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

ANNUAL REPORT

OF

PINE HARBOUR WATER UTILITIES LLC
Exact Legal Name of Respondent

WU921-10-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

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FOR THE

YEAR ENDED DECEMBER 31,

2010

FINANCIAL SECTION

REPORT OF

PINE HARBOUR WATER UTILITIES LLC

(EXACT NAME OF UTILITY)

P O BOX 447 FRUITLAND PARK FL 34731	101 SATELLITE COURT LEESBURG FL 34748	LAKE
Mailing Address	Street Address	County

Telephone Number 352-787-2944 Date Utility First Organized 12/9/1986

Fax Number 352-787-3196 E-mail Address pineharbourwater@aol.com

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

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

Individual Sub-Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: Plant Technicians, Inc. 101 Satellite Court Leesburg FL 34748
352-787-2944

Name of subdivisions where services are provided: Pine Harbour Subdivision

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Sandra Wesson</u>	<u>Vice President</u>	<u>P O Box 447 Fruitland Park, FL 34731</u>	
Person who prepared this report: <u>Sandra Wesson</u>	<u>Vice President</u>	<u>Same As Above</u>	
Officers and Managers: <u>Robert Stewart</u>	<u>President</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Madeline Lipsky</u>	<u>Vice President</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Sandra Wesson</u>	<u>Vice President</u>	<u>Same As Above</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>Robert Stewart</u>	<u>33 1/3</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Madeline Lipsky</u>	<u>33 1/3</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Sandra Wesson</u>	<u>33 1/3</u>	<u>Same As Above</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2010

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 22,688	\$ _____	\$ _____	\$ 22,688
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 22,688	\$ _____	\$ _____	\$ 22,688
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 19,674	\$ _____	\$ _____	\$ 19,674
Depreciation Expense_____	F-5	3,647	_____	_____	3,647
CIAC Amortization Expense_____	F-8	-964	_____	_____	-964
Taxes Other Than Income_____	F-7	1,827	_____	_____	1,827
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 24,184	_____	_____	\$ 24,184
Net Operating Income (Loss)		\$ -1,496	\$ _____	\$ _____	\$ -1,496
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -1,496	\$ _____	\$ _____	\$ -1,496

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 94445	\$ 94445
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	81941	78294
Net Utility Plant -----		\$ 12504	\$ 16151
Cash -----		2808	3782
Customer Accounts Receivable (141) -----		7597	8760
Other Assets (Specify): -----			
Money Market -----		1657	

Total Assets -----		\$ 24566	\$ 28693
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	23831	25327
Total Capital -----		\$ 23831	\$ 25327
Long Term Debt (224) -----	F-6		
Accounts Payable (231) -----		735	2621
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	0	745
Total Liabilities and Capital -----		\$ 24566	\$ 28693

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2010

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>94445</u>	\$ _____	\$ _____	\$ <u>94445</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>94445</u>	\$ _____	\$ _____	\$ <u>94445</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>78294</u>	\$ _____	\$ _____	\$ <u>78294</u>
Add Credits During Year:	3647			3647
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3647</u>	\$ _____	\$ _____	\$ <u>3647</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>81941</u>	\$ _____	\$ _____	\$ <u>81941</u>

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT	
DECEMBER 31,	2010

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ <u>25327</u>
Changes during the year (Specify): <u>Income/(Loss)</u> _____ _____	_____ _____ _____	_____ <u>-1496</u> _____
Balance end of year _____	\$ _____	\$ <u>23837</u>

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	737	_____	_____	737
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	1090	_____	_____	1090
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 1827	\$ _____	\$ _____	\$ 1827

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Astutant	\$ 595	\$ _____	Accounting Service
Brown & Brown Insurance	\$ 1028	\$ _____	Insurance
Custom Controls & Pumps	\$ 1067	\$ _____	Chemicals
Plant Technicians	\$ 11549	\$ _____	Plant Monitoring
Premium Assignment	\$ 846	\$ _____	Insurance Financing
Progress Energy	\$ 1051	\$ _____	Utilities
Rhonda Allen	\$ 2410	\$ _____	Lawncare
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	\$ 33234	\$	\$ 33234
2) Add credits during year	\$	\$	\$
3) Total	33234		33234
4) Deduct charges during the year			
5) Balance end of year	33234		33234
6) Less Accumulated Amortization	33453		33453
7) Net CIAC	\$ 0	\$	\$ 0

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	\$ 32489	\$	\$ 32489
Add Debits During Year	964		964
Deduct Credits During Year			
Balance End of Year (Must agree with line #6 above.)	\$ 33453	\$	\$ 33453

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

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

NOT APPLICABLE

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2010

NOT APPLICABLE

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 500	\$ _____	\$ _____	\$ 500
302	Franchises_____				
303	Land and Land Rights_____	5000			5000
304	Structures and Improvements_____	5794			5794
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____	7763			7763
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____	6188			6188
310	Power Generation Equipment_____				
311	Pumping Equipment_____	16314			16314
320	Water Treatment Equipment_____	350			350
330	Distribution Reservoirs and Standpipes_____	15811			15811
331	Transmission and Distribution Lines_____	22468			22468
333	Services_____	5692			5692
334	Meters and Meter Installations_____	4018			4018
335	Hydrants_____	4547			4547
336	Backflow Prevention Devices_____				
339	Other Plant and Miscellaneous Equipment_____				
340	Office Furniture and Equipment_____				
341	Transportation Equipment_____				
342	Stores Equipment_____				
343	Tools, Shop and Garage Equipment_____				
344	Laboratory Equipment_____				
345	Power Operated Equipment_____				
346	Communication Equipment_____				
347	Miscellaneous Equipment_____				
348	Other Tangible Plant_____				
	Total Water Plant_____	\$ 94445	\$ _____	\$ _____	\$ 94445

UTILITY NAME: Pine Harbour Water Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2010

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	0.036 %	\$ 3946	\$	\$ 207	\$ 4153
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	0.037 %	6495		287	6782
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	%	0.081 %	7251		503	7754
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	0.067 %	23330		1088	24418
320	Water Treatment Equipment	7	%	0.143 %	584		0	584
330	Distribution Reservoirs & Standpipes	33	%	0.03 %	11107		479	11586
331	Trans. & Dist. Mains	38	%	0.026 %	13991		591	14582
333	Services	35	%	0.025 %	3616		142	3758
334	Meter & Meter Installations	17	%	0.058 %	4742		236	4978
335	Hydrants	40	%	0.025 %	3232		114	3346
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%					
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 78294	\$	\$ 3647	\$ 81941 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2010

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 0
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	0
604	Employee Pensions and Benefits (Continuing Education)	225
610	Purchased Water	0
615	Purchased Power	1051
616	Fuel for Power Production	0
618	Chemicals	1067
620	Materials and Supplies	103
630	Contractual Services:	
	Billing	11549
	Professional	795
	Testing	50
	Other Repairs	301
640	Rents	0
650	Transportation Expense	0
655	Insurance Expense	1874
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	0
670	Bad Debt Expense	130
675	Miscellaneous Expenses (Lawncare, Fees, Customer Refund)	2529
	Total Water Operation And Maintenance Expense	\$ 19674

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	60	60	60
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	60	60

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010
--

SYSTEM NAME: _____ Pine Harbour Water Utilities LLC

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January _____	_____	456	103	353	353
February _____	_____	355	35	320	320
March _____	_____	348	9	339	339
April _____	_____	433	31	402	402
May _____	_____	518	18	500	500
June _____	_____	485	34	451	451
July _____	_____	468	41	427	427
August _____	_____	388	15	373	373
September _____	_____	504	56	448	448
October _____	_____	555	75	480	480
November _____	_____	369	42	327	327
December _____	_____	394	26	368	368
Total for Year _____	_____	5273	485	4788	4788

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
SCH 80 PVC	6"	2170'	_____	_____	2170'
SCH 40 PVC	2"	675'	_____	_____	675'
SCH 60 PVC	4"	200'	_____	_____	200'
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

SYSTEM NAME: _____ Pine Harbour Water Utilities LLC

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1985	_____	_____	_____
Types of Well Construction and Casing _____	Deep Well Cast Iron	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	250'	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	25	_____	_____	_____
Motor Type * _____	Centrifugal	_____	_____	_____
Yields of Wells in GPD _____	432,000	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Concrete	Pneumatic	_____	_____
Capacity of Tank _____	12,000	10,000	_____	_____
Ground or Elevated _____	Ground	Ground	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Century	Electric Motors	_____	_____
Type _____	SC Electric	DADP	_____	_____
Rated Horsepower _____	15	7.5	_____	_____
Pumps				
Manufacturer _____	Goulds	Berkley	_____	_____
Type _____	Centrifugal	Centrifugal	_____	_____
Capacity in GPM _____	6 3/8 Impellar	6 Impellar	_____	_____
Average Number of Hours Operated Per Day _____	0	1.5	_____	_____
Auxiliary Power _____	N/A	N/A	_____	_____

UTILITY NAME: _____ Pine Harbour Water Utilities, LLC

YEAR OF REPORT 31-Dec-10

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_	132,000	_____	_____
Type of Source_	Deep Well	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_	Pressurized Pneumatic Tank	_____	_____
Make_	Self Assembled	_____	_____
Permitted Capacity (GPD)_	185,000	_____	_____
High service pumping Gallons per minute_	Flow Meter	_____	_____
Reverse Osmosis_	_____	_____	_____
Lime Treatment Unit Rating_	_____	_____	_____
Filtration Pressure Sq. Ft._	_____	_____	_____
Gravity GPD/Sq.Ft._	_____	_____	_____
Disinfection Chlorinator_	ChemTec	_____	_____
Ozone_	_____	_____	_____
Other_	_____	_____	_____
Auxiliary Power_	_____	_____	_____

UTILITY NAME: ___ Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31,

SYSTEM NAME: ___ Pine Harbour Water Utilities LLC

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. _____ 250

ERCs * which can be served. _____ 529

3. Present system connection capacity (in ERCs *) using existing lines. _____ 377

4. Future connection capacity (in ERCs *) upon service area buildout. _____ None

5. Estimated annual increase in ERCs *. _____ None

6. Is the utility required to have fire flow capacity? _____ No
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities.

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? _ None

10. If the present system does not meet the requirements of DEP rules, submit the following: N/A

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

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

11. Department of Environmental Protection ID # _____ 3354644

12. Water Management District Consumptive Use Permit # _____ 2901

a. Is the system in compliance with the requirements of the CUP? _____ Yes

b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on 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 residents (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 = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	_____	_____	_____	_____
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
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_____	\$ _____	\$ _____	\$ _____	\$ _____*

* This amount should tie to sheet F-5.

UTILITY NAME: Pine Harbour Water Utilities LLC

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTE

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)
354	Structures and Improvements		%	%	\$	\$
355	Power Generation Equipment		%	%		
360	Collection Sewers - Force		%	%		
361	Collection Sewers - Gravity		%	%		
362	Special Collecting Structures		%	%		
363	Services to Customers		%	%		
364	Flow Measuring Devices		%	%		
365	Flow Measuring Installations		%	%		
370	Receiving Wells		%	%		
371	Pumping Equipment		%	%		
380	Treatment and Disposal Equipment		%	%		
381	Plant Sewers		%	%		
382	Outfall Sewer Lines		%	%		
389	Other Plant and Miscellaneous Equipment		%	%		
390	Office Furniture and Equipment		%	%		
391	Transportation Equipment		%	%		
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		%	%		
	Totals				\$	\$

* This amount should tie to Sheet F-5.

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	_____
715	Purchased Power	_____
716	Fuel for Power Production	_____
718	Chemicals	_____
720	Materials and Supplies	_____
730	Contractual Services:	_____
	Billing	_____
	Professional	_____
	Testing	_____
	Other	_____
740	Rents	_____
750	Transportation Expense	_____
755	Insurance Expense	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	_____
775	Miscellaneous Expenses	_____
	Total Wastewater Operation And Maintenance Expense	\$ _____

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

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

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Pine Harbour Water utilities LLC

YEAR OF REPORT DECEMBER 31,

PUMPING EQUIPMENT

Lift Station Number _____ Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____
Year installed _____ Rated capacity _____ Size _____ Power: Electric _____ Mechanical _____ Nameplate data of motor _____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____ Type (PVC, VCP, etc.) _____ Average length _____ Number of active service connections _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____ Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____
---	-------	-------	-------	-------	-------

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains		
Size (inches) _____ Type of main _____ Length of main (nearest foot) _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____ Type of Manhole _____ Number of Manholes: Beginning of year _____ Added during year _____ Retired during year _____ End of Year _____	_____	_____	_____	_____
---	-------	-------	-------	-------

UTILITY NAME: _____ Pine harbour Water Utilities LLC

SYSTEM NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2010

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallions of Wastewater treated _____			
--	--	--	--

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____						
--	--	--	--	--	--	--

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs* now being served. _____
- 2. Maximum number of ERCs* which can be served. _____
- 3. Present system connection capacity (in ERCs*) using existing lines. _____
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____
- 5. Estimated annual increase in ERCs*. _____

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

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? _____

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? _____

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

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

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

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

12. Department of Environmental Protection ID # _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (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 = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31,

CERTIFICATION OF ANNUAL REPORT

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

YES NO

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

YES NO

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

YES NO

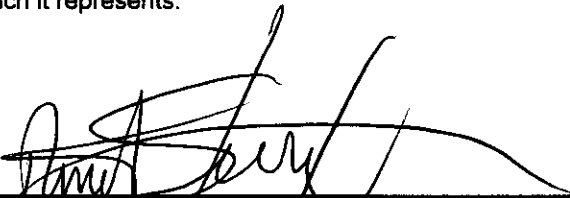
3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

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

Items Certified

1. 2. 3. 4.


(signature of chief executive officer of the utility) *

Date: _____

2/15/11

1. 2. 3. 4.


(signature of chief financial officer of the utility) *

Date: _____

2/15/11

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

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

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

Company: Pine Harbour Water Utilities LLC

For the Year Ended December 31, __ 2010

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	22688	22688	0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	22688	22688	0
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	22688	22688	0

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).