

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

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

ANNUAL REPORT

WU921-12-AR

Pine Harbour Water Utilities LLC

Exact Legal Name of Respondent

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
13 MAR 12 AM 10:58
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2012

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE OF CONTENTS

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

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. PH1849

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. 352-787-2944
101 Satellite Court, Leesburg, FL 34748

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>Sr. Vice President</u>	<u>P. O. Box 447 Fruitland Park, FL 34731</u>	<u>0</u>
Person who prepared this report: <u>Sandra Wesson</u>	<u>Sr. Vice President</u>	<u>Same As Above</u>	
Officers and Managers: <u>Madeline J. Lipsky</u>	<u>President</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Sandra Wesson</u>	<u>Sr. Vice President</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Robert Stewart</u>	<u>Sr. 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>Madeline J. 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>
<u>Robert Stewart</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, 2012

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 22,402	\$ _____	\$ _____	\$ 22,402
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_		\$ 22,402	\$ _____	\$ _____	\$ 22,402
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	19,058	\$ _____	\$ _____	19,058
Depreciation Expense_	F-5	2,323	_____	_____	2,323
CIAC Amortization Expense_	F-8	_____	_____	_____	_____
Taxes Other Than Income_	F-7	1,117	_____	_____	1,117
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 22,498	_____	_____	\$ 22,498
Net Operating Income (Loss)		\$ -96	\$ _____	\$ _____	\$ -96
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -96	\$ _____	\$ _____	\$ -96

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT
 DECEMBER 31, 2012

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>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>85588</u>	\$ _____	\$ _____	\$ <u>85588</u>
Add Credits During Year:	2323			2323
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>2323</u>	\$ _____	\$ _____	\$ <u>2323</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>87911</u>	\$ _____	\$ _____	\$ <u>87911</u>

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT	
DECEMBER 31,	2012

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 _____	\$ _____	\$ 21681
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	-96 _____ _____
Balance end of year _____	\$ _____	\$ 21585

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, 2012

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	86	_____	_____	86
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	1031	_____	_____	1031
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>1117</u>	\$ _____	\$ _____	\$ <u>1117</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Aqua Pure Utilities, Inc.	\$ 885	\$ _____	Repairs
Custom Controls & Pumps Inc.	\$ 1915	\$ _____	Chemicals
Progress Energy	\$ 1286	\$ _____	Utilities
Rhonda Allen	\$ 2430	\$ _____	Lawn Maintenance
Brown & Brown Of Leesburg	\$ 880	\$ _____	Insurance
Plant Technicians, Inc.	\$ 9570	\$ _____	Plant Monitoring Service
Richard Schultheis PA, CPA	\$ 600	\$ _____	Accountant
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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 _____	\$ <u>33453</u>	\$ _____	\$ <u>33453</u>
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>33453</u>	\$ _____	\$ <u>33453</u>

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

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2012

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	\$ _____	<u>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2012

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 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, 2012

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUIT - 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 %	\$ 4360	\$	\$ 207	\$ 4567
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	0.037 %	7069		287	7356
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	0.081 %	8257		503	8760
310	Power Generating Equipment		%	%				
311	Pumping Equipment	15	%	0.067 %	25506		0	25506
320	Water Treatment Equipment	7	%	0.143 %	584		0	584
330	Distribution Reservoirs & Standpipes	33	%	0.03 %	12065		479	12544
331	Trans. & Dist. Mains	38	%	0.026 %	15173		591	15764
333	Services	35	%	0.025 %	3900		142	4042
334	Meter & Meter Installations	17	%	0.058 %	5214		0	5214
335	Hydrants	40	%	0.025 %	3460		114	3574
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				\$ 85588		\$ 2323	\$ 87911 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2012

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	1286
616	Fuel for Power Production	_____
618	Chemicals	1915
620	Materials and Supplies	1228
630	Repairs	_____
	Contractual Services:	
	Billing	9570
	Professional Accountant (600)/CCR Processing (200)	800
	Testing	_____
	Other Lawncare (2430) Licenses 250	2680
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	880
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expense Dues 128; Postage 360; Continuing Education 184 Bank Charges 27	699
	Total Water Operation And Maintenance Expense	\$ 19058

* 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			<u>60</u>	<u>60</u>	<u>60</u>

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2013

SYSTEM NAME: _____ Pine Harbour Water Utilities

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January _____	_____	429	23	406	406
February _____	_____	393	61	332	332
March _____	_____	419	87	332	332
April _____	_____	451	29	422	422
May _____	_____	501	96	405	405
June _____	_____	453	92	361	361
July _____	_____	531	96	435	435
August _____	_____	435	77	358	358
September _____	_____	433	67	366	366
October _____	_____	544	107	437	437
November _____	_____	525	118	407	407
December _____	_____	464	81	383	383
Total for Year _____	_____	<u>5578</u>	<u>934</u>	<u>4644</u>	<u>4644</u>

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, 2013

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 _____	432000	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Concrete	Pneumatic	_____	_____
Capacity of Tank _____	12000	10000	_____	_____
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 _____	_____	_____	_____	_____

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT 31-Dec-12

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	132,000	_____	_____
Type of Source _____	Ground-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	Flow Meter	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	ChemTech Pump	_____	_____
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? _____ N/A

7. Attach a description of the fire fighting facilities. _____ N/A

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

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2012

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. 2. 3. 4.

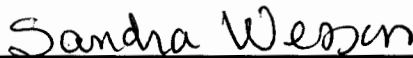
 *

(signature of chief executive officer of the utility)

Date:

2/13/13

1. 2. 3. 4.

 *

(signature of chief financial officer of the utility)

Date:

2/13/13

* 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, ____ 2013

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	22,402	\$ _____	22,402
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	22,402	\$ _____	22,402
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	22,402	\$ _____	22,402

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).