxwell</u>	<u>10</u>	<u>500 S. FL. Ave, Lkld</u>	\$ 0
<u>T & A Investments, Inc.</u>	<u>70</u>	<u>500 S. FL Ave., Lkld</u>	\$ 0
<u>Century Realty Funds, Inc.</u>	<u>9</u>	<u>500 S FL Ave., Lkld</u>	\$ 0
			\$
			\$
			\$

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 73,445	73,722	_____	147,167
Commercial_-----		3,172	1,710	_____	4,882
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_-----		_____	_____	_____	_____
Other (Specify)_-----		_____	_____	_____	_____
Total Gross Revenue_--		\$ 76,617	75,432	\$ _____	\$ 152,049
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 70,702	62,529	\$ _____	\$ 133,231
Depreciation Expense_--	F-5	7,102	5,170	_____	12,272
CIAC Amortization Expense_	F-8	_____	_____	_____	0
Taxes Other Than Income_--	F-7	3,448	19,011	_____	22,459
Income Taxes_-----	F-7	_____	_____	_____	0
Total Operating Expense		\$ 81,252	86,710	_____	\$ 167,962
Net Operating Income (Loss)		\$ (4,635)	\$ (11,278)	\$ _____	\$ (15,913)
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ 1,520,737
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ 812,294
Interest Expense_-----		_____	_____	_____	601,799
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 90,731

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 879,833	\$ 876,516
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	<u>684,702</u>	<u>672,633</u>
Net Utility Plant -----		\$ 195,131	\$ 203,883
Cash -----		56,366	17,031
Customer Accounts Receivable (141)-----		5,837	2,155
Other Assets (Specify): -----			
Nonutility Property, Net(121,122)		290,843	345,513
Accounts Receivable Assoc Cos (145)		3,430,946	3,671,906
Misc. Current & Accrued Assets (174)		5,321,131	5,097,996
Misc. deferred debits (186)		<u>10,656</u>	<u>10,656</u>
Total Assets -----		\$ 9,310,910	\$ 9,349,140
Liabilities and Capital:			
Common Stock Issued (201)-----	F-6		
Preferred Stock Issued (204)-----	F-6		
Other Paid in Capital (211)-----			
Retained Earnings (215)-----	F-6		
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6	<u>(168,673)</u>	<u>(259,404)</u>
Total Capital -----		\$ (168,673)	\$ (259,404)
Long Term Debt (224)-----	F-6	\$ 9,445,581	\$ 9,581,400
Accounts Payable (231)-----		8,841	2,086
Notes Payable (232)-----		2,702	3270
Customer Deposits (235)-----			
Accrued Taxes (236)-----		22,459	21,788
Other Liabilities (Specify)-----			
Misc. Current & Accrued Liabilities (241)			0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	<u>0</u>	<u>0</u>
Total Liabilities and Capital -----		\$ 9,310,910	\$ 9,349,140

UTILITY NAME: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2014</p>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>192,514</u>	\$ <u>687,319</u>	\$ _____	\$ <u>879,833</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>192,514</u></u>	\$ <u><u>687,319</u></u>	\$ <u>_____</u>	\$ <u><u>879,833</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>129,172</u>	\$ <u>543,461</u>	\$ _____	\$ <u>672,633</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>7,077</u>	\$ <u>5,103</u>	\$ _____	\$ <u>12,180</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises _____	<u>25</u>	<u>67</u>	_____	<u>92</u>
Total Credits _____	\$ <u><u>7,102</u></u>	\$ <u><u>5,170</u></u>	\$ <u>_____</u>	\$ <u><u>12,272</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ <u>203</u>	\$ _____	\$ <u>203</u>
Balance End of Year _____	\$ <u><u>136,274</u></u>	\$ <u><u>548,428</u></u>	\$ <u>_____</u>	\$ <u><u>684,702</u></u>

UTILITY NAME: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2014</p>

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ (259,404)
Changes during the year (Specify): Current year income _____	_____ _____	_____ 90,731
Balance end of year _____	\$ _____	\$ (168,673)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Walker & Dunlop LLC</u>	6.24%	120	\$ 9,445,581
_____	_____	_____	_____
Total _____			\$ 9,445,581

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	15,617	_____	15,617
Regulatory assessment fee _____	3,448	3,394	_____	6,842
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 3,448	\$ 19,011	\$ _____	\$ 22,459

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Realco Properties	\$ 14,709	\$ 15,947	Payroll
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 0	\$ 0	\$ 0
2) Add credits during year_____			
	\$ 0	\$ 0	\$ 0
3) Total_____	0	0	0
4) Deduct charges during the year_____			
5) Balance end of year_____			
6) Less Accumulated Amortization_____			
7) Net CIAC_____	\$ 0	\$ 0	\$ 0

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total_____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ 0
			\$ 0

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ 0	\$ 0	\$ 0
Add Credits During Year:_____			
Deduct Debits During Year:_____			
Balance End of Year (Must agree with line #6 above.)	\$ 0	\$ 0	\$ 0

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2014</p>

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 550	\$ _____	\$ _____	\$ 550
302	Franchises_____	366	_____	_____	366
303	Land and Land Rights_____	_____	_____	_____	_____
304	Structures and Improvements_____	500	_____	_____	500
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	10,455	_____	_____	10,455
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	78,560	_____	_____	78,560
333	Services_____	38,742	_____	_____	38,742
334	Meters and Meter Installations_____	54,593	_____	_____	54,593
335	Hydrants_____	6,448	_____	_____	6,448
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	608	_____	608
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	1,692	_____	_____	1,692
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 191,906	\$ 608	\$ _____	\$ 192,514

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements	28	0 %	3.57 %	\$ 493	\$	\$ 18	\$ 511
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	8,516		328	8,844
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	%				
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38	0 %	2.63 %	56,830		2,066	58,896
333	Services	35	0 %	2.86 %	30,458		1,108	31,566
334	Meter & Meter Installations	17	0 %	5.88 %	27,785		3,210	30,995
335	Hydrants	40	0 %	2.5 %	4,431		161	4,592
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	%	16.7 %			102	102
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	5.00 %	85		84	169
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 128,598	\$	\$ 7,077	\$ 135,675 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19,357
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	36,788
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	5,934
630	Contractual Services:	
	Billing	
	Professional	1,646
	Testing	300
	Other	
640	Rents	
650	Transportation Expense	1,476
655	Insurance Expense	3,442
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	459
675	Miscellaneous Expenses	1,300
	Total Water Operation And Maintenance Expense	\$ 70,702 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	340	340	340
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5	4	4	6
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	3	3	24
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			<u>347</u>	<u>347</u>	<u>370</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_-----	810	_____	6	804	647
February_-----	845	_____	24	821	689
March_-----	892	_____	120	772	656
April_-----	716	_____	0	716	615
May_-----	574	_____	3	571	549
June_-----	590	_____	82	508	456
July_-----	661	_____	112	549	470
August_-----	621	_____	106	515	467
September_-----	522	_____	10	512	487
October_-----	597	_____	26	571	537
November_-----	886	_____	11	875	674
December_-----	793	_____	66	727	714
Total for Year_-----	8,507	_____	566	7,941	6,961

If water is purchased for resale, indicate the following:

Vendor _____ Lakeland Electric & water

Point of delivery Master meter located at the entrance to the mobile home parks

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	5,835	_____	_____	5,835
PVC	4"	1,625	_____	_____	1,625
PVC	2"	3,700	_____	_____	3,700
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	N/A	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	N/A	_____	_____
Type of Source_____	Purchased Water	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	N/A	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2014

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. _____ 370
2. Maximum number of ERCs * which can be served. _____ 370
3. Present system connection capacity (in ERCs *) using existing lines. _____ 370
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 370
5. Estimated annual increase in ERCs *. _____ None
6. Is the utility required to have fire flow capacity? _____ Yes
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. _____ Service is provided by the City and County fire Depts.
Water is provided by the City of Lakeland
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? _ N/A
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - 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 # _____ Not required
12. Water Management District Consumptive Use Permit # _____ Not required
 - a. Is the system in compliance with the requirements of the CUP? _____
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 800	\$ _____	\$ _____	\$ 800
352	Franchises_____	1,470	_____	_____	1,470
353	Land and Land Rights_____	86,226	_____	_____	86,226
354	Structures and Improvements_____	12,907	_____	_____	12,907
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	12,619	_____	_____	12,619
361	Collection Sewers - Gravity_____	124,411	_____	_____	124,411
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	52,082	_____	_____	52,082
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	173,833	_____	_____	173,833
380	Treatment and Disposal Equipment_____	218,570	3,319	1,219	220,670
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	609	_____	609
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	1,692	_____	_____	1,692
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 684,610	\$ 3,928	\$ 1,219	\$ 687,319 *

* This amount should tie to sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	0 %	3.70 %	\$ 12,907	\$	\$ 0	\$ 12,907
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	12,619		0	12,619
361	Collection Sewers - Gravity	40	0 %	2.50 %	85,529		3,110	88,639
362	Special Collecting Structures		%	%				0
363	Services to Customers	35	0 %	2.86 %	40,891		1,490	42,381
364	Flow Measuring Devices		%	%				0
365	Flow Measuring Installations		%	%				0
370	Receiving Wells		%	%				0
371	Pumping Equipment	18	0 %	5.56 %	173,833		0	173,833
380	Treatment and Disposal Equipment	18	0 %	5.56 %	215,759	203	317	215,873
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment	6	%	16.7 %			102	102
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment	20	%	5.00 %	85		84	169
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 541,623	\$	\$ 5,103	\$ 546,523 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 20,595
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	9,365
715	Purchased Power_____	6,193
716	Fuel for Power Production_____	_____
718	Chemicals_____	2,132
720	Materials and Supplies_____	3,862
730	Contractual Services:	
	Billing_____	_____
	Professional_____	9,282
	Testing_____	1,616
	Other_____	1,200
740	Rents_____	_____
750	Transportation Expense_____	2,961
755	Insurance Expense_____	3,442
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	304
775	Miscellaneous Expenses_____	1,577
	Total Wastewater Operation And Maintenance Expense_____	\$ 62,529 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	340	340	340
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	2	2	16
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
Total			<u>342</u>	<u>342</u>	<u>356</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2014

PUMPING EQUIPMENT

Lift Station Number _____	Club House	Summer Wind	Eastwind Drive	ACW Club House	_____	_____
Make or Type and nameplate data on pump _____	Goulds	Hydro-matic	Hydro-matic	Hydro-matic	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	1983	?	_____	_____	_____	_____
Rated capacity _____	?	?	_____	_____	_____	_____
Size _____	4' x 11'	4'x12'x6"	6'x12'x6	2'x5'	_____	_____
Power:						
Electric _____	Electric	Electric	_____	Electric	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2-1 HP	2-1 HP	1 HP	1 HP	_____	_____
_____	230 v	230 v	230 v	230 v	_____	_____
_____	1 amp	1 amp	1 ph	1 ph	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	4"	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	PVC	_____	_____	_____	_____
Average length _____	15'	9'	_____	_____	_____	_____
Number of active service connections _____	90	114	_____	_____	_____	_____
Beginning of year _____	90	114	_____	_____	_____	_____
Added during year _____	0	0	_____	_____	_____	_____
Retired during year _____	0	0	_____	_____	_____	_____
End of year _____	90	114	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"	_____	_____	_____	4"	_____	_____	_____
Type of main _____	PVC	_____	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	10,271	_____	_____	_____	2,200	_____	_____	_____
Beginning of year _____	10,271	_____	_____	_____	2,200	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	10,271	_____	_____	_____	2,200	_____	_____	_____

MANHOLES

Size (inches) _____	4"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	41	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	41	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

YEAR OF REPORT
DECEMBER 31, 2014

TREATMENT PLANT

Manufacturer_____			
Type_____	Extended Air		
"Steel" or "Concrete"_____	Concrete		
Total Permitted Capacity_____	70,000 GPD		
Average Daily Flow_____	34,759		
Method of Effluent Disposal_____	Perc-Evaporation		
Permitted Capacity of Disposal_____			
Total Gallons of Wastewater treated_____	12,687,000		

MASTER LIFT STATION PUMPS

Manufacturer_____	None					
Capacity (GPM's)_____						
Motor:						
Manufacturer_____						
Horsepower_____						
Power (Electric or Mechanical)_____						

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	1,260		1,260
February_____	1,190		1,190
March_____	1,320		1,320
April_____	1,043		1,043
May_____	794		794
June_____	982		982
July_____	1,003		1,003
August_____	782		782
September_____	1,033		1,033
October_____	967		967
November_____	982		982
December_____	1,331		1,331
Total for year_____	12,687		12,687

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2014

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs* now being served. _____ 356
- 2. Maximum number of ERCs* which can be served. _____ 356
- 3. Present system connection capacity (in ERCs*) using existing lines _____ 356
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____ 356
- 5. Estimated annual increase in ERCs*. _____ None

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

- 7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? ___ No

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? _ No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ March 2014

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

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # _____ FLA013062

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

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2014

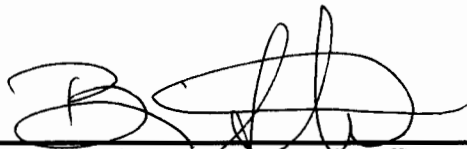
CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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



(signature of chief executive officer of the utility) *

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

(signature of chief financial officer of the utility) *

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

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

Company: Anglers Cove West, Ltd.

For the Year Ended December 31, 2014

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 73,445	\$ 73,445	\$ -
Commercial	\$ 3,172	\$ 3,172	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 76,617	\$ 76,617	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 76,617	\$ 76,617	\$ -

Explanations:

Instructions:

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

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

Company: Anglers Cove West, Ltd.

For the Year Ended December 31, 2014

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 73,722	\$ 73,722	\$ -
Commercial	1,710	1,710	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 75,432	\$ 75,432	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 75,432	\$ 75,432	\$ -

Explanations:

Instructions:

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