

121

Case Nos. 1D98-0713 and 1D98-0727

Florida Water Services Corporation vs. Florida Public Service Commission ("PSC");
Sugarmill Woods Civic Association, Inc. vs. Southern States Utilities, Inc. and the
PSC

vs. Joseph J. DeRouin, et al.

PSC Docket No. 920199-WS

**DOCKET NO. 920199-WS
1992 FPSC RATE CASE**

LATE FILED HEARING EXHIBIT NO. 121

TITLE

**RECONCILIATION OF APP. 70-B TO
MFR SCHEDULES**

WITNESS

CHUCK LEWIS

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET
NO. 920199-WS EXHIBIT NO. 121
COMPANY/
WITNESS: C. Lewis
DATE: _____

DOCUMENT NUMBER-DATE

13972 NOV 30 1992

FPSC-RECORDS/REPORTING

LATE-FILED EXHIBIT NO. 121 (DOCKET NO. 920199-WS) - CHUCK LEWIS

The purpose of this Late-Filed Exhibit No. 121 is to reconcile the differences in Deltona land appraisal between filed response to OPC Interrogatory No. 70B and the filed MFRs schedules of Docket No. 920199-WS.

Three sets of schedules have been included in this exhibit. The first set shows the revised 70B which corrects errors found in the original filed 70B. The second set of schedules reconciles the differences in the column labelled "Value on Books" of filed 70B and the filed MFRs. The filed MFRs correctly reflected the land balances on the books (12/31/90) for all filed Deltona systems, while several errors were found in 70B for Deltona Utilities, Marco Shores Utilities, Marion Oaks Utilities, and Sunny Hills Utilities. Adjustments are made to correct these errors. The third set reconciles the differences in the column labelled "Adjustments to Books" of filed 70B and the filed MFRs. Except for the audit report mechanical error adjustments (audit exception no. 5) made to Marion Oaks Utilities, Pine Ridge Utilities, Spring Hill Utilities, and Sunny Hills Utilities, and two staff recommended out-of-period adjustments to Deltona Utilities suggested after the MFRs were filed, the filed MFRs land appraisal adjustments were correct. The following descriptions briefly outline the contents of these schedules.

Appendix 121-A shows a revised Appendix 70-B. The revision was done to show the correct numbers for "Value on Books" and to clearly show how the Balance per General Ledger ties back to the value of when it was placed in service. The Balance per General Ledger is booked by taking the original value on the General Ledger and adjusted accordingly with the appraisals to come up with the final balance which ties back to the value at time placed in service. If there is a difference in the two numbers then the discrepancy is explained in Appendix 121-B or 121-C.

Appendix 121-B reconciles the differences in the column labelled "Value on Books" of the original 70B and the filed MFRs. The "Value on Books" represents the year-end land balances as of 12/31/90 for the filed Deltona systems. Appendix 121-B corrects the original Appendix 70B with explanations provided. For example, two errors were inadvertently included in Citrus Springs Utilities' land value on books in the original Appendix 70B. These errors are corrected in this schedule and the resulting balances agree with the MFRs. The remaining Deltona systems are done in the same fashion.

Appendix 121-C reconciles the differences in the column labelled "Adjustments to Books" of the original Appendix 70B and the filed MFRs. These adjustments represent the write-down of Deltona systems' land balances as a result of the land appraisals. While the adjustments shown in the original Appendix 70B are year-end adjustments, the adjustments shown in MFRs Schedules A-5 and A-6, page 1 of 2, column 10, have been averaged. In order to compare the original Appendix 70B and the MFRs on a year-end basis, the reconciling schedules convert the MFRs average adjustments to year-end adjustments. Other reconciling adjustments include incorporating the FPSC auditor's adjustments to correct several mechanical errors made in the MFRs and adjustments to the MFRs (the suggested staff out-of-period adjustments) or the original Appendix 70B. Detailed explanations of the individual adjustments are provided in these schedules.

**SUMMARY OF DELTONA APPRAISALS
REVISED APPENDIX 70-B**

SYSTEM/PARCEL	UTILITY USE	ACRES	DATE DEDICATED TO UTILITY SERVICE	VALUE AT TIME PLACED IN SERVICE	VALUE ON BOOKS		
					BALANCE PER GENERAL LEDGER 12/31/90	ADJUSTMENT DUE TO APPRAISAL	BALANCE PER GENERAL LEDGER 12/31/91
MARCO SHORES:							
Tract "N"	WTP Site	1	1981	\$56,200	\$109,100	(\$52,900)	\$56,200
Tract "Q"	WWTP Site	4	1981	\$145,000	\$280,000	(\$135,000)	\$145,000
Unit 30	Perc Ponds	43.00	JAN 1985	\$58,344	\$754,400	(\$696,056)	\$58,344
				<u>\$259,544</u>	<u>\$1,143,500</u>	<u>(\$883,956)</u>	<u>\$259,544</u>
MARCO ISLAND:							
Unit 4 Tracts "D"&"F"	W/WWTP Site	8	FEB 1965	\$30,400	\$48,206	(\$17,806)	\$30,400
Unit 25 Tract "G"	WTP Site	8	JUNE 1977	\$870,000	\$537,600	\$332,400	\$870,000
Section 35 (Lime Sludge Disposal Site)	Disposal	160	DEC 1984	\$221,000	\$263,000	(\$42,000)	\$221,000
				<u>\$1,121,400</u>	<u>\$848,806</u>	<u>\$272,594</u>	<u>\$1,121,400</u>
CITRUS SPRINGS:							
Unit 1 Tract "A"	WTP Site	0	1969	Not Appraised	\$1,600	\$0	\$1,600
Unit 1 Tract "F"	WTP Site	0	1973	Not Appraised	\$0	\$0	\$0
Unit 1 Tract "D"	WWTP Site	14	1970	Not Appraised	\$22,160	\$0	\$22,160
Unit 4 Tract "P"	WTP Site	0	1969	Not Appraised	\$524	\$0	\$524
Unit 9 Tract "A"	Future Use	8	JAN 1971	\$3,400	\$60,000	(\$56,600)	\$3,400
Unit 10 Tract "A"	Future Use	13	JAN 1971	\$5,350	\$92,000	(\$86,650)	\$5,350
Unit 19 Tract "C"	Future Use	9	JAN 1971	\$3,450	\$60,000	(\$56,550)	\$3,450
Unit 20 Tract "E"	Future Use	10	JAN 1971	\$7,200	\$128,000	(\$120,800)	\$7,200
				<u>\$19,400</u>	<u>\$364,284</u>	<u>(\$320,600)</u>	<u>\$43,684</u>

Note: Please refer to reconciliation for the discrepancies in numbers with original App. 70-B

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**SUMMARY OF DELTONA APPRAISALS
REVISED APPENDIX 70-B**

SYSTEM/PARCEL	UTILITY USE	ACRES	DATE DEDICATED TO UTILITY SERVICE	VALUE AT TIME PLACED IN SERVICE	VALUE ON BOOKS		
					BALANCE PER GENERAL LEDGER 12/31/90	ADJUSTMENT DUE TO APPRAISAL	BALANCE PER GENERAL LEDGER 12/31/91
SUNNY HILLS:							
Unit 19 Tract "A"	W/WWTP Site	36	1971	\$8,965	\$49,996	(\$41,031)	\$8,965
Unit 8 Tract "E"	WTP Site	8	1971	\$2,797	\$11,985	(\$9,188)	\$2,797
Unit 9 Tract "C"	Future Use	8	1971	\$2,709	\$28,000	(\$25,291)	\$2,709
Unit 13 Tract "A"	Future Use	8	1971	\$2,706	\$28,000	(\$25,294)	\$2,706
Unit 14 Tract "Y"	Future Use	10	1971	\$3,507	\$35,000	(\$31,493)	\$3,507
Unit 15 Tract "H"	Future Use	10	1971	\$3,441	\$32,000	(\$28,559)	\$3,441
Unit 19 Tract "M"	Future Use	10	1971	\$3,486	\$45,000	(\$41,514)	\$3,486
Unit 23 Tract "X"	Future Use	7	1971	\$2,531	\$30,000	(\$27,469)	\$2,531
Unit 19 Block 1105	WTP Site	0	1971	Not Appraised	\$3,500	\$0	\$3,500
				\$30,142	\$263,481	(\$229,839)	\$33,642
MARION OAKS:							
Unit 4 Tract "D"	WTP Site	15	1981	\$49,700	\$92,800	(\$43,100)	\$49,700
Unit 5 Tract "W"	Easement	3	1975	\$425	\$3,800	(\$3,375)	\$425
Unit 9 Tract "T-60"	Well Site	15	1990	\$57,500	\$121,000	(\$63,500)	\$57,500
Unit 2 Tract "EE"	W/WWTP Site	23	1973	\$15,500	\$30,464	(\$14,964)	\$15,500
Unit 4 Tract "N"	Future Use	13	1973	\$42,300	\$97,500	(\$55,200)	\$42,300
Unit 11 Tract "C"	Future Use	15	1973	\$10,100	\$109,000	(\$98,900)	\$10,100
Unit 9 Tracts "T07-66"	Future Use	60	1973	\$50,500	\$83,900	(\$33,400)	\$50,500
Unit 1 Tract "S"	Util. Office	15	1974	\$9,900	\$111,000	(\$101,100)	\$9,900
Unit 6 Tract "Q"	Future Use	14	1973	\$9,400	\$106,000	(\$96,600)	\$9,400
Unit 6 Tract "KK"	Future Use	0	1973	\$3,000	\$1,000	\$2,000	\$3,000
Unit 7 Tract "B"	Future Use	16	1973	\$11,000	\$116,000	(\$105,000)	\$11,000
				\$259,325	\$872,464	(\$613,139)	\$259,325

Note: Please refer to reconciliation for the discrepancies in numbers with original App. 70-B

APPENDIX 121A
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**SUMMARY OF DELTONA APPRAISALS
REVISED APPENDIX 70-B**

SYSTEM/PARCEL	UTILITY USE	ACRES	DATE DEDICATED TO UTILITY SERVICE	VALUE AT TIME PLACED IN SERVICE	VALUE ON BOOKS		
					BALANCE PER GENERAL LEDGER 12/31/90	ADJUSTMENT DUE TO APPRAISAL	BALANCE PER GENERAL LEDGER 12/31/91
PINE RIDGE:							
Unit 1 Tract "T-25"	Well # 2	7	1972	\$2,200	\$11,092	(\$8,892)	\$2,200
Unit 2 Tract "T-33"	Future Use	5	N/A	N/A	\$35,000	\$0	\$35,000
Unit 3 Tract "T-11"	Well # 3	7	1985	\$17,700	\$10,922	\$6,778	\$17,700
				\$19,900	\$57,014	(\$2,114)	\$54,900
SPRING HILL:							
Unit 1 Tract "L"	WTP Site	5	1967	\$2,650	\$8,395	(\$5,745)	\$2,650
Unit 2 Tract "B"	Lift St.	0	1967	\$100	\$1,900	(\$1,800)	\$100
Unit 7 Tract "K"	Well Site	4	1974	\$4,900	\$70,300	(\$65,400)	\$4,900
Unit 9 Tract "D"	Well Site	8	1983	\$8,500	\$121,980	(\$113,480)	\$8,500
Unit 13 Tract "B"	Well Site	4	1969	\$5,000	\$7,343	(\$2,343)	\$5,000
Unit 25 Tract "H"	WTP Site	7	1969	\$7,400	\$12,520	(\$5,120)	\$7,400
Unit 19 Tracts "R-C"	Well Site	6	1981	\$6,800	\$56,842	(\$50,042)	\$6,800
Parcel # 8	Future Use	373	1979	\$370,000	\$769,092	(\$392,851)	\$376,241
Parcel # 9	WWTP&Ponds	20	1979	\$50,000	\$13,519	\$23,918	\$37,437
Parcel # 10	Future Use	13	1979	\$32,000	\$0	\$0	\$0
Parcel # 11	Lift St.	0	1979	\$100	\$0	\$0	\$0
[1] Includes Parcel # 10				\$487,450	\$1,061,891	(\$612,863)	\$449,028
DELTONA LAKES:							
Unit 3 Tract A	Well # 1 & 2	2	1962	\$500	\$5,328	(\$4,828)	\$500
Unit 3 Tract R	Future Use	1	Unk.	Not Appriased	\$1,000		\$1,000
Unit 3 Tract S	Future Use	2	Unk.	Not Appriased	\$1,500		\$1,500
Unit 3 Tract T	Future Use	2	Unk.	Not Appriased	\$1,500		\$1,500
Unit 3 Tract U	Future Use	1	Unk.	Not Appriased	\$1,000		\$1,000
Unit 3 Tract V	Future Use	1	Unk.	Not Appriased	\$1,000		\$1,000
Unit 5 Tract B	Future Use	6	Unk.	Not Appriased	\$6,000		\$6,000
Unit 6 Tract A	Well 3 & 25	4	1965	\$1,600	\$8,214	(\$6,614)	\$1,600
Unit 7 Tract D	Well 33	4	1990	\$900	\$2,500	(\$1,600)	\$900

Note: Please refer to reconciliation for the discrepancies in numbers with original App. 70-B

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**SUMMARY OF DELTONA APPRAISALS
REVISED APPENDIX 70-B**

SYSTEM/PARCEL	UTILITY USE	ACRES	DATE DEDICATED TO UTILITY SERVICE	VALUE AT TIME PLACED IN SERVICE	VALUE ON BOOKS		
					BALANCE PER GENERAL LEDGER 12/31/90	BALANCE PER GENERAL LEDGER 12/31/91	
DELTONA LAKES CON'T:							
Unit 8 Tract E	Well 19	3	1986	\$9,500	\$29,800	(\$20,300)	\$9,500
Unit 8 Tract J	Future Use	1	Unk.	Not Appraised	\$600		\$600
Unit 8 Tract K	Future Use	5	Unk.	Not Appraised	\$4,000		\$4,000
Unit 9 Tract F	Future Use	3	Unk.	Not Appraised	\$33,000		\$33,000
Unit 11 Tract B	Future Use	2	Unk.	Not Appraised	\$3,570		\$3,570
Unit 11 Tract G	Wells 9,12,14,16	5	1966	\$1,600	\$5,865	(\$4,265)	\$1,600
Unit 12 Tract B	St. Tank & WWTP	9	1963	\$2,700	\$16,650	(\$13,550)	\$2,700
Unit 21 Tract C	Wells 22 & 32	5	1987	\$18,600	\$45,400	(\$25,800)	\$18,600
Unit 23 Tract B	Well 30	19	Unk.	Not Appraised	\$13,000		\$13,000
Unit 26 Tract A	Well 4	0	1972	Not Appraised	\$407		\$407
Unit 30 Tract B	Wells 6,9,27	8	1966	\$300	\$3,425	(\$3,135)	\$290
Unit 32 Tract G	Wells 15,17,18	4	1972	\$4,600	\$57,120	(\$52,520)	\$4,600
Unit 33 Tract A	Well 28	3	1989	\$12,600	\$32,000	(\$19,400)	\$12,600
Unit 34 Tract F	Well 26	1	1987	\$13,400	\$32,900	(\$19,500)	\$13,400
Unit 35 Tract D	Proposed Well 33	5	1990	\$26,600	\$50,000	(\$23,400)	\$26,600
Unit 41 Tract D	Future Use	1	Unk.	Not Appraised	\$14,000		\$14,000
Unit 42 Tract G	Well 21	1	1987	\$900	\$6,000	(\$5,100)	\$900
Unit 53 Tract C	Well 23	2	1987	\$6,600	\$14,500	(\$7,900)	\$6,600
Unit 63 Tract K	Future Use	1	Unk.	Not Appraised	\$12,000		\$12,000
Unit 70 Tract A	Future Use	1	Unk.	Not Appraised	\$1,500 (1)		\$1,500
Unit 74 Tract G	Well 10+Srg	3	1966	\$1,300	\$45,110	(\$47,840)	(\$2,730)
Unidentified Land					\$12,840		\$12,840
Land Complex					\$27,000		\$27,000
Sec 4 Range 31E					\$70,000		\$70,000
Lot 23 and 24 Blk 434					\$32,096		\$32,096
Diversified Land					\$92,267		\$92,267
Unidentified Land					\$12,694		\$12,694
Total Deltona				\$101,700	\$695,786	(\$257,152)	\$438,634
Total All Systems:				\$2,298,861	\$5,307,226	(\$2,647,069)	\$2,660,157

APPENDIX
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Note: Please refer to reconciliation for the discrepancies in numbers with original App. 70-B

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS"
CITRUS SPRINGS UTILITIES**

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs			INTERROGATORY 70B		
	Filed MFRs Balance Ended 12/31/90 (A-5.6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2	1,900		1,900	3,500	(1,600) (1)	1,900
303.3	224		224		224 (2)	224
303.4	340,000		340,000	340,000		340,000
Subtotal	342,124	0	342,124	343,500	(1,376)	342,124
SEWER:						
353.2	22,160		22,160	22,160		22,160
353.3			0			0
353.4			0			0
Subtotal	22,160	0	22,160	22,160	0	22,160
Total	364,284	0	364,284	365,660	(1,376)	364,284

Notes:

(1) To exclude \$1,600 from 70B, Unit 1 Tract "F". This parcel had no identified value but was inadvertently assigned \$1,600 in 70B.

(2) To include \$244 to 70B, Unit 4 Tract "P". This amount was inadvertently left out of 70B. The MFRs reflected the correct balance.

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS"
DELTONA UTILITIES**

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs			INTERROGATORY 70B		
	Filed MFRs Balance Ended 12/31/90 (A-5.6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2	296,333		296,333	288,811	7,522 (1)	296,333
303.3	136,500		136,500	143,600	5,000 (1)	148,600
303.4			0			0
Subtotal	432,833	0	432,833	432,411	12,522	444,933
SEWER:						
353.2	66,490		66,490	16,650	39,840 (1)	56,490
353.3			0			0
353.4	206,463		206,463		194,363 (1)	194,363
Subtotal	262,953	0	262,953	16,650	234,203	250,853
Total	695,786	0	695,786	449,061	246,725	695,786

Notes:

(1) Several balances in the "Value on Books" column of 70B were incorrect. Below is a list of the corrections to 70B:

A/C Affected	Parcel	Balance Per 70B	Correct Balance	Adjustment	Explanation
303.2	Unit 6 Tract "A"	8,216	8,214	(2)	incorrect balance in 70B
303.2	Unit 11 Tract "B"	3,500	3,570	70	incorrect balance in 70B
303.2	Unit 21 Tract "C"	45,600	45,400	(1,200)	incorrect balance in 70B
303.2	Unit 30 Tract "B"	3,435	3,425	(10)	incorrect balance in 70B
303.2	Unit 74 Tract "G"	49,140	45,110	(4,030)	incorrect balance in 70B
303.2	Unidentified Land	0	12,694	12,694	Inadvertantly left off 70B
				7,522	
303.3	Unit 5 Tract "B"	1,000	6,000	5,000	incorrect balance in 70B
353.2	Unidentified Land	0	12,840	12,840	Inadvertantly left off 70B
353.2	Land Complex	0	27,000	27,000	Inadvertantly left off 70B
				39,840	
353.4	Sec 4 Range 31E	0	70,000	70,000	Inadvertantly left off 70B
353.4	Lot 23 & 24 Blk 434	0	32,086	32,086	Inadvertantly left off 70B
353.4	Diversified Land	0	92,267	92,267	Inadvertantly left off 70B
				194,363	

RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS" MARCO SHORES UTILITIES

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs		INTERROGATORY 70B			
	Filed MFRs Balance Ended 12/31/90 (A-5,6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2			0			0
303.3	109,100		109,100	109,400	(300) (1)	109,100
303.4			0			0
Subtotal	109,100	0	109,100	109,400	(300)	109,100
SEWER:						
353.2			0			0
353.3			0			0
353.4	1,034,400		1,034,400	3,855,200	(2,820,800) (2)	1,034,400
Subtotal	1,034,400	0	1,034,400	3,855,200	(2,820,800)	1,034,400
Total	1,143,500	0	1,143,500	3,954,600	(2,821,100)	1,143,500

Notes:

- (1) To reduce \$300 from 70B for a 5/31/91 addition which was inadvertently included in the beginning balance (1/1/91) of account 303.3.
- (2) a) To reduce \$800 from 70B for a 5/31/91 addition which was inadvertently included in the beginning balance (1/1/91) of account 353.3.
 b) To include an incorrect booking of (\$2,820,800) from Marco Shores as shown in 70B. This amount should have been booked to Marco Island and had been corrected as such on the books.

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS"
MARION OAKS UTILITIES**

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs			INTERROGATORY 70B		
	Filed MFRs Balance Ended 12/31/90 (A-5,6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2	134,697		134,697	229,032	(11,435) (1)	217,597
303.3	567,900		567,900	624,400		624,400
303.4	3,800		3,800	3,800		3,800
Subtotal	706,397	0	706,397	857,232	(11,435)	845,797
SEWER:						
353.2	3,797		3,797	15,232	(11,435) (1)	3,797
353.3			0			0
353.4	139,400		139,400			0
Subtotal	143,197	0	143,197	15,232	(11,435)	3,797
Total	849,594	0	849,594	872,464	(22,870)	849,594

Notes:

(1) To correct 70B for a rate order adjustment (No. 16778) for \$(22,870) (water - \$(11,435), sewer - \$(11,435)) which was not reflected in 70B.

**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS"
PINE RIDGE UTILITIES**

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs			INTERROGATORY 70B		
	Filed MFRs Balance Ended 12/31/90 (A-5,6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2	22,014		22,014	22,014		22,014
303.3	35,000		35,000	35,000		35,000
303.4			0			0
Subtotal	57,014	0	57,014	57,014	0	57,014
SEWER:						
353.2			0			0
353.3			0			0
353.4			0			0
Subtotal	0	0	0	0	0	0
Total	57,014	0	57,014	57,014	0	57,014

**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS"
 SPRING HILL UTILITIES**

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs			INTERROGATORY 70B		
	Filed MFRs Balance Ended 12/31/90 (A-5,6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2	277,380		277,380	277,380		277,380
303.3			0			0
303.4			0			0
Subtotal	277,380	0	277,380	277,380	0	277,380
SEWER:						
353.2	784,511		784,511	784,511		784,511
353.3			0			0
353.4			0			0
Subtotal	784,511	0	784,511	784,511	0	784,511
Total	1,061,891	0	1,061,891	1,061,891	0	1,061,891

**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "VALUE ON BOOKS"
SUNNY HILLS UTILITIES**

RECONCILIATION OF "VALUE ON BOOKS"

LAND ACCOUNTS	MFRs			INTERROGATORY 70B		
	Filed MFRs Balance Ended 12/31/90 (A-5,6 Col 2)	Correcting Adjustments to MFRs	Corrected MFRs Balance Ended 12/31/90	Filed 70B Balance Ended 12/31/90	Correcting Adjustments to 70B	Corrected 70B Balance Ended 12/31/90
WATER:						
303.2	40,482		40,482	40,483		40,489
303.3	198,000		198,000	198,000		198,000
303.4			0			0
Subtotal	238,482	0	238,482	238,483	0	238,483
SEWER:						
353.2	24,998		24,998		24,998 (1)	24,998
353.3			0			0
353.4			0			0
Subtotal	24,998	0	24,998	0	24,998	24,998
Total	263,480	0	263,480	238,483	24,998	263,481

Notes:

(1) To correct error in 70B for \$24,998. The correct balance of Unit 19 Tract "A" should be \$49,996 (water - \$24,998, sewer - \$24,998), 70B included only the water portion.

**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
CITRUS SPRINGS UTILITIES**

RECONCILIATION OF "ADJUSTMENTS TO BOOKS"

LAND ACCOUNTS	MFRs				INTERROGATORY 70B			
	Filed MFRs Adjustments (Average) (A-5, 8 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No. 5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2					0			0
303.3					0			0
303.4	(320,600)				(320,600)	(320,600)		(320,600)
Subtotal	(320,600)	0	0	0	(320,600)	(320,600)	0	(320,600)
SEWER:								
353.2					0			0
353.3					0			0
353.4					0			0
Subtotal	0	0	0	0	0	0	0	0
Total	(320,600)	0	0	0	(320,600)	(320,600)	0	(320,600)

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
DELTONA UTILITIES**

RECONCILIATION OF "ADJUSTMENTS TO BOOKS"

LAND ACCOUNTS	MFRs					INTERROGATORY 70B		
	Filed MFRs Adjustments (Average) (A-5,6 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No.5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2	(105,656)	(105,656) (1)		(2,692) (2)	(214,004)	(214,304)	1,200 (4)	(213,104)
303.3				(29,200) (3)	(29,200)	(30,100)		(30,100)
303.4					0			0
Subtotal	(105,656)	(105,656)	0	(31,892)	(243,204)	(244,404)	1,200	(243,204)
SEWER:								
353.2	(6,975)	(6,975) (1)			(13,950)	(13,950)		(13,950)
353.3					0			0
353.4					0			0
Subtotal	(6,975)	(6,975)	0	0	(13,950)	(13,950)	0	(13,950)
Total	(112,631)	(112,631)	0	(31,892)	(257,154)	(258,354)	1,200	(257,154)

Notes:

- (1) To convert MFRs average adjustment to year-end adjustment for comparison purposes.
- (2) a) To reduce \$1,200 in appraisal adjustment to Unit 21 Tract "C". The correct adjustment should be \$(26,000). Both 70B and MFRs showed an adjustment of \$(28,000), and therefore overstated this adjustment by \$1,200.
b) Additional appraisal adjustment of \$(3,892) to be made in 1992 (outside test year 1991)
Net of a) and b) = \$(2,692).
- (3) Additional appraisal adjustment of \$(29,200) to be made in 1992 (outside test year 1991).
- (4) Same adjustment as (2a).

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
MARCO SHORES UTILITIES**

RECONCILIATION OF 'ADJUSTMENTS TO BOOKS'

LAND ACCOUNTS	MFRs				INTERROGATORY 70B			
	Filed MFRs Adjustments (Average) (A-5,6 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No.5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2					0			0
303.3	(26,450)	(26,450) (1)			(52,900)	(52,900)		(52,900)
303.4					0			0
Subtotal	(26,450)	(26,450)	0	0	(52,900)	(52,900)	0	(52,900)
SEWER:								
353.2					0			0
353.3					0			0
353.4	(415,528)	(415,528) (1)			(831,056)	(3,430,200)	2,599,145 (2)	(831,055)
Subtotal	(415,528)	(415,528)	0	0	(831,056)	(3,430,200)	2,599,145	(831,055)
Total	(441,978)	(441,978)	0	0	(883,956)	(3,483,100)	2,599,145	(883,955)

Notes:

(1) To convert MFRs average adjustment to year-end adjustment for comparison purposes.

(2) To correct Marco Shores land appraisal error on 70B for \$2,599,145. This amount should been made to Marco Island instead. Correction had been made on the books.

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RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
MARION OAKS UTILITIES

RECONCILIATION OF "ADJUSTMENTS TO BOOKS"

LAND ACCOUNTS	MFRs					INTERROGATORY 70B		
	Filed MFRs Adjustments (Average) (A-5,6 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No.5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2		(57,041) (1)	25,859 (2)		(31,182)	(114,082)		(114,082)
303.3	(488,200)		(2,050) (2)		(490,250)	(488,200)		(488,200)
303.4		(1,688) (1)	(1,688) (2)		(3,376)	(3,375)		(3,375)
Subtotal	(488,200)	(58,729)	22,121	0	(524,808)	(605,657)	0	(605,657)
SEWER:								
353.2	(3,741)	(3,741) (1)			(7,482)	(7,482)		(7,482)
353.3					0			0
353.4			(80,850) (2)		(80,850)			0
Subtotal	(3,741)	(3,741)	(80,850)	0	(88,332)	(7,482)	0	(7,482)
Total	(491,941)	(62,470)	(58,729)	0	(613,140)	(613,139)	0	(613,139)

Notes:

- (1) To convert MFRs average adjustment to year-end adjustment for comparison purposes.
- (2) To incorporate Jim Todd's average audit adjustments to filed MFRs (see audit report exception no. 5).

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
PINE RIDGE UTILITIES**

RECONCILIATION OF "ADJUSTMENTS TO BOOKS"

LAND ACCOUNTS	MFRs				INTERROGATORY 70B			
	Filed MFRs Adjustments (Average) (A-5.6 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No.5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2		(1,057) (1)	(1,057) (2)		(2,114)	(2,114)		(2,114)
303.3					0			0
303.4					0			0
Subtotal	0	(1,057)	(1,057)	0	(2,114)	(2,114)	0	(2,114)
SEWER:								
353.2					0			0
353.3					0			0
353.4					0			0
Subtotal	0	0	0	0	0	0	0	0
Total	0	(1,057)	(1,057)	0	(2,114)	(2,114)	0	(2,114)

Notes:

- (1) To convert MFRs average adjustment to year-end adjustment for comparison purposes.
- (2) To incorporate Jim Todd's average audit adjustments to filed MFRs (see audit report exception no. 5).

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
 SPRING HILL UTILITIES**

RECONCILIATION OF "ADJUSTMENTS TO BOOKS"

LAND ACCOUNTS	MFRs				INTERROGATORY 70B			
	Filed MFRs Adjustments (Average) (A-5,6 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No.5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2	(121,065)	(121,065) (1)			(242,130)	(242,130)		(242,130)
303.3					0			0
303.4					0			0
Subtotal	(121,065)	(121,065)	0	0	(242,130)	(242,130)	0	(242,130)
SEWER:								
353.2		(185,367) (1)	(185,367) (2)		(370,734)	(364,411)	(6,322) (3)	(370,733)
353.3					0			0
353.4					0			0
Subtotal	0	(185,367)	(185,367)	0	(370,734)	(364,411)	(6,322)	(370,733)
Total	(121,065)	(306,432)	(185,367)	0	(612,864)	(606,541)	(6,322)	(612,863)

Notes:

- (1) To convert MFRs average adjustment to year-end adjustment for comparison purposes.
- (2) To incorporate Jim Todd's average audit adjustments to filed MFRs (see audit report exception no. 5).
- (3) a) To reduce the an overstated land adjustment by \$(6,241) from 70B, Parcel #8. The correct land adjustment should be \$(392,851), instead of \$(399,092) as shown in 70B.
 b) To reduce the an overstated land adjustment by \$12,563 from 70B, Parcel #8. The correct land adjustment should be \$23,918, instead of \$36,481 as shown in 70B.
 The net of a) and b) is to reduce account 353.2 by \$6,322

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**RECONCILIATION OF DIFFERENCES IN DELTONA LAND APPRAISAL BETWEEN INTERROGATORY 70B AND MFRS - "ADJUSTMENTS TO BOOKS"
SUNNY HILLS UTILITIES**

RECONCILIATION OF "ADJUSTMENTS TO BOOKS"

LAND ACCOUNTS	MFRs					INTERROGATORY 70B		
	Filed MFRs Adjustments (Average) (A-5.6 Col 10)	Converting Avg. Adj. to Year-End	Jim Todd's Audit Report Adjustments (Exception No.5)	Other Correcting Adjustments	Corrected MFRs Adjustments (Year-End)	Filed 70B Adjustments (Year-End)	Correcting Adjustments to 70B	Revised 70B Adjustments (Year-End)
WATER:								
303.2		(14,852) (1)	(14,852) (2)		(29,703)	(25,221)	(4,482) (3)	(29,703)
303.3	(179,620)				(179,620)	(179,620)		(179,620)
303.4					0			0
Subtotal	(179,620)	(14,852)	(14,852)	0	(209,323)	(204,841)	(4,482)	(209,323)
SEWER:								
353.2	(10,258)	(10,258) (1)			(20,516)		(20,515) (3)	(20,515)
353.3					0			0
353.4					0			0
Subtotal	(10,258)	(10,258)	0	0	(20,516)	0	(20,515)	(20,515)
Total	(189,878)	(25,110)	(14,852)	0	(229,839)	(204,841)	(24,997)	(229,838)

Notes:

(1) To convert MFRs average adjustment to year-end adjustment for comparison purposes.

(2) To incorporate Jim Todd's average audit adjustments to filed MFRs (see audit report exception no. 5).

(3) To correct Unit 19, Tract "A" error on 70B to beginning balance (total appraisal adjustment on 70B should be \$(41,031), allocated 50/50 to water & sewer. Therefore, an adjustment of \$(4,482) is necessary to water account 303.2, and an adjustment of \$(20,515) is necessary to sewer account 353.2 (net adjustment to 70B = \$(24,997).

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