

CLASS "C"

OFFICIAL COPY
Public Service Commission
Do Not Remove From this Office

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU725-12-AR
Joseph Linartas
Century Estates Utilities, Inc.
114 Euclid Avenue
Leesburg, FL 34748-7509

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
13 MAY -6 AM 9:36
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2012

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

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Comparative Balance Sheet	F-4
Gross Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Tax Expense	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Service Connections, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Master Lift Station Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

Century Estates Utilities

(EXACT NAME OF UTILITY)

114 Euclid Ave Mailing Address
 Leesburg, FL 34748
 2301 Centennial Blvd Lake Street Address
 Leesburg, FL 34748 County

Telephone Number 352/539-9990 Date Utility First Organized 1990
 Fax Number jlinartas@yahoo.com E-mail Address jlinartas@yahoo.com
 Sunshine State One-Call of Florida, Inc. Member No. applied

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: 114 Euclid Ave., Leesburg, FL 34748

Name of subdivisions where services are provided: Century Estates, Selma Home cities

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Joseph Linartas Jr.	Director	2301 Centennial Blvd Leesburg, FL 34748	
Person who prepared this report: Joseph Linartas Jr.	Director	↑ Same	
Officers and Managers: Joseph Linartas Jr.	"	"	\$ 0
Joseph Linartas Sr.	"	"	\$ 0
Paul Linartas	"	"	\$ 0
Tina Linartas	"	"	\$ 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	Principal Business Address	Salary Charged Utility
Joseph Linartas Jr.	25%	2301 Centennial Blvd	\$ 0
Joseph Linartas Sr.	25%	Leesburg, FL	\$ 0
Paul Linartas	25%	34748	\$ 0
Tina Linartas	25%		\$ 0

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ <u>28,371</u>	\$ _____	\$ _____	\$ <u>28,371</u>
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
Total Gross Revenue -----		\$ <u>28,371</u>	\$ _____	\$ _____	\$ <u>28,371</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>34,058</u>	\$ _____	\$ _____	\$ <u>34,058</u>
Depreciation Expense -----	F-5	<u>3,056</u>	_____	_____	<u>3,056</u>
CIAC Amortization Expense -----	F-8	_____	_____	_____	_____
Taxes Other Than Income -----	F-7	<u>2,236</u>	_____	_____	<u>2,236</u>
Income Taxes -----	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>39,350</u>	_____	_____	\$ <u>39,350</u>
Net Operating Income (Loss)		\$ <u><10,979></u>	\$ _____	\$ _____	\$ <u><10,979></u>
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____
-----		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Net Income (Loss)		\$ <u><10,979></u>	\$ _____	\$ _____	\$ <u><10,979></u>

UTILITY NAME:

Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, *2012*

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>137,540</u>	\$ <u>137,540</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>74,466</u>	<u>71,410</u>
Net Utility Plant -----		\$ <u>63,074</u>	\$ <u>66,130</u>
Cash -----		<u>3,975</u>	<u>2,626</u>
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			

Total Assets -----		\$ <u>67,049</u>	\$ <u>68,756</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>100</u>	<u>100</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	<u><116,006></u>	<u><96,047></u>
Proprietary Capital (Proprietary and Partnership only) (218) -----	F-6		
Total Capital -----		\$ <u><115,906></u>	\$ <u><95,947></u>
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<i>Loans from Shareholders</i>		<u>182,955</u>	<u>164,703</u>

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>67,049</u>	\$ <u>68,756</u>

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>137,540</u>	\$ _____	\$ _____	\$ <u>137,540</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>137,540</u>	\$ _____	\$ _____	\$ <u>137,540</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>71,410</u>	\$ _____	\$ _____	\$ <u>71,410</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>3,056</u>	\$ _____	\$ _____	\$ <u>3,056</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3,056</u>	\$ _____	\$ _____	\$ <u>3,056</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>74,466</u>	\$ _____	\$ _____	\$ <u>74,466</u>

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>1</u>	_____
Shares authorized _____	<u>100</u>	_____
Shares issued and outstanding _____	<u>100</u>	_____
Total par value of stock issued _____	<u>100</u>	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>96,047</u>
Changes during the year (Specify): _____ _____	_____	<u>19,959</u>
Balance end of year _____	\$ _____	\$ <u>116,006</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____ <u>N/A</u> _____	_____	_____	\$ _____
Total _____	_____	_____	\$ _____

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	<u>297</u>	_____	_____	<u>297</u>
Regulatory assessment fee _____	<u>1289</u>	_____	_____	<u>1289</u>
Other (Specify) _____	_____	_____	_____	_____
<u>License Fees</u> _____	<u>650</u>	_____	_____	<u>650</u>
Total Tax Expense _____	\$ <u>2,236</u>	\$ _____	\$ _____	\$ <u>2,236</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
<u>N/A</u>	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Century Estates Utilities YEAR OF REPORT
 DECEMBER 31, 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	N/A	N/A	N/A
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT DECEMBER 31, <u>2012</u>
--

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	<u>N/A</u>	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	<u>0.00</u> %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: Century Estates Utilities YEAR OF REPORT
 DECEMBER 31, 2012

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

N/A

**WATER
OPERATING
SECTION**

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	<u>1,510</u>	_____	_____	<u>1,510</u>
304	Structures and Improvements	<u>37,902</u>	_____	_____	<u>37,902</u>
305	Collecting and Impounding Reservoirs	<u>2,839</u>	_____	_____	<u>2,839</u>
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	<u>8,067</u>	_____	_____	<u>8,067</u>
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	<u>572</u>	_____	_____	<u>572</u>
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	<u>9,158</u>	_____	_____	<u>9,158</u>
320	Water Treatment Equipment	<u>503</u>	_____	_____	<u>503</u>
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	<u>60,683</u>	_____	_____	<u>60,683</u>
333	Services	<u>4,422</u>	_____	_____	<u>4,422</u>
334	Meters and Meter Installations	<u>5,769</u>	_____	_____	<u>5,769</u>
335	Hydrants	<u>3,090</u>	_____	_____	<u>3,090</u>
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	_____	_____	_____	_____
341	Transportation Equipment	_____	_____	_____	_____
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	_____	_____	_____
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____	_____	_____
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	<u>3,025</u>	_____	_____	<u>3,025</u>
348	Other Tangible Plant	_____	_____	_____	_____
	Total Water Plant	\$ <u>137,540</u>	\$ _____	\$ _____	\$ <u>137,540</u>

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

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		%	%	\$ 16,872	\$	\$ 975	\$ 17,847
305	Collecting and Impounding Reservoirs		%	%	1,215		70	1,285
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%	3,473		207	3,680
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%	572		0	572
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	%	9,158		0	9,158
320	Water Treatment Equipment		%	%	503		0	503
330	Distribution Reservoirs & Standpipes		%	%	25,365		1,524	26,894
331	Trans. & Dist. Mains		%	%	4,422		0	4,422
333	Services		%	%	5,764		0	5,764
334	Meter & Meter Installations		%	%	1,334		76	1,410
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%	2,727		194	2,926
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 71,410	\$	\$ 3,056	\$ 74,466*

* This amount should tie to Sheet F-5.

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	<u>4,021</u>
616	Fuel for Power Production	<u>3,946</u>
618	Chemicals	<u>346</u>
620	Materials and Supplies	<u>407</u>
630	Contractual Services:	
	Billing	<u>780</u>
	Professional	<u>12,420</u>
	Testing	<u>2,130</u>
	Other	<u>612</u>
640	Rents	<u>4,150</u>
650	Transportation Expense	_____
655	Insurance Expense	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	<u>5,239</u>
	Total Water Operation And Maintenance Expense	\$ <u>34,058</u> *

* 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	<u>97</u>	<u>97</u>	<u>97</u>
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			<u>97</u>	<u>97</u>	<u>97</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME:

Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

SYSTEM NAME:

Century Estates Utilities

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January		556	3	553	553
February		574	3	571	571
March		674	3	674	674
April		992	253	739	739
May		750	3	747	747
June		604	3	601	601
July		832	197	635	635
August		720	130	590	590
September		575	3	572	572
October		590	3	587	587
November		570	3	567	567
December		539	3	536	536
Total for Year		7,979	607	7,372	7,372

If water is purchased for resale, indicate the following:

Vendor _____

Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6	850	0	0	850
PVC	4	3,000	0	0	3,000
PVC	2	2,000	0	0	2,000
PVC	1	300	0	0	300

UTILITY NAME: Century Estates Utilities
 SYSTEM NAME: Century Estates Utilities

YEAR OF REPORT
 DECEMBER 31, 2012

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1989</u>	<u>1989</u>	_____	_____
Types of Well Construction and Casing _____	<u>IRON</u>	<u>IRON</u>	_____	_____
Depth of Wells _____	<u>100</u>	<u>100</u>	_____	_____
Diameters of Wells _____	<u>6"</u>	<u>8"</u>	_____	_____
Pump - GPM _____	<u>250</u>	<u>750</u>	_____	_____
Motor - HP _____	<u>10</u>	<u>25</u>	_____	_____
Motor Type * _____	<u>Submersible</u>	<u>submersible</u>	_____	_____
Yields of Wells in GPD _____	<u>10K</u>	<u>10K</u>	_____	_____
Auxiliary Power _____	<u>NONE</u>	<u>NONE</u>	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel</u>	<u>Steel</u>	_____	_____
Capacity of Tank _____	<u>10K</u>	<u>10K</u>	_____	_____
Ground or Elevated _____	<u>Ground</u>	<u>Ground</u>	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	<u>Franklin</u>	<u>Franklin</u>	_____	_____
Type _____	<u>220/3phase</u>	<u>220/3phase</u>	_____	_____
Rated Horsepower _____	<u>10</u>	<u>25</u>	_____	_____
Pumps				
Manufacturer _____	<u>Goald</u>	<u>Goald</u>	_____	_____
Type _____	<u>Multi-stage</u>	<u>Multi-stage</u>	_____	_____
Capacity in GPM _____	<u>250</u>	<u>750</u>	_____	_____
Average Number of Hours Operated Per Day _____	<u>4</u>	<u>20</u>	_____	_____
Auxiliary Power _____	<u>NONE</u>	<u>NONE</u>	_____	_____

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _	<u>10K</u>	<u>10K</u>	_____
Type of Source_ _ _ _ _	<u>Ground</u>	<u>Ground</u>	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _	<u>Chem Tech</u>	_____	_____
Make_ _ _ _ _	<u>Standard model</u>	_____	_____
Permitted Capacity (GPD)_ _	<u>6 - to plant cap.</u>	_____	_____
High service pumping		_____	_____
Gallons per minute_ _ _ _		_____	_____
Reverse Osmosis_ _ _ _ _		_____	_____
Lime Treatment		_____	_____
Unit Rating_ _ _ _ _		_____	_____
Filtration		_____	_____
Pressure Sq. Ft._ _ _ _ _		_____	_____
Gravity GPD/Sq.Ft._ _ _ _		_____	_____
Disinfection		_____	_____
Chlorinator_ _ _ _ _	<u>Injected Liquid</u>	_____	_____
Ozone_ _ _ _ _		_____	_____
Other_ _ _ _ _		_____	_____
Auxiliary Power_ _ _ _ _		_____	_____

UTILITY NAME: Century Estates Utilities
SYSTEM NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

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. 89
2. Maximum number of ERCs * which can be served. 180
3. Present system connection capacity (in ERCs *) using existing lines. 160
4. Future connection capacity (in ERCs *) upon service area buildout. 15%
5. Estimated annual increase in ERCs *. 0%
6. Is the utility required to have fire flow capacity? yes
If so, how much capacity is required? 500 gpm
7. Attach a description of the fire fighting facilities. - 2 fire hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
N/A
9. When did the company last file a capacity analysis report with the DEP? 1999
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. N/A
 - 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. N/A
 - e. Is this system under any Consent Order with DEP? N/A
11. Department of Environmental Protection ID # 3354027
12. Water Management District Consumptive Use Permit # 20-069-2473-4
 - 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? N/A

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000))/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

*Century Estates Utilities
has no wastewater.
Entire wastewater section
is not applicable*

UTILITY NAME: Century Estates Utilities

YEAR OF REPORT
DECEMBER 31, 2012

CERTIFICATION OF ANNUAL REPORT

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

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES NO

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

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.

[Signature]
(signature of Chief Executive Officer of the utility) *

Date: 4-30-2013

1. 2. 3. 4.

(signature of Chief Financial Officer of the utility) *

Date: _____

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

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

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

Company: *Century Estates Utilities, Inc*
For the Year Ended December 31, *2012*

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <i>28,371</i>	\$ _____	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <i>28,371</i>	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <i>28,371</i>	\$ _____	\$ _____

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).