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

# **ANNUAL REPORT**

WU954-12-AR

Pinecrest Utilities LLC  
Exact Legal Name of Respondent

588-W  
Certificate Number(s)

*Submitted To The*

**STATE OF FLORIDA**

**PUBLIC SERVICE COMMISSION**

FOR THE

**TWELVE MONTHS ENDED DECEMBER : 2012**

Form PSC/ECR 006-W (Rev. 12/99)

RECEIVED  
PUBLIC SERVICE  
FLORIDA  
COMMISSION  
13 FEB 28 AM 11:16  
DIVISION OF  
ACCOUNTING & FINANCE

## GENERAL INSTRUCTIONS

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

Florida Public Service Commission  
Division of 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)

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**FINANCIAL**

**SECTION**

REPORT OF

Pinecrest Utilities LLC

(EXACT NAME OF UTILITY)

PO Box 1798 Eaton Park, FL 33840			
Mailing Address		Street Address	Polk County
Telephone Number	352-302-7406	Date Utility First Organized	1987
Fax Number		E-mail Address	utilityconsultant@yahoo.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: Same :

Name of subdivisions where services are provided: Citrus Highlands and Starr Terrace

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Mike Smallridge</u>	<u>Managing Member</u>	<u>PO Box 1798</u> <u>Eaton Park, FL 33840</u>	\$ -
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow St</u> <u>Homosassa, FL 34446</u> <u>407-970-7705</u>	
Officers and Managers:			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

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
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 54,594	\$ _____	\$ _____	\$ 54,594
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Misc)_____		0	_____	_____	0
Total Gross Revenue___		\$ 54,594	\$ _____	\$ _____	\$ 54,594
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 35,720	\$ _____	\$ _____	\$ 35,720
Depreciation Expense_____	F-5	6,504	_____	_____	6,504
CIAC Amortization Expense_____	F-8	2,826	_____	_____	2,826
Taxes Other Than Income_____	F-7	9,595	_____	_____	9,595
Income Taxes_____	F-7	0	_____	_____	0
Total Operating Expense		\$ 54,645	_____	_____	\$ 54,645
Net Operating Income (Loss)		\$ (51)	\$ _____	\$ _____	\$ (51)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		1,187	_____	_____	1,187
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (1,238)	\$ _____	\$ _____	\$ (1,238)

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>206,578</u>	\$ <u>206,578</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>109,369</u>	<u>102,866</u>
Net Utility Plant -----		\$ <u>97,209</u>	\$ <u>103,712</u>
Cash -----		<u>690</u>	<u>1,115</u>
Customer Accounts Receivable (141) -----		<u>4,882</u>	<u>5,418</u>
Other Assets (Specify): -----		<u>-</u>	<u>-</u>
-----		<u>-</u>	<u>-</u>
-----		<u>-</u>	<u>-</u>
<b>Total Assets</b> -----		<b>\$ <u>102,780</u></b>	<b>\$ <u>110,245</u></b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	<u>0</u>	<u>-</u>
Preferred Stock Issued (204) -----	F-6	<u>9,900</u>	<u>587</u>
Other Paid in Capital (211) -----		<u>(3,719)</u>	<u>(8,133)</u>
Retained Earnings (215) -----	F-6	<u>-</u>	<u>-</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>-</u>	<u>-</u>
Total Capital -----		\$ <u>6,181</u>	\$ <u>(7,546)</u>
Long Term Debt (224) -----	F-6	\$ <u>79,819</u>	\$ <u>97,143</u>
Accounts Payable (231) -----		<u>3,498</u>	<u>4,403</u>
Notes Payable (232) -----		<u>-</u>	<u>-</u>
Customer Deposits (235) -----		<u>882</u>	<u>576</u>
Accrued Taxes (236) -----		<u>2,656</u>	<u>2,656</u>
Other Liabilities (Specify) -----		<u>-</u>	<u>-</u>
Due Parent -----		<u>(23,362)</u>	<u>(22,919)</u>
-----		<u>-</u>	<u>-</u>
-----		<u>-</u>	<u>-</u>
Advances for Construction -----		<u>-</u>	<u>-</u>
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>33,106</u>	<u>35,932</u>
<b>Total Liabilities and Capital</b> -----		<b>\$ <u>102,780</u></b>	<b>\$ <u>110,245</u></b>



UTILITY NAME Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>206,578</u>	\$ _____	\$ _____	\$ <u>206,578</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>206,578</u>	\$ _____	\$ _____	\$ <u>206,578</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>102,866</u>	\$ _____	\$ _____	\$ <u>102,866</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>6,504</u>	\$ _____	\$ _____	\$ <u>6,504</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<b>Total Credits</b> _____	\$ <u>6,504</u>	\$ _____	\$ _____	\$ <u>6,504</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<b>Total Debits</b> _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>109,369</u>	\$ _____	\$ _____	\$ <u>109,369</u>

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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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 _____	\$ _____	\$ (8,133)
Changes during the year (Specify): _____	_____	(1,238)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ (9,371)

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ n/a	\$ n/a
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
CenterState Bank \$653.33/mo P&I	7.50%	12	\$ 41,370
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ 41,370

UTILITY NAME: Pinercrest 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 -----	_____	_____	_____	_____
Local property tax -----	_____	_____	_____	_____
Regulatory assessment fee -----	2,536	_____	_____	2,536
Other (Specify) -----	1,600	_____	_____	1,600
County & State	_____	_____	_____	_____
_____ Polk County	5,459	_____	_____	5,459
Total Tax Expense -----	\$ 9,595	\$ _____	\$ _____	\$ 9,595

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>Consta Flow Inc</u>	\$ <u>7,714</u>	\$ _____	<u>Plant Operations/Lab Services</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 100,351	\$ _____	\$ 100,351
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	100,351	_____	100,351
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	100,351	_____	100,351
6) Less Accumulated Amortization _____	67,245	_____	67,245
7) Net CIAC _____	\$ 33,106	\$ _____	\$ 33,106

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

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

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 64,419	\$ _____	\$ 64,419
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	2,826	_____	2,826
Balance End of Year (Must agree with line #6 above.)	\$ 67,245	\$ _____	\$ 67,245

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

UTILITY NAME Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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**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:	_____

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

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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**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	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>
Preferred Stock	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Long Term Debt	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Customer Deposits	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Tax Credits-Zero Cost	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Tax Credits-Weighted	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Cost of Capital	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Deferred Income Taxes	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Other (Explain)	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>	\$ <u>n/a</u>

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

**WATER  
OPERATING  
SECTION**

UTILITY NAME: Pinercrest Utilities, LLC.

<b>YEAR OF REPORT</b> December 31, 2012
--

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____	_____	_____	_____	-
303	Land and Land Rights_____	6,500	_____	_____	6,500
304	Structures and Improvements_____	5,753	_____	_____	5,753
305	Collecting and Impounding Reservoirs_____	-	_____	_____	-
306	Lake, River and Other Intakes_____	-	_____	_____	-
307	Wells and Springs_____	26,103	-	_____	26,103
308	Infiltration Galleries and Tunnels_____	-	_____	_____	-
309	Supply Mains_____	2,840	_____	_____	2,840
310	Power Generation Equipment_____	-	_____	_____	-
311	Pumping Equipment_____	8,216	_____	_____	8,216
320	Water Treatment Equipment_____	630	_____	_____	630
330	Distribution Reservoirs and Standpipes_____	11,448	_____	_____	11,448
331	Transmission and Distribution Lines_____	100,737	_____	_____	100,737
333	Services_____	15,363	_____	_____	15,363
334	Meters and Meter Installations_____	20,544	_____	_____	20,544
335	Hydrants_____	8,444	_____	_____	8,444
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_____	_____	_____	_____	_____
	<b>Total Water Plant_____</b>	<b>\$ 206,578</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 206,578</b>



**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER**

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	0 %	3.57% %	\$ 4,469	\$	\$ 205	\$ 4,674
305	Collecting and Impounding Reservoirs				-			
306	Lake, River and Other Intakes				-			
307	Wells and Springs	27	0 %	3.70% %	8,230		966	9,196
308	Infiltration Galleries & Tunnels				-			
309	Supply Mains	32	0 %	3.12% %	1,998		89	2,087
310	Power Generating Equipment	17	0 %	5.88% %	-			
311	Pumping Equipment	17	0 %	5.88% %	8,458		483	8,941
320	Water Treatment Equipment	17	0 %	5.88% %	649		37	686
330	Distribution Reservoirs & Standpipes	33	0 %	3.03% %	8,498		347	8,845
331	Trans. & Dist. Mains	40	0 %	2.50% %	48,196		2,518	50,714
333	Services	35	0 %	2.86% %	9,566		439	10,005
334	Meter & Meter Installations	17	0 %	5.88% %	9,574		1,208	10,782
335	Hydrants	46	0 %	2.50% %	3,229		211	3,440
336	Backflow Prevention Devices		0 %				-	
339	Other Plant and Miscellaneous Equipment		0 %				-	
340	Office Furniture and Equipment		0 %				-	
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				\$ 102,866	\$ -	\$ 6,504	\$ 109,369 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: Pinercrest Utilities, LLC.

<b>YEAR OF REPORT</b> December 31, 2012
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 1,430
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	2,538
616	Fuel for Power Production _____	_____
618	Chemicals _____	727
620	Materials and Supplies _____	803
630	Contractual Services:	
	Billing _____	_____
	Professional _____	4,007
	Testing _____	3,707
	Other _____	11,385
640	Rents _____	1,082
650	Transportation Expense _____	811
655	Insurance Expense _____	5,134
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	4,096
	<b>Total Water Operation And Maintenance Expense _____</b>	<b>\$ 35,720 *</b>

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	128	128	128
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
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)	_____	_____	_____	_____	_____
<b>** D = Displacement C = Compound T = Turbine</b>					
<b>Total</b>			<u>128</u>	<u>128</u>	<u>128</u>

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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SYSTEM NAME: \_\_\_\_\_

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_____	_____	595	-	595	555
February_____	_____	603	-	603	587
March_____	_____	655	-	655	563
April_____	_____	640	-	640	673
May_____	_____	713	-	713	645
June_____	_____	590	-	590	616
July_____	_____	680	-	680	609
August_____	_____	588	-	588	615
September_____	_____	550	-	550	527
October_____	_____	501	-	501	561
November_____	_____	555	-	555	505
December_____	_____	579	-	579	546
Total for Year_____	_____	7,248	-	7,248	7,002

If water is purchased for resale, indicate the following:

Vendor\_\_\_\_\_ n/a  
 Point of delivery\_\_\_\_\_ n/a

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

n/a

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC_____	2"_____	500	_____	_____	500
PVC_____	3"_____	6300	_____	_____	6300
PVC_____	4"_____	3210	_____	_____	3210
PVC_____	6"_____	5025	_____	_____	5025
PI_____	4"_____	20	_____	_____	20
Fire Hydrants_____	_____	9	_____	_____	9
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1986	1989	_____	_____
Types of Well Construction and Casing _____	Rotary	Rotary	_____	_____
_____	Grouted	Grouted	_____	_____
_____	BT & C Steel	BT & C Steel	_____	_____
Depth of Wells _____	190'	405'	_____	_____
Diameters of Wells _____	4	6	_____	_____
Pump - GPM _____	75	350	_____	_____
Motor - HP _____	5	25	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	180,000	504,000	_____	_____
Auxiliary Power _____	on-site	on-site	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	n/a	n/a	n/a
Capacity of Tank _____	6,000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

**HIGH SERVICE PUMPING**

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

UTILITY NAME: Pinercrest Utilities, LLC.

YEAR OF REPORT December 31, 2012
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	105,510	n/a	n/a
Type of Source_____	Ground	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	Hydrochloriator	n/a	n/a
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	264,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	n/a	_____	_____
Reverse Osmosis_____	n/a	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	n/a	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	n/a	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	25 gpd	_____	_____
Ozone_____	n/a	_____	_____
Other_____	n/a	_____	_____
Auxiliary Power_____	Stand by Generator	_____	_____

SYSTEM NAME: \_\_\_\_\_

**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. \_\_\_\_\_ 1084
- 2. Maximum number of ERCs \* which can be served. \_\_\_\_\_ 1084
- 3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 144
- 4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 166
- 5. Estimated annual increase in ERCs \*. \_\_\_\_\_ 23
- 6. Is the utility required to have fire flow capacity? \_\_\_\_\_ Yes but in a separate system.  
If so, how much capacity is required? \_\_\_\_\_ Supply 500 gpm @ Hydrant
- 7. Attach a description of the fire fighting facilities. \_\_\_\_\_ Require Annual Fire Flow Test
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
\_\_\_\_\_ See Attached \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_ 2002
- 10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_ n/a
  - c. When will construction begin? \_\_\_\_\_ n/a
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? \_\_\_\_\_ n/a
- 11. Department of Environmental Protection ID # \_\_\_\_\_ 6535079
- 12. Water Management District Consumptive Use Permit # \_\_\_\_\_ 2009128.002
  - 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/s  
\_\_\_\_\_  
\_\_\_\_\_

\* 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).

**Pinecrest Utilities, LLC**

<b>CAPTIAL IMPROVEMENTS</b>	<u>2013</u>		<u>2014</u>		<u>2015</u>	
Buildings	-		Painting	\$ 150	-	
Backflow Prevention Devices			-		-	
Blowers	-		-		-	
Communications Equipment	-		-		-	
Customer Meters	replace 10	\$ 400	replace 10	\$ 400	replace 10	\$ 400
Electrical Panels	replace main well	\$ 3,000	back up well	\$ 1,800	-	
Generators	0		-		-	
Hydrants	repaint 5	\$ 100	repaint 5	\$ 100	-	
Lift Station Pumps	-		-		-	
Lift Stations	-		-		-	
Master Meter	calibrate FRWA	\$ 50	-		-	
Miscellaneous Equipment	light above tank	\$ 60	-		-	
Office Furniture and Equipment	-		-		-	
Other Pumping Equipment						
Power Operated Equipment	-		-		-	
Rapid Infiltration / Effluent Ponds	-		-		-	
Supply Mains	-		-		-	
Tanks	inspect and clean	\$ 1,700	repaint	\$ 100	-	
Tools, Shop and Garage Equipment	-		-		-	
Trans. & Dist. Mains	-		-		-	
Transportation Equipment	-		-		-	
Water Testing Equipment	-		-		-	
Water Treatment Pumps	replace chlorine	\$ 450	replace aqua mag	\$ 450	rebuild chlorine	\$ 200
Water Treatment Other Equipment	-		-		-	
Well Pumping Equipment	-		-		-	
Wells	-		-		-	
<b>Maint. &amp; CIP TOTAL BY YEAR</b>		<b>\$ 5,760</b>		<b>\$ 3,000</b>		<b>\$ 600</b>

# 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: Pinercrest Utilities, LLC.

YEAR OF REPORT  
December 31, 2012

# CERTIFICATION OF ANNUAL REPORT

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

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

### Items Certified

1.  2.  3.  4.

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

Date: 2-25-13

1.  2.  3.  4.

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

Date: \_\_\_\_\_

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

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