

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

ANNUAL REPORT

OF

WU834-08-AR

SU317-08-AR

North Fort Myers Utility, Inc.

Exact Legal Name of Respondent

353-W, 247-S, 309-S

Certificate Numbers

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

RECEIVED
FLORIDA PUBLIC SERVICE
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Carlstedt, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

James L. Carlstedt, C.P.A.
Paul E. DeChario, C.P.A.
Katherine U. Jackson, C.P.A.
Robert H. Jackson, C.P.A.
Cheryl T. Losee, C.P.A.
Robert C. Nixon, C.P.A.
Jeanette Sung, C.P.A.
Holly M. Towner, C.P.A.
James L. Wilson, C.P.A.

March 20, 2009

Officers and Directors
North Fort Myers Utility, Inc.

We have compiled the balance sheets of North Fort Myers Utility, Inc. as of December 31, 2008 and 2007, and the related statements of income and retained earnings for the year(s) then ended, included in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. We have also compiled the supplementary information presented in the prescribed form.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of North Fort Myers Utility, Inc. We have not audited or reviewed the accompanying financial statements and supplementary information referred to above and, accordingly, do not express an opinion or any form of assurance on them.

These financial statements (including related disclosures) and the supplementary information are presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, these financial statements and supplementary information are not designed for those who are not informed about such differences.

We are not independent with respect to North Fort Myers Utility, Inc.

Carlstedt Jackson Nixon & Wilson
CARLSTEDT, JACKSON, NIXON & WILSON

General Instructions

1. Prepare this report in conformity with the 1984 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 should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which will create a permanent record, such as by 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 of the page 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. Water and wastewater system pages should be grouped together by system and all pages in the water and wastewater sections should be numbered consecutively at the bottom of the page where noted. For example, if the water system pages total 50 pages, they should be grouped by system and numbered from 1 to 50.
11. 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.
12. 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.
13. The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0873**

The fourth copy should be retained by the utility

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EXECUTIVE

SUMMARY

CERTIFICATION OF ANNUAL REPORT

YEAR OF REPORT December 31, 2008

UTILITY NAME: North Fort Myers Utility, Inc.

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

YES NO

(X) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.

YES NO

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

YES NO

(X) () 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

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

Items Certified

1. 2. 3. 4.
() () () ()

(signature of the chief executive officer of the utility) *

1. 2. 3. 4.
(X) (X) (X) (X)



(signature of the chief financial officer of the utility) *

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

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

ANNUAL REPORT OF

YEAR OF REPORT
December 31, 2008

North Fort Myers Utility, Inc.
(Exact Name of Utility)

County: Lee

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

P.O. Box 2547
North Ft. Myers, Florida 33902

Telephone: (239) 543-1005

e-Mail Address: oldbridge9@aol.com

WEB Site: N/A

Sunshine State One-Call of Florida, Inc. Member Number N/A

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

Robert C. Nixon, CPA
Carlstedt, Jackson, Nixon & Wilson, CPA's, PA
2560 Gulf-to-Bay Blvd, Suite 200
Clearwater, Florida 34625

Telephone: (727) 791-4020

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

P.O. Box 2547
North Ft. Myers, Florida 33902

Telephone: (239) 543-1005

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

McKean, Paul, Chrycy, Fletcher & Co.

Date of original organization of the utility: 01/12/77

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 percent or more of the voting securities of the utility:

	Name	Percent Ownership	
1.	Old Bridge Park Corporation	100.0	%
2.			%
3.			%
4.			%
5.			%
6.			%
7.			%
8.			%
9.			%
10.			%

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
December 31, 2008

DIRECTORY OF PERSONNEL WHO CONTACT THE FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Joel Schenkman	Chairman of the Bd., President & CEO	N. Ft. Myers Utility, Inc.	Various matters
A.A. "Tony" Reeves III	Utility Director	N. Ft. Myers Utility, Inc.	Various matters
William E Sundstrom, Martin S. Friedman	Attorney Attorney	Rose, Sundstrom and Bentley	Legal Matters
Robert C. Nixon	CPA	Carlstedt, Jackson, Nixon & Wilson	Rate and accounting matters

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

COMPANY PROFILE

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

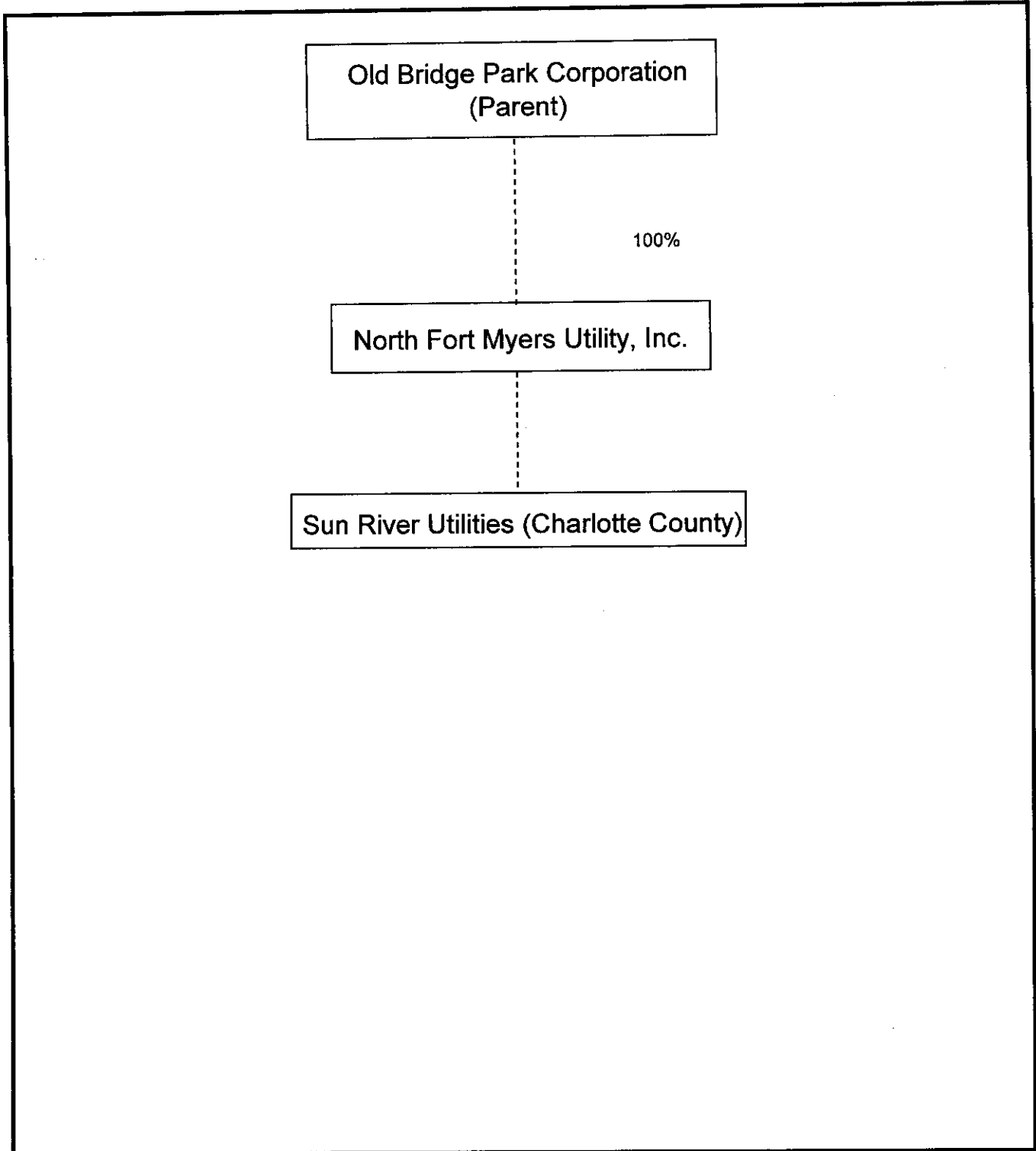
- A. Brief company history.**
- B. Public services rendered.**
- C. Major goals and objectives.**
- D. Major operating divisions and functions.**
- E. Current and projected growth patterns.**
- F. Major transactions having a material effect on operations.**

- (A) The Company was originally organized in 1977 to provide central sewer service to Old Bridge Park, a mobile home community. Since that time, the company has expanded its service area to include a large portion of the unincorporated area North of the Caloosahatchee River. With the purchase of the Pine Lakes system, the Company also operates a water system.
- (B) Water treatment and Sewage treatment and disposal services only.
- (C) To provide adequate treatment and disposal service and a fair rate of return on investment to the Company's stockholders.
- (D) Water and Sewer divisions only.
- (E) Growth is projected at approximately 300 ERC's per year
- (F) None

UTILITY NAME: North Fort Myers Utility, Inc.

PARENT / AFFILIATE ORGANIZATION CHART
Current as of 12/31/99

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: North Fort Myers Utility, Inc.

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 UTILITY (c)	OFFICERS COMPENSATION (d)
Joel Schenkman	President & CEO	50	\$ 225,250
Michael Schenkman	Vice President	20	\$ None
Lara Schenkman	Vice President	20	\$ None
Randy Schenkman	Secretary/Treasurer	30	\$ None
A.A. Reeves	Vice President	50	\$ None
JoAnn Boley	Asst Secretary/Treasurer	80	\$ 82,530
			\$
			\$
			\$

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as an director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
Joel Schenkman	Chairman of the Board, President & CEO	1	\$ None
Michael Schenkman	Vice President	1	\$ None
Randy Schenkman	Secretary/Treasurer	1	\$ None
			\$
			\$
			\$
			\$

UTILITY NAME: North Fort Myers Utility, Inc.

BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, and other business arrangements entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on Page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
None		\$	

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: North Fort Myers Utility, Inc.

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principal occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Randy Schenkman	Utility Officer	Secretary	Same
Joel Schenkman	Utility CEO	President & CEO	Same
Michael Schenkman	Utility Officer	Vice President	Same

UTILITY NAME: North Fort Myers Utility, Inc.

BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT OF PROVIDING WATER OR SEWER SERVICE

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: North Fort Myers Utility, Inc.

BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provided

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 - management, legal and accounting services
 - computer services
 - engineering & construction services
 - repairing and servicing of equipment
 - material and supplies furnished
 - leasing of structures, land and equipment
 - rental transactions
 - sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)
None				\$

UTILITY NAME: North Fort Myers Utility, Inc.

BUSINESS TRANSACTIONS WITH RELATED PARTIES

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

1. Enter in this part all transactions relating to the purchase, sale or transfer of assets.

2. Below are examples of some types of transactions to include:

- purchase, sale or transfer of equipment.
- purchase, sale or transfer of land and structures.
- purchase, sale or transfer of securities.
- noncash transfers of assets.
- noncash dividends other than stock dividends.
- writeoff of bad debts or loans.

3. The columnar instructions follow:

- (a) Enter name of related party or company.
- (b) Describe briefly the type of assets purchased, sold or transferred.
- (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
- (d) Enter the net book value for each item reported.
- (e) Enter the net profit or loss for each item (column (c) - column (d)).
- (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$	\$	\$	\$

FINANCIAL

SECTION

UTILITY NAME: North Fort Myers Utility, Inc.

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 57,197,761	\$ 55,839,564
108-110	Less: Accumulated Depreciation and Amortization	F-8	(16,772,477)	(15,146,787)
Net Plant			40,425,284	40,692,777
114-115	Utility Plant Acquisition Adjustments (Net)	F-7	2,663,575	2,968,775
116*	Other Plant Adjustments (specify)			
Total Net Utility Plant			43,088,859	43,661,552
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9		
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property				
123	Investment in Associated Companies	F-10	371,395	431,563
124	Utility Investments	F-10		
125	Other Investments	F-10		
126-127	Special Funds	F-10	1,897,565	1,833,547
Total Other Property and Investments			2,268,960	2,265,110
CURRENT AND ACCRUED ASSETS				
131	Cash		179,490	153,970
132	Special Deposits	F-9	32,211	32,211
133	Other Special Deposits	F-9	414,327	397,795
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectable Accounts	F-11	544,862	593,379
145	Accounts Receivable from Associated Companies	F-12	12,110	
146	Notes Receivable from Associated Companies	F-12		
151-153	Materials and Supplies			
161	Stores Expense			
162	Prepayments		364,557	426,225
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			1,547,557	1,603,580

* Not Applicable for Class B Utilities

UTILITY NAME: North Fort Myers Utility, Inc.

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13	\$ 1,398,520	\$ 1,585,476
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey and Investigation Charges			
184	Clearing Accounts			
185*	Temporary Facilities			
186	Misc. Deferred Debits	F-14	340,639	261,607
187*	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes			
	Total Deferred Debits		1,739,159	1,847,083
	TOTAL ASSETS AND OTHER DEBITS		\$ 48,644,535	\$ 49,377,325

* 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)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 1,000	\$ 1,000
204	Preferred Stock Issued	F-15		
202,205*	Capital Stock Subscribed			
203,206*	Capital Stock Liability for Conversion			
207*	Premium on Capital Stock			
209*	Reduction in Par or Stated Value of Capital Stock			
210*	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid-in Capital		18,204,652	15,204,652
212	Discount on Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings (Deficit)	F-16	(21,562,232)	(19,848,341)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)			
Total Equity Capital (Deficit)			(3,356,580)	(4,642,689)
LONG TERM DEBT				
221	Bonds	F-15	28,365,000	29,375,000
222*	Reacquire Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	1,617,000	939,000
Total Long Term Debt			29,982,000	30,314,000
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		1,131,352	1,261,240
232	Notes Payable	F-18		
233	Accounts Payable to Associated Co.	F-18	2,686,759	5,050,581
234	Notes Payable to Associated Co.	F-18		
235	Customer Deposits		49,371	49,501
236	Accrued Taxes		109,780	102,622
237	Accrued Interest	F-19	75,694	75,694
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current and Accrued Liabilities	F-20	73,199	73,201
Total Current and Accrued Liabilities			4,126,155	6,612,839

* Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium on Debt	F-13		
252	Advances for Construction	F-20		
253	Other Deferred Credits (Contributed Taxes)	F-21	930,594	973,022
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits			930,594	973,022
OPERATING RESERVES				
261	Property Insurance Reserve			
262	Injuries and Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
Total Operating Reserves				
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	22,442,391	21,054,307
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(5,480,025)	(4,934,154)
Total Net C.I.A.C.			16,962,366	16,120,153
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation			
282	Accumulated Deferred Income Taxes - Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
Total Accum. Deferred Income Taxes				
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 48,644,535	\$ 49,377,325

UTILITY NAME: North Fort Myers Utility, Inc.

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 4,701,964	\$ 4,740,690
469/530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			4,701,964	4,740,690
401	Operating Expenses	F-3(b)	3,428,464	3,355,143
403	Depreciation Expense	F-3(b)	1,468,325	1,703,574
	Less: Amortization of CIAC	F-22	(508,292)	(545,871)
Net Depreciation Expense			960,033	1,157,703
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)	19,524	224,218
408	Taxes Other Than Income	W/S-3	391,679	396,833
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
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			4,799,700	5,133,897
Net Utility Operating Income			(97,736)	(393,207)
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			(18,839)
420	Allowance for Funds Used During Construction		513,186	69,421
Total Utility Operating Income [Enter here and on Page F-3(c)]			415,450	(342,625)

* For each account, column e should agree with columns f, g + h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3* (f)	SEWER SCHEDULE S-3* (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 370,974	\$ 4,369,716	N/A
370,974	4,369,716	-
430,120	2,925,023	
45,290	1,658,284	
(14,456)	(531,415)	
30,834	1,126,869	-
	224,218	
31,272	365,561	
492,226	4,641,671	
(121,252)	(271,955)	
	(18,839)	
	69,421	
(121,252)	(221,373)	N/A

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

UTILITY NAME: North Fort Myers Utility, Inc.

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR (e)
Total Utility Operating Income [from Page F-3(a)]			\$ 415,450	\$ (342,625)
OTHER INCOME AND DEDUCTIONS				
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income		109,403	43,814
421	Miscellaneous Nonutility Revenue		80,607	60,028
426	Miscellaneous Nonutility Expenses		(458,925)	(242,814)
Total Other Income and Deductions			(268,915)	(138,972)
TAXES APPLICABLE TO OTHER INCOME				
408.20	Taxes Other Than Income			
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable to Other Income				
INTEREST EXPENSE				
427	Interest Expense	F-19	1,268,939	985,170
428	Amortization of Debt Discount & Expense	F-13	206,187	247,124
429	Amortization of Premium on Debt	F-13		
Total Interest Expense			1,475,126	1,232,294
EXTRAORDINARY ITEMS				
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
Total Extraordinary Items				
NET INCOME			(1,328,591)	(1,713,891)

Explain Extraordinary Income:

UTILITY NAME: North Fort Myers Utility, Inc.

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	\$ 2,054,402	\$ 51,437,636
	Less:			
	Nonused and Useful Plant (1)			
108.1	Accumulated Depreciation	F-8	(1,260,103)	(15,512,374)
110.1	Accumulated Amortization	F-8		
271	Contributions in Aid of Construction	F-22	(578,621)	(21,863,770)
252	Advances for Construction	F-20		
Subtotal			215,678	14,061,492
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	344,245	5,135,780
Subtotal			559,923	19,197,272
114	Plus or Minus: Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)		53,765	365,628
	Other (Specify): Completed Construction not Classified		-	-
RATE BASE			\$ 613,688	\$ 19,562,900
NET UTILITY OPERATING INCOME			\$ (121,252)	\$ (271,955)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-- %	-- %

NOTES:

- (1) Estimated if not known.
- (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 Method.

UTILITY NAME: North Fort Myers Utility, Inc.

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

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (1) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (2) (d)	WEIGHTED COST [c x d] (e)
Common Equity	\$ -	%	%	%
Preferred Stock		%	-	%
Long Term Debt	29,982,000	99.84 %	3.61 %	3.6042 %
Customer Deposits	49,371	0.16 %	6.00 %	0.0096 %
Tax Credits - Zero Cost		%	-	%
Tax Credits - Weighted Cost		%	-	%
Deferred Income Taxes		%	-	%
Other (Explain)		%	-	%
Note Payable - Associated Company		%	%	%
Total	\$ 30,031,371	100.00 %		3.61 %

- (1) Should equal amounts on Schedule F-6, Column (g).
- (2) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established. The current leverage formula is being used pending receipt of the transfer order. 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>Unknown</u> %
Commission order approving Return on Equity:	_____

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

Current Commission approved AFUDC rate:	<u>8.40</u> %
Commission order approving AFUDC rate:	<u>PSC-92-0862-FOF-SU</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: North Fort Myers Utility, Inc.

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts Utility Plant In Service	\$ 2,054,402	\$ 51,437,636	N/A	\$ 53,492,038
102	Utility Plant Leased to Others				
103	Property Held for Future Use				
104	Utility Plant Purchased or Sold				
105	Construction Work in Progress		3,705,723		3,705,723
106	Completed Construction Not Classified				
Total Utility Plant		\$ 2,054,402	\$ 55,143,359	N/A	\$ 57,197,761

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

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

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment				
	Lake Arrowhead, Lazy Days, Tamiami	\$ -	\$ 292,423	\$ -	\$ 292,423
	Pine Lakes/Lake Fairways	683,407	1,326,613		2,010,020
	Herons Glen	-	1,558,927		1,558,927
	Del Tura		717,030		717,030
					-
					-
Total Plant Acquisition Adjustment		\$ 683,407	\$ 3,894,993	\$ -	\$ 4,578,400
115	Accumulated Amortization				
	Lake Arrowhead, Lazy Days, Tamiami	\$ -	\$ (261,578)	\$ -	\$ (261,578)
	Pine Lakes/Lake Fairways	(401,810)	(780,120)		(1,181,930)
	Herons Glen	-	(363,762)		(363,762)
	Del Tura		(107,555)		(107,555)
					-
					-
Total Accumulated Amortization		\$ (401,810)	\$ (1,513,015)	\$ -	\$ (1,914,825)
Total Acquisition Adjustments		\$ 281,597	\$ 2,381,978	\$ -	\$ 2,663,575

UTILITY NAME: North Fort Myers Utility, Inc.

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

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION Account 108				
Balance first of year	\$ 1,214,813	\$ 13,931,974	N/A	\$ 15,146,787
Credits during year:				
Accruals charged:				
to Account 108.1 (1)	45,290	1,658,284		1,703,574
to Account 108.2 (2)				
to Account 108.3 (2)				
Other Accounts (Specify)				
Salvage				
Other Credits (specify) :				
Total credits	45,290	1,658,284		1,703,574
Debits during year:				
Book cost of plant retired		(47,339)		(47,339)
Cost of removal		(30,545)		(30,545)
Other debits (specify):				
Total debits		(77,884)		(77,884)
Balance end of year	\$ 1,260,103	\$ 15,512,374	N/A	\$ 16,772,477

ACCUMULATED AMORTIZATION Account 110				
Balance first of year N/A	N/A	N/A	N/A	N/A
Credits during year:				
Accruals charged:				
to Account 110.2 (2)				
Other Accounts (specify):				
Total credits				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
Total debits				
Balance end of year	N/A	N/A	N/A	N/A

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

UTILITY NAME: North Fort Myers Utility, Inc.

**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCTS. 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (c)	AMOUNT (d)
None	\$ -	-	\$ -
Total	\$ -		\$ -

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): Utility Security Deposits	\$ 32,211
Total Special Deposits	\$ 32,211
OTHER SPECIAL DEPOSITS (Account 133): Bond Repair & Replacement Fund	\$ 407,441
Construction Funds	6,886
Total Other Special Deposits	\$ 414,327

UTILITY NAME: North Fort Myers Utility, Inc.

**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 (ACCT. 123): Sun River Utility (Charlotte County)	\$ -	\$ 371,395
Total Investment In Associated Companies		\$ 371,395
UTILITY INVESTMENTS (ACCT. 124): N/A	\$ -	\$ -
Total Utility Investments		\$ -
OTHER INVESTMENTS (ACCT. 125): N/A	\$ -	\$ -
Total Other Investments		\$ -
SPECIAL FUNDS (ACCTS. 126 & 127) Bond sinking fund	\$ -	\$ 1,897,565
Total Special Funds		\$ 1,897,565

UTILITY NAME: North Fort Myers Utility, Inc.

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 Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Combined Water, Wastewater, and Reuse	\$ 399,938	
Wastewater		
Other: Unbilled revenue	150,493	
Total Customer Accounts Receivable		\$ 550,431
OTHER ACCOUNTS RECEIVABLE (Acct. 142):		
Miscellaneous	\$ 2,099	
City of Cape Coral	2,033	
Interest trustee	185	
Total Other Accounts Receivable		\$ 4,317
NOTES RECEIVABLE (Acct. 144):		
	\$ -	
Total Notes Receivable		
Total Accounts and Notes Receivable		554,748
ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Account 143):		
Balance First of Year	\$ 5,746	
Add: Provision for uncollectables for current year	25,935	
Collections of accounts previously written off	-	
Utility accounts		
Others		
Total Additions	25,935	
Deduct accounts written off during year:		
Utility accounts	21,795	
Others		
Total accounts written off	21,795	
Balance end of year		9,886
Total Accounts and Notes Receivable - Net		\$ 544,862

UTILITY NAME: North Fort Myers Utility, Inc.

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
Receivable from Sun River Utility	\$ 12,110
Total	\$ 12,110

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

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

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	TOTAL (c)
None	\$ -
Total	\$ -

UTILITY NAME: North Fort Myers Utility, 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):		
Bond Closing Costs - Series 2003	\$ 65,419	\$ 413,093
Bond Closing Costs - Series 2005	154,544	701,897
Bond Closing Costs - Series 2006	27,161	283,530
	-	
Total Unamortized Debt Discount and Expense	\$ 247,124	\$ 1,398,520
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ -	\$ -

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ -
Total Extraordinary Property Losses	\$ -

UTILITY NAME: North Fort Myers Utility, Inc.

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 (Deficit)	\$ (19,848,341)
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits:	-
	Total Credits	
	Debits:	
	Total Debits	
435	Balance transferred from Income	(1,713,891)
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	
	Year end Balance	(21,562,232)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end):	
214	Total Appropriated Retained Earnings	
	Total Retained Earnings (Deficit)	\$ (21,562,232)

Notes to Statement of Retained Earnings:

UTILITY NAME: North Fort Myers Utility, Inc.

NOTES PAYABLE (ACCTS. 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): N/A			\$ -
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): N/A			
	%		
	%		
	%		
	%		
	%		
	%		
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)
Payables (receivables) for operational advances - Old Bridge Park, LLC	\$ 164,822
Payables (receivables) for operational advances - Sun River Utilities	(98,063)
Advances-Old Bridge Park Corp	2,620,000
Total	\$ 2,686,759

UTILITY NAME: North Fort Myers Utility, Inc.

ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427

DESCRIPTION OF DEBT (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					
Industrial Revenue Bonds	\$ 75,694	427.1	\$ 756,691	\$ 756,691	\$ 75,694
Sun Trust		427.1	78,672	78,672	
Old Bridge Park		427.1	147,540	147,540	
Total Account No. 237.1	75,694		982,903	982,903	75,694
ACCOUNT NO. 237.2 - Accrued Interest in Other Liabilities					
Customer Deposits	-	427.4	2,267	2,267	-
Total Account 237.2	-		2,267	2,267	
Total Account 237 (1)	\$ 75,694		\$ 985,170	\$ 985,170	\$ 75,694
INTEREST EXPENSED:					
Total accrual Account 237		237	\$ 985,170		
Less Capitalized Interest Portion of AFUDC:					
None					
Net Interest Expensed to Account No. 427 (2)			\$ 985,170		

(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: North Fort Myers Utility, Inc.

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)		
Contributed taxes	\$ 42,428	\$ 930,594
Total Regulatory Liabilities	\$ 42,428	\$ 930,594
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2)		
N/A	\$ -	\$ -
Total Deferred Liabilities	\$ -	\$ -
TOTAL OTHER DEFERRED CREDITS	\$ 42,428	\$ 930,594

UTILITY NAME: North Fort Myers Utility, Inc.

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ 578,621	\$ 20,475,686	N/A	\$ 21,054,307
Add credits during year:	-	1,388,084		1,388,084
Less debits charged during				-
Total Contributions In Aid of Construction	\$ 578,621	\$ 21,863,770		\$ 22,442,391

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance First of year	\$ 329,789	\$ 4,604,365	N/A	\$ 4,934,154
Debits during year:	14,456	531,415		545,871
Credits during year (specify): (Rounding)				
Total Accumulated Amortization of Contributions In Aid of Construction	\$ 344,245	\$ 5,135,780		\$ 5,480,025

UTILITY NAME: North Fort Myers Utility, Inc.

**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 income 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 computation 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, assignment, or sharing of the consolidated tax among group members.

DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year (loss)	F-3 (c)	\$ (1,713,891)
Reconciling items for the year:		
Taxable income not reported on the books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		-
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income (loss)		\$ (1,713,891)
Computation of tax:		
The Company is a Sub-Chapter S Corporation; therefore, this Schedule is not applicable.		

**WATER
OPERATION
SECTION**

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
December 31, 2008

SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 2,054,402
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	W-6(b)	(1,260,103)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	W-7	(578,621)
252	Advances for Construction	F-20	
	Subtotal		215,678
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	344,245
	Subtotal		559,923
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		53,765
	Other (Specify):		-
	WATER RATE BASE		\$ 613,688
	UTILITY OPERATING INCOME	W-3	\$ (121,252)
ACHIEVED RATE OF RETURN (Water Operating Income/Water Rate Bas			-- %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (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.

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	W-9	\$ 370,974
469	Less: Guaranteed Revenue and AFPI	W-9	
	Net Operating Revenues		370,974
401	Operating Expenses	W-10(a)	430,120
403	Depreciation Expense	W-6(a)	45,290
	Less: Amortization of CIAC	W-8(a)	(14,456)
	Net Depreciation Expense		30,834
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		16,724
408.11	Property Taxes		11,693
408.12	Payroll Taxes		2,855
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		31,272
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		492,226
	Utility Operating Income (Loss)		(121,252)
469	Add Back: Guaranteed Revenue (and AFPI)	W-9	-
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ (121,252)

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2008

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 4,054	\$ -	\$ -	\$ 4,054
302	Franchises	750			750
303	Land and Land Rights	4,733			4,733
304	Structure and Improvements	244,843			244,843
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	82,316	3,348		85,664
308	Infiltration Galleries and Tunnels				
309	Supply Mains	4,202			4,202
310	Power Generation Equipment				
311	Pumping Equipment	29,556			29,556
320	Water Treatment Equipment	54,485			54,485
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Mains	1,027,532			1,027,532
333	Services	177,360			177,360
334	Meters and Meter Installations	112,341			112,341
335	Hydrants	128,266			128,266
339	Other Plant / Miscellaneous Equipment	7,615			7,615
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	812			812
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	172,189			172,189
	TOTAL WATER PLANT	\$ 2,051,054	\$ 3,348		\$ 2,054,402

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

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: Pine Lakes / Lee

WATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 4,054	\$ 4,054				
302	Franchises	750	750				
303	Land and Land Rights	4,733			\$ 4,733		
304	Structure and Improvements	244,843			244,843		
305	Collecting and Impounding Reservoirs						
306	Lake, River and Other Intakes						
307	Wells and Springs	85,664		85,664			
308	Infiltration Galleries and Tunnels						
309	Supply Mains	4,202		4,202			
310	Power Generation Equipment						
311	Pumping Equipment	29,556		29,556			
320	Water Treatment Equipment	54,485			54,485		
330	Distribution Reservoirs and Standpipes						
331	Transmission and Distribution Mains	1,027,532				1,027,532	
333	Services	177,360				177,360	
334	Meters and Meter Installations	112,341				112,341	
335	Hydrants	128,266				128,266	
339	Other Plant / Miscellaneous Equipment	7,615			7,615		
340	Office Furniture and Equipment						
341	Transportation Equipment						
342	Stores Equipment						
343	Tools, Shop and Garage Equipment	812					812
344	Laboratory Equipment						
345	Power Operated Equipment						
346	Communication Equipment						
347	Miscellaneous Equipment						
348	Other Tangible Plant	172,189					172,189
	TOTAL WATER PLANT	\$ 2,054,402	\$ 4,804	\$ 119,422	\$ 311,676	\$ 1,445,499	\$ 173,001

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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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	Structure and Improvements	27	%	3.70 %
305	Collecting and Impounding Reservoirs		%	%
306	Lake, River and Other Intakes		%	%
307	Wells and Springs	27	%	3.70 %
308	Infiltration Galleries and Tunnels		%	%
309	Supply Mains	35	%	2.86 %
310	Power Generation Equipment		%	%
311	Pumping Equipment	20	%	5.00 %
320	Water Treatment Equipment	18	%	5.56 %
330	Distribution Reservoirs and Standpipes		%	%
331	Transmission and Distribution Mains	38	%	2.63 %
333	Services	34	%	2.94 %
334	Meters and Meter Installations	20	%	5.00 %
335	Hydrants	40	%	2.50 %
339	Other Plant / Miscellaneous Equipment		%	%
340	Office Furniture and Equipment		%	%
341	Transportation Equipment		%	%
342	Stores Equipment		%	%
343	Tools, Shop and Garage Equipment	16	%	6.25 %
344	Laboratory Equipment		%	%
345	Power Operated Equipment		%	%
346	Communication Equipment		%	%
347	Miscellaneous Equipment		%	%
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: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

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ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e) (Note 1)	TOTAL CREDITS (d + e) (f)
301	Organization	\$ 3,715	\$ 102		\$ 102
302	Franchises	641	19		19
304	Structure and Improvements	185,789	7,420		7,420
305	Collecting and Impounding				
306	Lake, River and Other Intakes				
307	Wells and Springs	64,103	3,160		3,160
308	Infiltration Galleries and				
309	Supply Mains	3,249	120		120
310	Power Generation Equipment				
311	Pumping Equipment	25,114	228		228
320	Water Treatment Equipment (1)	3,590	2,477		2,477
330	Distribution Reservoirs and				
331	Transmission and Distribution	493,016	24,021		24,021
333	Services	91,127	4,434		4,434
334	Meters and Meter Installations	112,341	0		
335	Hydrants	55,620	2,850		2,850
339	Other Plant and Miscellaneous	3,872	378		378
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment (1)	447	81		81
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	172,189	-		
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 1,214,813	\$ 45,290	\$ -	\$ 45,290

* Specify nature of transaction.

Use () to denote reversal entries.

Note (1): Miscellaneous adjustment to correct account balances.

UTILITY NAME: North Fort Myers Utility, Inc.

SYSTEM NAME / COUNTY: Pine Lakes / Lee

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

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	ASSOCIATED SALVAGE AND INSURANCE (h)	ASSOCIATED COST OF REMOVAL (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
301	Organization	\$ -	\$ -	\$ -	\$ -	3,817
302	Franchises					660
304	Structure and Improvements					193,209
305	Collecting and Impounding Reservoirs					
306	Lake, River and Other Intakes					
307	Wells and Springs					67,263
308	Infiltration Galleries and Tunnels					
309	Supply Mains					3,369
310	Power Generation Equipment					
311	Pumping Equipment					25,342
320	Water Treatment Equipment					6,067
330	Distribution Reservoirs and Standpipes					
331	Transmission and Distribution					517,037
333	Services					95,561
334	Meters and Meter Installations					112,341
335	Hydrants					58,470
339	Other Plant / Miscellaneous Equipment					4,250
340	Office Furniture and Equipment					
341	Transportation Equipment					
342	Stores Equipment					
343	Tools, Shop and Garage Equipment					528
344	Laboratory Equipment					
345	Power Operated Equipment					
346	Communication Equipment					
347	Miscellaneous Equipment					172,189
348	Other Tangible Plant					
TOTAL WATER ACCUMULATED DEPRECIATION		\$ -	\$ -	\$ -	\$ -	1,260,103

Note (1): To correct depreciation expense for rounding differences between beginning and ending balances

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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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)
Total Credits			N/A

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
 ACCOUNT 272**

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 329,789
Debits during year:	
Accruals charged to Account	14,456
Other Debits (specify):	
Total debits	14,456
Credits during year (specify):	
Total credits	
Balance end of year	\$ 344,245

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
460	Water Sales: Unmetered Water Revenue			
	Metered Water Revenue:			
461.1	Metered Sales to Residential Customers	1,831	1,830	\$ 347,827
461.2	Metered Sales to Commercial Customers	15	15	23,147
461.3	Metered Sales to Industrial Customers			
461.4	Metered Sales to Public Authorities			
461.5	Metered Sales to Multiple Family Dwellings			
	Total Metered Sales	1,846	1,845	370,974
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
	Total Fire Protection Revenue			
464	Other Sales to Public Authorities			
465	Sales to Irrigation Customers			
466	Sales for Resale			
467	Interdepartmental Sales			
	Total Water Sales	1,846	1,845	370,974
469	Other Water Revenues: Guaranteed Revenues			
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
	Total Other Water Revenues			
	Total Water Operating Revenues			\$ 370,974

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

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	\$ 2,547	\$ -	\$ -
603	Salaries and Wages - Officers, Directors and Majority Stockholders	33,783		
604	Employee Pensions and Benefits			
610	Purchased Water	108,195	108,195	
615	Purchased Power	8,326		
616	Fuel for Power Purchased			
618	Chemicals			
620	Materials and Supplies	22,862	15,425	
631	Contractual Services - Engineering			
632	Contractual Services - Accounting	13,505		
633	Contractual Services - Legal	4,558		
634	Contractual Services - Mgt. Fees	10,742		
635	Contractual Services - Testing			
636	Contractual Services - Other	142,816		
641	Rental of Building/Real Property	5,355		
642	Rental of Equipment			
650	Transportation Expense	248		
656	Insurance - Vehicle			
657	Insurance - General Liability	10,677		
658	Insurance - Workmens Comp.	249		
659	Insurance - Other	8,715		
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case			
667	Regulatory Commission Exp.-Other	546		
670	Bad Debt Expense	2,019		
675	Miscellaneous Expenses	54,977		
Total Water Utility Expenses		\$ 430,120	\$ 123,620	

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 ADMINISTRATIVE & GENERAL EXPENSES (k)
\$ -	\$ -	\$ -	\$ -	\$ 2,547	\$ -
					33,783
		7,720		606	
7,437					
					13,505
					4,558
					10,742
		138,745		4,071	
					5,355
					248
		10,677			
8,715					249
					546
				2,019	
				8,564	46,413
\$ 16,152		\$ 157,142		\$ 17,807	\$ 115,399

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	3,243	3,476	1,400	5,319	5,212
February	2,891	3,517	900	5,508	5,156
March	1,802	4,045	-	5,847	5,740
April	1,763	3,105	-	4,868	4,397
May	1,735	2,653	-	4,388	4,230
June	2,210	2,332	400	4,142	3,730
July	2,785	2,219	900	4,104	3,647
August	3,574	2,324	2,400	3,498	3,362
September	3,463	2,900	2,400	3,963	3,545
October	3,530	2,677	1,800	4,407	4,283
November	3,798	3,526	2,300	5,024	4,950
December	3,132	4,282	2,300	5,114	5,026
Total for year	33,926	37,056	14,800	56,182	53,278

If water is purchased for resale, indicate the following:

Vendor Lee County Utilities
 Point of delivery US 41 and Pine Lakes front gate

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

Note: Pine Lakes is a dead end system. Due to health department regulations and the large number of winter only residents, frequent high volume flushing is required to maintain the proper chlorine residuals. This problem is experienced by the Utility and the City of Cape Coral, which maintains a 16" main to provide service to the winter population.

List for each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
Well	.200MGD	101,000	Ground

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: Pine Lakes / Lee

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

Permitted Capacity of Plant (GPD):	<u>200,000</u>
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	<u>Wellhead</u>
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc):	<u>Aeration / Chlorination</u>
LIME TREATMENT	
Unit rating (i.e., GPM, pounds per gallon):	<u>N/A</u> Manufacturer <u>N/A</u>
FILTRATION	
Type and size of area:	
Pressure (in square feet):	<u>N/A</u> Manufacturer <u>N/A</u>
Gravity (in GPM/square feet):	<u>N/A</u> Manufacturer <u>N/A</u>

CALCULATION OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

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	1,830	1,830
5/8"	Displacement	1.0		
3/4"	Displacement	1.5	6	9
1"	Displacement	2.5		
1 1/2"	Displacement or Turbine	5.0	6	30
2"	Displacement, Compound or Turbine	8.0	3	24
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				1,893

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:
ERC = 27,868 gallons, divided by
350 gallons per day
365 days
<u>218.1</u> ERC's

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: Pine Lakes / Lee

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OTHER WATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve. 1,893
2. Maximum number of ERC's * which can be served. 1,893
3. Present system connection capacity (in ERC's *) using existing lines. 1,893
4. Future system connection capacity (in ERC's *) upon service area buildout. 1,893
5. Estimated annual increase in ERC's * System is built - out
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 1500 GPM for 4 hours
7. Attach a description of the fire fighting facilities. High speed pumps at storage tank; 79 hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
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:
- 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 N/A
 - d. Attach plans for funding the required upgrading. _____
 - e. Is this system under any Consent Order of the DEP? No
11. Department of Environmental Protection ID # 5364040
12. Water Management District Consumptive Use Permit # 36-00081-W
- 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 the calculation on the bottom of Page W-13

**WASTEWATER
OPERATION
SECTION**

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 47,891,741
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(13,271,917)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(20,838,628)
252	Advances for Construction	F-20	
	Subtotal		13,781,196
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	4,513,846
	Subtotal		18,295,042
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		309,981
	Other (Specify):		-
	WASTEWATER RATE BASE		\$ 18,605,023
	UTILITY OPERATING INCOME	S-3	\$ (187,600)
	ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)		-- %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (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 YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 3,545,895
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(2,240,457)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(1,025,142)
252	Advances for Construction	F-20	
	Subtotal		280,296
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	621,934
	Subtotal		902,230
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		55,647
	Other (Specify):		-
	WASTEWATER RATE BASE		\$ 957,877
	UTILITY OPERATING INCOME	S-3	\$ (84,355)
ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)			-- %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (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.

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 3,929,302
530	Less: Guaranteed Revenue and AFPI	S-9	
	Net Operating Revenues		3,929,302
401	Operating Expenses	S-10(a)	2,479,844
403	Depreciation Expense	S-6(a)	1,576,207
	Less: Amortization of CIAC	S-8(a)	(505,788)
	Net Depreciation Expense		1,070,419
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC) (Loss on plant abandonment)	F-8	224,218
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		187,142
408.11	Property Taxes		143,200
408.12	Payroll Taxes		11,904
408.13	Other Taxes & Licenses		175
408	Total Taxes Other Than Income		342,421
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		4,116,902
	Utility Operating Income (Loss)		(187,600)
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		(18,839)
420	Allowance for Funds Used During Construction		69,421
	Total Utility Operating Income (Loss)		\$ (137,018)

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9	\$ 440,414
530	Less: Guaranteed Revenue and AFPI	S-9	
	Net Operating Revenues		440,414
401	Operating Expenses	S-10(a)	445,179
403	Depreciation Expense	S-6(a)	82,077
	Less: Amortization of CIAC	S-8(a)	(25,627)
	Net Depreciation Expense		56,450
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		19,701
408.11	Property Taxes		584
408.12	Payroll Taxes		2,855
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		23,140
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		524,769
	Utility Operating Income (Loss)		(84,355)
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income (Loss)		\$ (84,355)

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

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WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 14,525	\$ -	\$ -	\$ 14,525
352	Franchises	40,126			
353	Land and Land Rights	615,622	157,564	(303,250)	469,936
354	Structure and Improvements	7,627,822			7,627,822
355	Power Generation Equipment				
360	Collection Sewers - Force	14,099,329	1,629,331	11,503 (1)	15,740,163
361	Collection Sewers - Gravity	6,493,250		(11,503) (1)	6,481,747
362	Special Collecting Structures	450,148	107,729		557,877
363	Services to Customers	1,274,560	13,990		1,288,550
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	3,279,238	232,264		3,511,502
371	Pumping Equipment	1,783,702	220,509		2,004,211
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	2,933,705	27,324		2,961,029
380	Treatment & Disposal Equipment	6,556,081			6,556,081
381	Plant Sewers	123,480			123,480
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment				
390	Office Furniture & Equipment	52,848		(49,527) (2)	3,321
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	49,835	2	(20,751)	29,086
394	Laboratory Equipment	29,009		(307)	28,702
395	Power Operated Equipment	362,254	11,029		373,283
396	Communication Equipment	2,873		(1,961)	912
397	Miscellaneous Equipment	77,079		(157)	76,922
398	Other Tangible Plant	37,324	5,268		42,592
	Total Wastewater Plant	\$ 45,902,810	\$ 2,405,010	\$ (375,953)	\$ 47,891,741

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

Note (1): Reclassification between accounts

(2) Transfer to Charlotte County regulated \$37,564, Retired \$11,963

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT
 December 31, 2008

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ 14,525						
352	Franchises							
353	Land and Land Rights		\$ 287,511		\$ 182,425			
354	Structure and Improvements		7,627,822					
355	Power Generation Equipment							
360	Collection Sewers - Force		15,740,163					
361	Collection Sewers - Gravity		6,481,747					
362	Special Collecting Structures		557,877					
363	Services to Customers		1,288,550					
364	Flow Measuring Devices							
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			3,511,502				
371	Pumping Equipment			2,004,211				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System				6,537,447		2,961,029	
380	Treatment & Disposal Equipment				123,480			
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant / Miscellaneous Equipment							3,321
390	Office Furniture & Equipment							29,086
391	Transportation Equipment							28,702
392	Stores Equipment							373,283
393	Tools, Shop and Garage Equipment							912
394	Laboratory Equipment							76,922
395	Power Operated Equipment							42,592
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 14,525	\$ 31,983,670	\$ 5,515,713	\$ 6,843,352	\$ 18,634	\$ 2,961,029	\$ 554,818

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

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2008

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	4,054		\$ -	\$ 4,054
352	Franchises	750			750
353	Land and Land Rights	55,213			55,213
354	Structure and Improvements	494,728	24,400	(12,200)	506,928
355	Power Generation Equipment				
360	Collection Sewers - Force	176,531			176,531
361	Collection Sewers - Gravity	1,546,953			1,546,953
362	Special Collecting Structures	37,450			37,450
363	Services to Customers	354,397			354,397
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells				
371	Pumping Equipment	329,615			329,615
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	400,542			
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	138,212			526,554
390	Office Furniture & Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment	4,880			4,880
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	2,570			2,570
398	Other Tangible Plant				
	Total Wastewater Plant	\$ 3,545,895	\$ 24,400	\$ (12,200)	\$ 3,545,895

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

Notes:

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2006

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ 4,054						
352	Franchises	750						
353	Land and Land Rights				\$ 55,213			
354	Structure and Improvements				506,928			
355	Power Generation Equipment							
360	Collection Sewers - Force		176,531					
361	Collection Sewers - Gravity		1,546,953					
362	Special Collecting Structures		37,450					
363	Services to Customers		354,397					
364	Flow Measuring Devices							
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells							
371	Pumping Equipment			329,615				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment & Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines				526,554			
389	Other Plant / Miscellaneous Equipment							
390	Office Furniture & Equipment							4,880
391	Transportation Equipment							2,570
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 4,804	\$ 2,115,331	\$ 329,615	\$ 1,088,695	\$ -	\$ -	\$ 7,450

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

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	40	%	2.50 %
352	Franchises	40	%	2.50 %
354	Structure and Improvements	32	%	3.13 %
355	Power Generation Equipment		%	%
360	Collection Sewers - Force	30	%	3.33 %
361	Collection Sewers - Gravity	45	%	2.22 %
362	Special Collecting Structures	30	%	3.33 %
363	Services to Customers	38	%	2.63 %
364	Flow Measuring Devices		%	%
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells	18	%	5.56 %
371	Pumping Equipment	18	%	5.56 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System	30	%	3.33 %
380	Treatment & Disposal Equipment	18	%	5.56 %
381	Plant Sewers	35	%	2.86 %
382	Outfall Sewer Lines		%	%
389	Other Plant / Miscellaneous Equipment		%	%
390	Office Furniture & Equipment	6	%	16.67 %
391	Transportation Equipment		%	%
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment	16	%	6.25 %
394	Laboratory Equipment	15	%	6.67 %
395	Power Operated Equip	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.

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	40	%	2.50 %
352	Franchises	40	%	2.50 %
354	Structure and Improvements	27	%	3.70 %
355	Power Generation Equipment		%	%
360	Collection Sewers - Force	27	%	3.70 %
361	Collection Sewers - Gravity	40	%	2.50 %
362	Special Collecting Structures	40	%	2.50 %
363	Services to Customers	34	%	2.94 %
364	Flow Measuring Devices		%	%
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells		%	%
371	Pumping Equipment	18	%	5.56 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System		%	%
380	Treatment & Disposal Equipment	18	%	5.56 %
381	Plant Sewers		%	%
382	Outfall Sewer Lines		%	%
389	Other Plant / Miscellaneous Equipment	18	%	5.56 %
390	Office Furniture & Equipment		%	%
391	Transportation Equipment		%	%
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment		%	%
394	Laboratory Equipment	15	%	6.67 %
395	Power Operated Equipment		%	%
396	Communication Equipment		%	%
397	Miscellaneous Equipment	27	%	3.70 %
398	Other Tangible Plant		%	%
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.

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 5,991	\$ 363	\$ -	\$ 363
352	Franchises	26,065	1,614		1,614
354	Structure and Improvements	3,472,011	217,729		217,729
355	Power Generation Equipment				
360	Collection Sewers - Force	1,450,931	493,105		493,105
361	Collection Sewers - Gravity	2,160,279	143,942		143,942
362	Special Collecting Structures	12,466	985		985
363	Services to Customers	383,890	33,819		33,819
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	915,535	111,812		111,812
371	Pumping Equipment	730,551	101,618		101,618
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	181,890	98,212		98,212
380	Treatment & Disposal Equipment	2,151,055	315,430		315,430
381	Plant Sewers	37,486	3,527		3,527
382	Outfall Sewer Lines	(24,274)	-		
389	Other Plant / Miscellaneous Equipment				
390	Office Furniture & Equipment	35,882	4,850		4,850
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	33,323	10,077		10,077
394	Laboratory Equipment	26,903	1,033		1,033
395	Power Operated Equipment	71,380	32,432		32,432
396	Communication Equipment	2,873	-		
397	Miscellaneous Equipment	70,443	1,520		1,520
398	Other Tangible Plant	16,714	4,139		4,139
Total Depreciable Wastewater Plant in Service		\$ 11,761,394	\$ 1,576,207	\$ -	\$ 1,576,207

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

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	6,354
352	Franchises					27,679
354	Structure and Improvements					3,689,740
355	Power Generation Equipment					
360	Collection Sewers - Force					1,944,036
361	Collection Sewers - Gravity			(5,061)	(5,061)	2,299,160
362	Special Collecting Structures					13,451
363	Services to Customers					417,709
364	Flow Measuring Devices					
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					1,027,347
371	Pumping Equipment					832,169
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					280,102
380	Treatment & Disposal Equipment					2,466,485
381	Plant Sewers					41,013
382	Outfall Sewer Lines					(24,274)
389	Other Plant / Miscellaneous Equipment					
390	Office Furniture & Equipment	(11,963)		(25,484)	(37,447)	3,285
391	Transportation Equipment					
392	Stores Equipment					
393	Tools, Shop and Garage Equipment	(20,751)			(20,751)	22,649
394	Laboratory Equipment	(307)			(307)	27,629
395	Power Operated Equipment					103,812
396	Communication Equipment	(1,961)			(1,961)	912
397	Miscellaneous Equipment	(157)			(157)	71,806
398	Other Tangible Plant					20,853
Total Depreciable Wastewater Plant in Service		\$ (35,139)	\$ -	\$ (30,545)	\$ (65,684)	\$ 13,271,917

Note: Other Charges to transfer to Charlotte County regulated entity

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 4,054	\$ -		\$ -
352	Franchises	750	-		
354	Structure and Improvements	254,591	8,991		8,991
355	Power Generation Equipment				
360	Collection Sewers - Force	127,998	5,884		5,884
361	Collection Sewers - Gravity	707,307	34,376		34,376
362	Special Collecting Structures	22,416	1,248		1,248
363	Services to Customers	215,086	9,326		9,326
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells				
371	Pumping Equipment	329,615			
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	363,101	22,252		22,252
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	138,212	-		
390	Office Furniture & Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment	4,880	-		
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	2,570	-		
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 2,170,580	\$ 82,077		\$ 82,077

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

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	4,054
352	Franchises					750
354	Structure and Improvements	(12,200)			(12,200)	251,382
355	Power Generation Equipment					
360	Collection Sewers - Force					133,882
361	Collection Sewers - Gravity					741,683
362	Special Collecting Structures					23,664
363	Services to Customers					224,412
364	Flow Measuring Devices					
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					
371	Pumping Equipment					329,615
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					
380	Treatment & Disposal Equipment					385,353
381	Plant Sewers					
382	Outfall Sewer Lines					
389	Other Plant / Miscellaneous Equipment					138,212
390	Office Furniture & Equipment					
391	Transportation Equipment					
392	Stores Equipment					
393	Tools, Shop and Garage Equipment					4,880
394	Laboratory Equipment					
395	Power Operated Equipment					
396	Communication Equipment					
397	Miscellaneous Equipment					2,570
398	Other Tangible Plant					
Total Depreciable Wastewater Plant in Service		\$ (12,200)		\$ -	\$ (12,200)	\$ 2,240,457

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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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)
		\$ -	\$ -
Total Credits			N/A

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272

DESCRIPTION (a)	
Balance first of year	\$ 596,307
Debits during year:	
Accruals charged to Account	25,627
Other Debits (specify):	
Rounding	
Total debits	25,627
Credits during year (specify):	
Total credits	
Balance end of year	\$ 621,934

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues			\$ -
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			-
Measured Revenues:				
522.1	Residential Revenues	9,550	9,506	\$ 2,600,348
522.2	Commercial Revenues	350	335	1,072,656
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues	34	34	180,499
522	Total Measured Revenues	9,934	9,875	3,853,503
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	9,934	9,875	\$ 3,853,503
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			75,799
	Total Other Wastewater Revenues			\$ 75,799

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

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
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 Reuse 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				\$ 3,929,302

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

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues			\$ -
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			-
Measured Revenues:				
522.1	Residential Revenues	1,792	1,791	\$ 414,187
522.2	Commercial Revenues	15	15	14,779
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)			
522	Total Measured Revenues	1,807	1,806	428,966
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	1,807	1,806	\$ 428,966
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			2,387
	Total Other Wastewater Revenues			\$ 2,387

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

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
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 Reuse Revenues			
540	Total Flat Rate Reuse Revenues			
Measured Reuse Revenues:				
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues	1	1	9,061
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues			9,061
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				9,061
Total Wastewater Operating Revenues				\$ 440,414

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

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT
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WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 COLLECTION EXPENSES - MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 136,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	81,015						
704	Employee Pensions and Benefits							
710	Purchased Sewage Treatment	444,616					444,616	
711	Sludge Removal Expense	264,147	11		86,348		175,902	
715	Purchased Power							
716	Fuel for Power Purchased							
718	Chemicals	369					369	
720	Materials and Supplies	27,190	16,334	8,031			2,825	
731	Contractual Services - Engineering	9,024	2,446				6,068	
732	Contractual Services - Accounting	74,245						
733	Contractual Services - Legal	28,812						
734	Contractual Services - Mgt. Fees	14,616	14,616					
735	Contractual Services - Testing							
736	Contractual Services - Other	892,832					832,471	
741	Rental of Building/Real Property	16,065						
742	Rental of Equipment							
750	Transportation Expense	1,490						
756	Insurance - Vehicle							
757	Insurance - General Liability	64,654					64,086	
758	Insurance - Workmens Comp.							
759	Insurance - Other	47,480						
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						61,937	
767	Regulatory Commission Exp.-Other	69,489						
770	Bad Debt Expense	17,242						
775	Miscellaneous Expenses	290,112	4,253		29			
	Total Wastewater Utility Expenses	\$ 2,479,844	\$ 37,660	\$ 8,031	\$ 86,377	\$ -	\$ 1,588,274	\$ -

WASTEWATER UTILITY EXPENSE ACCOUNTS

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	\$ 59,446	\$ 77,000	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders		81,015				
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense	1,886					
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services - Engineering		510				
732	Contractual Services - Accounting		74,245				
733	Contractual Services - Legal		28,812				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other	24,969	35,392				
741	Rental of Building/Real Property	16,065					
742	Rental of Equipment	1,490					
750	Transportation Expense						
756	Insurance - Vehicle						
757	Insurance - General Liability		568				
758	Insurance - Workmens Comp.						
759	Insurance - Other		47,480				
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	1,253	6,299				
767	Regulatory Commission Exp.-Other	17,242					
770	Bad Debt Expense		285,830				
775	Miscellaneous Expenses						
	Total Wastewater Utility Expenses	\$ 122,351	\$ 637,151	\$ -	\$ -	\$ -	\$ -

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2008

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 COLLECTION EXPENSES - MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 2,744	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	33,783						
704	Employee Pensions and Benefits							
710	Purchased Sewage Treatment	39,932					39,932	
711	Sludge Removal Expense	35,504			6,415		28,875	
715	Purchased Power							
716	Fuel for Power Purchased							
718	Chemicals							
720	Materials and Supplies	4,487					4,487	
731	Contractual Services - Engineering							
732	Contractual Services - Accounting	13,505						
733	Contractual Services - Legal	4,558						
734	Contractual Services - Mgt. Fees							
735	Contractual Services - Testing							
736	Contractual Services - Other	153,358					138,745	
741	Rental of Building/Real Property	21,420						
742	Rental of Equipment							
750	Transportation Expense	248						
756	Insurance - Vehicle							
757	Insurance - General Liability	9,991					9,896	
758	Insurance - Workmens Comp.	2,017						
759	Insurance - Other	8,745						
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other	4,182					4,182	
770	Bad Debt Expense	2,534						
775	Miscellaneous Expenses	108,171						
	Total Wastewater Utility Expenses	\$ 445,179	\$ 6,415	\$ -	\$ -	\$ -	\$ 226,117	\$ -

WASTEWATER UTILITY EXPENSE ACCOUNTS

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	\$ 2,744	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders		33,783				
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense	214					
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services - Engineering						
732	Contractual Services - Accounting	13,505					
733	Contractual Services - Legal		4,558				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other	4,162	10,451				
741	Rental of Building/Real Property	5,355	16,065				
742	Rental of Equipment						
750	Transportation Expense	248					
756	Insurance - Vehicle						
757	Insurance - General Liability		95				
758	Insurance - Workmens Comp.		2,017				
759	Insurance - Other		8,745				
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other	2,534					
770	Bad Debt Expense	55,994	52,177				
775	Miscellaneous Expenses						
	Total Wastewater Utility Expenses	\$ 84,756	\$ 127,891				

CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

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	9,506	9,506
5/8"	Displacement	1.0	178	178
3/4"	Displacement	1.5	25	38
1"	Displacement	2.5	45	113
1 1/2"	Displacement or Turbine	5.0	27	135
2"	Displacement, Compound or Turbine	8.0	45	360
3"	Displacement	15.0		
3"	Compound	16.0	7	112
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	5	125
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	3	150
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0	1	115
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				10,832

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:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

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

NOTE: Total gallons treated includes both treated and purchased treatment

ERC Calculation:	$\left(\frac{625,240,000}{\text{(total gallons treated)}} / 365 \text{ days} \right) / 280 \text{ gpd} =$	6,118
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UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
December 31, 2008

CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	END OF YEAR (e)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,791	1,791
5/8"	Displacement	1.0		
3/4"	Displacement	1.5	6	9
1"	Displacement	2.5		
1 1/2"	Displacement or Turbine	5.0	6	30
2"	Displacement, Compound or Turbine	8.0	3	24
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				1,854

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:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

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:	(60,760,000	/ 365 days) / 280 gpd =	595
		(total gallons treated)		

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT
December 31, 2008

WASTEWATER TREATMENT PLANT INFORMATION
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	3.5 MGD		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Custom		
Type (2)	Oxidation Ditch		
Hydraulic Capacity	3.5 MGD		
Average Daily Flow	1,712,986		
Total Gallons of Wastewater Treated	625,240,000		
Method of Effluent Disposal	Reuse/Deepwell		

(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: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2008

WASTEWATER TREATMENT PLANT INFORMATION
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	.300MGD		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Marolf		
Type (2)	Extended Air		
Hydraulic Capacity	.300MGD		
Average Daily Flow	166,466		
Total Gallons of Wastewater Treated	60,760,000		
Method of Effluent Disposal	Reuse		

- (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: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT
December 31, 2008

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve. 10,832

2. Maximum number of ERC's * which can be served. 12,727

3. Present system connection capacity (in ERC's *) using existing lines. 10,832

4. Future system connection capacity (in ERC's *) upon service area buildout. Unknown

5. Estimated annual increase in ERC's * . Approximately 500

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. Design addition to treatment plant completed and permitted. Construction to begin in 2010.

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.

Six Lakes:	62.450	Old Bridge Park	23.260
Riverbend:	61.040	Tree Farm	26.930
Sabal Springs:	72.790	City of Cape Coral	48.310
Del Tura	37.020	CCC High School	15.340
Hérons Glen	20.590	Lee County DOT	0.010
Magnolia Lodge	61.270	Walgreens	0.220

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? No

If so, what are the utility's plans to comply with the DEP? N/A

10. When did the company last file a capacity analysis report with the DEP? 2007

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

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

11. Department of Environmental Protection ID # FLA 014548 & Deepwell Permit 128646-002-UO/1m

* An ERC is determined based on the calculation on the bottom of Page S-11

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
December 31, 2008

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve.	<u>1,854</u>
2. Maximum number of ERC's * which can be served.	<u>1,854</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1,854</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1,854</u>
5. Estimated annual increase in ERC's * .	<u>Built out</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
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.	<u>Pine Lakes Golf Course - 100%</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>No</u>
If so, when?	<u>N/A</u>
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>No</u>
If so, what are the utility's plans to comply with the DEP?	<u>NA</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>None</u>
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?	<u>N/A</u>
c. When will construction begin?	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA014463</u>

* An ERC is determined based on the calculation on the bottom of Page S-11

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class A & B**

Company: North Fort Myers Utility, Inc.

For the Year Ended December 31, 2008

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales ((461.1 - 461.5)	370,974	370,974	-
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	-	-	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	-	-	-
Total Water Operating Revenue	\$ 370,974	\$ 370,974	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 370,974	\$ 370,974	\$ -

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 A & B**

Company: North Fort Myers Utility, Inc.

For the Year Ended December 31, 2008

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate revenues (521.1 - 521.6)	\$ -	\$ 64,929	\$ (64,929)
Total Measured Revenues (522.1 - 522.5)	4,282,469	4,282,466	3
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	87,247	22,318	64,929
Reclaimed Water Sales (540.1 - 544)	-	-	-
Total Wastewater Operating Revenue	\$ 4,369,716	\$ 4,369,713	\$ 3
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 4,369,716	\$ 4,369,713	\$ 3

Explanations:

Difference in classification per books versus RAF return and rounding

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).