

**Valencia Terrace
Water and Sewer**

Docket No. 080121-WS

Application to Increase Rates and Charges
For a "Class A" Utility
In

Lake County, Florida

VOLUME 1

Containing
Financial, Rate and Engineering
Minimum Filing Requirements

Historical Test Year Ending December 31, 2007

Year-End Balances and 13-Month Averages

- CMP _____
- COM _____
- CTR _____
- ECR** _____
- ENR _____
- OPC _____
- PCA _____
- SUR _____
- STA _____
- SEC _____
- OTH _____

Aqua Utilities Florida, Inc.

Filed May 2008

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FPSC - COMMISSION CLERK

**Valencia Terrace
RATE BASE**

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Schedule of Water Rate Base

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical 2007 & Pro Forma

Schedule: A-1
 Page: 1 of 1
 Preparer: R Griffin/J Guastella

Explanation: Provide the calculation of the average Water rate base for the test year, showing all adjustments.
 All non-used and useful items should be reported as Plant Held For Future Use.

(1) Line No. Description	(2) Historical Test Year 2007			(5) Pro Forma Test Year		(7) Supporting Schedules
	(3) Average Balance Per Books	(4) Adjusted Average Balance	(6) Adjusted Average Balance	(5) Adjustments	(6) Adjusted Average Balance	
1 Utility Plant in Service	277,712	19,877	297,588	30,155	327,743	A-5
2 Utility Land & Land Rights	1,191	0	1,191	0	1,191	A-5
3 Less: Non-Used & Useful Plant	0	0	0	0	0	A-7
4 Construction Work in Progress	0	0	0	0	0	
5 Less: Accumulated Depreciation	(20,495)	(2,694)	(23,189)	14,752	(8,437)	A-9
6 Less: CIAC	(42,611)	0	(42,611)	0	(42,611)	A-12
7 Accumulated Amortization of CIAC	15,578	53	15,631	0	15,631	A-14
8 Acquisition Adjustments	0	0	0	0	0	
9 Less: Accum. Amort. of Acq. Adjustments	0	0	0	0	0	
10 Less: Advances For Construction		0	0	0	0	A-16
11 Working Capital Allowance	0	39,983	39,983	14,491	54,474	A-17, A-3
12 Total Rate Base	<u>231,374</u>	<u>57,219</u>	<u>288,594</u>	<u>59,397</u>	<u>347,991</u>	

Schedule of Sewer Rate Base

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: A-2

Page: 1 of 1

Preparer: R Griffin/J Guastella

Explanation: Provide the calculation of the average Sewer rate base for the test year, showing all adjustments.
All non-used and useful items should be reported as Plant Held For Future Use.

Line No. Description	(1)	(2) Historical Test Year 2007		(3)	(4)	(5) Pro Forma Test Year		(6)	(7)
		Average Balance Per Books	Adjustments	Adjusted Average Balance		Adjusted Average Balance	Adjustments	Adjusted Average Balance	Supporting Schedules
1 Utility Plant in Service		467,025	19,596	486,621		5,407	492,028	A-6	
2 Utility Land & Land Rights		2,460	0	2,460		0	2,460	A-6	
3 Less: Non-Used & Useful Plant		0	0	0		0	0	A-7	
4 Construction Work in Progress		0	0	0		0	0		
5 Less: Accumulated Depreciation		(233,725)	(2,769)	(236,493)		(19)	(236,512)	A-10	
6 Less: CIAC		(39,496)	0	(39,496)		0	(39,496)	A-12	
7 Accumulated Amortization of CIAC		13,357	155	13,511		0	13,511	A-14	
8 Acquisition Adjustments		0	0	0		0	0		
9 Less: Accum. Amort. of Acq. Adjustments		0	0	0		0	0		
10 Less: Advances For Construction			0	0		0	0	A-16	
11 Working Capital Allowance		0	47,876	47,876		14,286	62,162	A-17, A-3	
12 Total Rate Base		<u>209,621</u>	<u>64,858</u>	<u>274,479</u>		<u>19,675</u>	<u>294,153</u>		

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected [X]

Schedule: A-3
 Page: 1 of 2
 Preparer: R Griffin/J Guastella

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

Line No.	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1	UTILITY PLANT IN SERVICE			A-5, A-6
2	Allocation of Corporate IT	17,808	17,556	
3	Allocation of Corp Structures & Improvements	2,069	2,040	
4		-	-	
5		-	-	
6	Total 2007 Adjustments	<u>19,877</u>	<u>19,596</u>	
7				
8	Pro Forma Adjustments			
9	Allocation of Corporate IT	5,485	5,407	
10	Meter replacement cost	16,380	NA	
11	(Less) Retirement of existing meters	(16,710)	NA	
12	SCADA - Telemetry system	25,000	-	
13		-	-	
14		-	-	
15		-	-	
16	Total Pro Forma Adjustments	<u>30,155</u>	<u>5,407</u>	
17				
18	UTILITY LAND & LAND RIGHTS			A-5, A-6
19		-	-	
20	Total 2007 Adjustments	<u>-</u>	<u>-</u>	
21				
22	NON-USED & USEFUL			A-7
23	To reflect calculated Adjusted NU&U amounts	<u>-</u>	<u>-</u>	
24				
25	CONSTRUCTION WORK IN PROGRESS			
26	Not Applicable	<u>-</u>	<u>-</u>	
27				
28	ACCUMULATED DEPRECIATION			A-9, A-10
29	Allocation of Corporate IT	2,437	2,403	
30	Allocation of Corp Structures & Improvements	212	209	
31		-	-	
32	PSC Depr Rate Correction	44	156	
33		-	-	
34	Total 2007 Adjustments	<u>2,694</u>	<u>2,769</u>	
35				
36	Pro Forma Adjustments			
37	New PCs, Network & Telephone Upgrade	19	19	
38	Meter Replacements			
39	Retirement of existing meters	(16,710)	NA	
40	6 Month Net Acc Depr (Addns less Retirements)	(8)	NA	
41	Salvage	1,253	NA	
42	SCADA - Telemetry system	694	-	
43		-	-	
44		-	-	
45		-	-	
46	Total Pro Forma Adjustments	<u>(14,752)</u>	<u>19</u>	
47				

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected [X]

Schedule: A-3
 Page: 2 of 2
 Preparer: R Griffin/J Guastella

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

Line No.	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1	CIAC			A-12
2				
3	Total 2007 Adjustments	-	-	
4				
5	Pro Forma Adjustments			
6				
7	Total Pro Forma Adjustments	-	-	
8				
9	ACCUMULATED AMORTIZATION OF CIAC			A-14
10				
11	PSC Depr Rate Correction	53	155	
12	Total 2007 Adjustments	53	155	
13				
14	Pro Forma Adjustments			
15				
16	Total Pro Forma Adjustments	-	-	
17				
18	ACQUISITION ADJUSTMENTS			
19	Not Applicable	-	-	
20				
21	ACCUMULATED AMORT. OF ACQ. ADJUSTMENTS			
22	Not Applicable	-	-	
23				
24	ADVANCES FOR CONSTRUCTION			A-16
25	Not Applicable	-	-	
26				
27	WORKING CAPITAL ALLOWANCE			A-17
28				
29	2007 Based on Balance Sheet method; details A-17	39,983	47,876	
30				
31	Pro Forma Adjustments			
32	Deferred Rate Case Expense	14,491	14,286	

**Schedule of Water and Sewer Plant In Service
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-4
Page: 1 of 2
Preparer: R Griffin

Explanation: Provide the annual balance of the original cost of Water plant in service, for water and sewer separately, for all years since either rate base was last established by this Commission; or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Retirements		
4	Adjustments		
5	12/31/96 Balance	_____	_____
	1997		
6	Additions		
7	Retirements		
8	Adjustments		
9	12/31/97 Balance	_____	_____
	1998		
10	Additions		
11	Retirements		
12	Adjustments		
13	12/31/98 Balance	_____	_____
	1999		
14	Additions		
15	Retirements		
16	Adjustments		
17	12/31/99 Balance	_____	_____
	2000		
18	Additions		
19	Retirements		
20	Adjustments		
21	12/31/00 Balance	_____	_____
	2001		
22	Additions		
23	Retirements		
24	Adjustments		
25	12/31/01 Balance	_____	_____

**Schedule of Water and Sewer Plant In Service
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Projected Test Year Ending 12/31/07

Schedule: A-4
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-4 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
26	Additions		
27	Retirements		
28	Adjustments		
29	12/31/02 Balance		
	2003		
30	Additions		
31	Retirements		
32	Adjustments		
33	06/30/04 Amend. Order Balance	197,746	454,091
	2004		
34	Additions	0	0
35	Retirements	0	0
36	Adjustments	(2)	1
37	12/31/04 Balance	197,744	454,092
	2005		
38	Additions	0	0
39	Retirements	0	0
40	Adjustments	0	0
41	12/31/05 Balance	197,744	454,092
	2006		
42	Additions	95,304	4,451
43	Retirements	(9,398)	(2,715)
44	Adjustments	0	0
45	12/31/06 Balance	283,650	455,828
	2007		
46	Additions	20,333	41,322
47	Retirements	(29,394)	(22,056)
48	Adjustments	0	0
49	Allocations	23,203	22,875
50	12/31/07 Balance	297,793	497,969

Supporting Schedules: A-5, A-6

Schedule of Water Plant in Service By Primary Account

Florida Public Service Commission

Test Year Average balance

Valencia Terrace

Schedule: A-5

Docket No. 080121-WS

Page: 1 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Explanation: Provide the Average Water Plant in Service by Primary Account and the calculation of the Average Non-Used and Useful Plant in Service.

Line No.	Acct No.	(1) Account Name	(2) (3) (4) Historical Test Year 2007			(5) (6) (7) Pro Forma Adjustments		
			Adjusted Balance	Non-Used & Useful %	Balance	Amount	Non-Used & Useful %	Amount
1		INTANGIBLE PLANT						
2	301.1	Organization	0	0.00%	0	0	0.00%	0
3	302.1	Franchises	0	0.00%	0	0	0.00%	0
4	339.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		SOURCE OF SUPPLY & PUMPING PLANT						
6	303.2	Land & Land Rights	1,191	0.00%	0	0	0.00%	0
7	304.2	Structures & Improvements	0	0.00%	0	0	0.00%	0
8	305.2	Collect. & Impound Reservoirs	0	0.00%	0	0	0.00%	0
9	306.2	Lake, River & Other Intakes	0	0.00%	0	0	0.00%	0
10	307.2	Wells & Springs	40,453	0.00%	0	0	0.00%	0
11	308.2	Infiltration Galleries & Tunnels	0	0.00%	0	0	0.00%	0
12	309.2	Supply Mains	0	0.00%	0	0	0.00%	0
13	310.2	Power Generation Equipment	51,941	0.00%	0	0	0.00%	0
14	311.2	Pumping Equipment	11,917	0.00%	0	0	0.00%	0
15	339.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		WATER TREATMENT PLANT						
17	303.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	304.3	Structures & Improvements	16,324	0.00%	0	0	0.00%	0
19	311.3	Pumping Equipment	11,520	0.00%	0	0	0.00%	0
20	320.3	Water Treatment Equipment	2,775	0.00%	0	0	0.00%	0
21	339.3	Other Plant & Misc. Equipment	0	0.00%	0	25,000	0.00%	0
22		TRANSMISSION & DISTRIBUTION PLANT						
23	303.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
24	304.4	Structures & Improvements	0	0.00%	0	0	0.00%	0
25	311.4	Pumping Equipment	0	0.00%	0	0	0.00%	0
26	330.4	Distr. Reservoirs & Standpipes	54,411	0.00%	0	0	0.00%	0
27	331.4	Transm. & Distribution Mains	67,125	0.00%	0	0	0.00%	0
28	333.4	Services	1,963	0.00%	0	0	0.00%	0
29	334.4	Meters & Meter Installations	16,754	0.00%	0	(330)	0.00%	0
30	335.4	Hydrants	2,527	0.00%	0	0	0.00%	0
31	336.4	Backflow Prevention	0	0.00%	0	0	0.00%	0
32	339.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
33		GENERAL PLANT						
34	303.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
35	304.5	Structures & Improvements	2,069	0.00%	0	0	0.00%	0
36	340.5	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
37	340.51	Computer Equipment	17,808	0.00%	0	5,485	0.00%	0
38	341.5	Transportation Equipment	0	0.00%	0	0	0.00%	0
39	342.5	Stores Equipment	0	0.00%	0	0	0.00%	0
40	343.5	Tools, Shop & Garage Equipment	0	0.00%	0	0	0.00%	0
41	344.5	Laboratory Equipment	0	0.00%	0	0	0.00%	0
42	345.5	Power Operated Equipment	0	0.00%	0	0	0.00%	0
43	346.5	Communication Equipment	0	0.00%	0	0	0.00%	0
44	347.5	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
45	348.5	Other Tangible Plant	0	0.00%	0	0	0.00%	0
46		TOTAL	298,779		0	30,155		0

Schedule of Water Plant in Service By Primary Account
 Test Year Average balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: A-5
 Page: 2 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Water Plant in Service by primary account for each month of the Historical Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	310.2	Power Generation Equipment	49,998	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	51,941
14	311.2	Pumping Equipment	11,545	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,917
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	11,077	4,293	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	16,324
19	311.3	Pumping Equipment	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520
20	320.3	Water Treatment Equipment	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	68,396	68,396	68,396	68,396	48,196	48,196	48,196	48,196	48,196	48,196	48,196	48,196	48,196	54,411
27	331.4	Transm. & Distribution Mains	66,387	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,125
28	333.4	Services	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963
29	334.4	Meters & Meter Installations	17,290	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,754
30	335.4	Hydrants	1,057	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,527
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46		TOTAL	283,650	281,188	294,790	294,790	274,590	274,590	274,590	274,590	274,590	274,590	274,590	274,590	274,590	278,903
47		Subtotal Land & Land Rights	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191

Schedule of Water Plant in Service By Primary Account

Test Year Average balance

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: A-5

Page: 3 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Water Plant in Service by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453	40,453
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	310.2	Power Generation Equipment	49,998	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	52,103	51,941
14	311.2	Pumping Equipment	11,545	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,917
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	11,077	4,293	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	17,895	16,324
19	311.3	Pumping Equipment	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520	11,520
20	320.3	Water Treatment Equipment	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775	2,775
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Dist. Reservoirs & Standpipes	68,396	68,396	68,396	68,396	48,196	48,196	48,196	48,196	48,196	48,196	48,196	48,196	48,196	54,411
27	331.4	Transm. & Distribution Mains	66,387	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,187	67,125
28	333.4	Services	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963
29	334.4	Meters & Meter Installations	17,290	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,710	16,754
30	335.4	Hydrants	1,057	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,527
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	2,001	2,042	2,042	2,042	2,042	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,069
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	14,067	14,715	16,033	16,220	16,690	17,050	17,623	18,002	19,168	19,892	20,067	20,861	21,112	17,808
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46		TOTAL	299,719	297,945	312,865	313,053	293,322	293,732	294,304	294,683	295,849	296,573	296,749	297,542	297,793	298,779
47		Subtotal Land & Land Rights	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191	1,191

Schedule of Sewer Plant in Service By Primary Account

Florida Public Service Commission

Test Year Average balance

Schedule: A-6

Valencia Terrace

Page: 1 of 3

Docket No. 080121-WS

Preparer: R Griffin/J Guastella

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Explanation: Provide the Average Sewer Plant in Service by Primary Account and the calculation of the Average Non-Used and Useful Plant in Service

Line No.	Acct No.	(1) Account Name	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(3) Adjusted Balance	(4) Non-Used & Useful %	(6) Balance	(7) Amount	(8) Non-Used & Useful %	(9) Amount
1		INTANGIBLE PLANT						
2	351.1	Organization	0	0.00%	0	0	0.00%	0
3	352.1	Franchises	0	0.00%	0	0	0.00%	0
4	389.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		COLLECTION PLANT						
6	353.2	Land & Land Rights	2,460	0.00%	0	0	0.00%	0
7	354.2	Structures & Improvements	1,602	0.00%	0	0	0.00%	0
8	355.2	Power Generation Equipment	574	0.00%	0	0	0.00%	0
9	360.2	Collection Sewers - Force	9,096	0.00%	0	0	0.00%	0
10	361.2	Collection Sewers - Gravity	158,083	0.00%	0	0	0.00%	0
11	362.2	Special Collecting Structures	0	0.00%	0	0	0.00%	0
12	363.2	Services to Customers	27,805	0.00%	0	0	0.00%	0
13	364.2	Flow Measuring Devices	1,665	0.00%	0	0	0.00%	0
14	365.2	Flow Measuring Installations	0	0.00%	0	0	0.00%	0
15	389.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		SYSTEM PUMPING PLANT						
17	353.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	354.3	Structures & Improvements	0	0.00%	0	0	0.00%	0
19	355.3	Power Generation Equipment	0	0.00%	0	0	0.00%	0
20	370.3	Receiving Wells	8,101	0.00%	0	0	0.00%	0
21	371.3	Pumping Equipment	52,528	0.00%	0	0	0.00%	0
22	389.3	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
23		TREATMENT AND DISPOSAL PLANT						
24	353.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
25	354.4	Structures & Improvements	28,856	0.00%	0	0	0.00%	0
26	355.4	Power Generation Equipment	0	0.00%	0	0	0.00%	0
27	380.4	Treatment & Disposal Equipment	158,790	0.00%	0	0	0.00%	0
28	381.4	Plant Sewers	0	0.00%	0	0	0.00%	0
29	382.4	Outfall Sewer Lines	19,926	0.00%	0	0	0.00%	0
30	389.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
31		RECLAIMED WATER TREATMENT PLANT						
32	353.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
33	354.5	Structures & Improvements	0	0.00%	0	0	0.00%	0
34	355.5	Power Generation Equipment	0	0.00%	0	0	0.00%	0
35	371.5	Pumping Equipment	0	0.00%	0	0	0.00%	0
36	374.5	Reuse Distribution Reservoirs	0	0.00%	0	0	0.00%	0
37	380.5	Treatment & Disposal Equipment	0	0.00%	0	0	0.00%	0
38	381.5	Plant Sewers	0	0.00%	0	0	0.00%	0
39	389.5	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
40		RECLAIMED WATER DISTRIBUTION PLANT						
41	352.6	Franchises	0	0.00%	0	0	0.00%	0
42	353.6	Land & Land Rights	0	0.00%	0	0	0.00%	0
43	354.6	Structures & Improvements	0	0.00%	0	0	0.00%	0
44	355.6	Power Generation Equipment	0	0.00%	0	0	0.00%	0
45	366.6	Reuse Services	0	0.00%	0	0	0.00%	0
46	367.6	Reuse Meters & Meter Installations	0	0.00%	0	0	0.00%	0
47	371.6	Pumping Equipment	0	0.00%	0	0	0.00%	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0.00%	0	0	0.00%	0
49	389.6	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
50		GENERAL PLANT						
51	353.7	Land & Land Rights	0	0.00%	0	0	0.00%	0
52	354.7	Structures & Improvements	2,040	0.00%	0	0	0.00%	0
53	390.7	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
54	390.71	Computer Equipment	17,556	0.00%	0	5,407	0.00%	0
55	391.7	Transportation Equipment	0	0.00%	0	0	0.00%	0
56	392.7	Stores Equipment	0	0.00%	0	0	0.00%	0
57	393.7	Tools, Shop & Garage Equipment	0	0.00%	0	0	0.00%	0
58	394.7	Laboratory Equipment	0	0.00%	0	0	0.00%	0
59	395.7	Power Operated Equipment	0	0.00%	0	0	0.00%	0
60	396.7	Communication Equipment	0	0.00%	0	0	0.00%	0
61	397.7	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
62	398.7	Other Tangible Plant	0	0.00%	0	0	0.00%	0
63		TOTAL	489,081		0	5,407		0

Schedule of Sewer Plant in Service By Primary Account
 Test Year Average balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: A-6
 Page: 2 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Sewer Plant in Service by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	351.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	352.1	Franchisees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		COLLECTION PLANT														
6	353.2	Land & Land Rights	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460
7	354.2	Structures & Improvements	20,820	0	0	0	0	0	0	0	0	0	0	0	0	1,602
8	355.2	Power Generation Equipment	0	0	679	679	679	679	679	679	679	679	679	679	679	574
9	360.2	Collection Sewers - Force	6,576	7,823	7,823	7,823	7,823	7,823	7,823	10,788	10,788	10,788	10,788	10,788	10,788	9,096
10	361.2	Collection Sewers - Gravity	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	363.2	Services to Customers	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805
13	364.2	Flow Measuring Devices	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		SYSTEM PUMPING PLANT														
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	370.3	Receiving Wells	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101
21	371.3	Pumping Equipment	51,603	51,603	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,528
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23		TREATMENT AND DISPOSAL PLANT														
24	353.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	354.4	Structures & Improvements	0	0	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	28,856
26	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	380.4	Treatment & Disposal Equipment	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	382.4	Outfall Sewer Lines	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31		RECLAIMED WATER TREATMENT PLANT														
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	371.5	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40		RECLAIMED WATER DISTRIBUTION PLANT														
41	352.6	Franchisees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50		GENERAL PLANT														
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	354.7	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54	390.71	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	393.7	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63		TOTAL	455,828	436,256	472,130	472,130	472,130	472,130	472,130	475,094	475,094	475,094	475,094	475,094	475,094	469,485
64		Subtotal Land & Land Rights	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460

Schedule of Sewer Plant in Service By Primary Account
 Test Year Average balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: A-6
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Sewer Plant in Service by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	351.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	352.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		COLLECTION PLANT														
6	353.2	Land & Land Rights	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460
7	354.2	Structures & Improvements	20,820	0	0	0	0	0	0	0	0	0	0	0	0	1,602
8	355.2	Power Generation Equipment	0	0	679	679	679	679	679	679	679	679	679	679	679	574
9	380.2	Collection Sewers - Force	6,576	7,823	7,823	7,823	7,823	7,823	7,823	10,788	10,788	10,788	10,788	10,788	10,788	9,096
10	381.2	Collection Sewers - Gravity	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083	158,083
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	363.2	Services to Customers	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805	27,805
13	364.2	Flow Measuring Devices	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665	1,665
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		SYSTEM PUMPING PLANT														
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	370.3	Receiving Wells	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101	8,101
21	371.3	Pumping Equipment	51,803	51,803	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,696	52,528
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23		TREATMENT AND DISPOSAL PLANT														
24	353.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	354.4	Structures & Improvements	0	0	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	34,103	28,856
26	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	380.4	Treatment & Disposal Equipment	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790	158,790
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	382.4	Outfall Sewer Lines	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926	19,926
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31		RECLAIMED WATER TREATMENT PLANT														
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	371.5	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40		RECLAIMED WATER DISTRIBUTION PLANT														
41	352.6	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50		GENERAL PLANT														
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	354.7	Structures & Improvements	1,973	2,013	2,013	2,013	2,013	2,061	2,061	2,061	2,061	2,061	2,061	2,061	2,061	2,040
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54	390.71	Computer Equipment	13,868	14,507	15,807	15,991	16,454	16,810	17,374	17,748	18,897	19,611	19,784	20,567	23,814	17,556
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	393.7	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63		TOTAL	471,670	452,776	489,950	490,135	490,597	491,001	491,566	494,904	496,053	496,767	496,940	497,722	487,969	489,081
64		Subtotal Land & Land Rights	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460	2,460

Non-Used and Useful Plant - Summary

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical 2007 & Pro Forma

Schedule: A-7
 Page: 1 of 1
 Preparer: J Guastella

Explanation: Provide a summary of the items included in non-used and useful plant for the year.
 Provide additional support schedules, if necessary.

Line No.	(1) Description	(2)	(3)	(4)	(5)
		Historical Test Year Adjusted Balance	Pro Forma Test Year Adjustments	Pro Forma Test Year Adjusted Balance	Supporting Schedules
Water					
1	Plant in Service	0	0	0	A-5
2	Land	0	0	0	A-5
3	Less: Accumulated Depreciation	0	0	0	A-9
4	Less: CIAC	0	0	0	A-12
5	Accumulated Amort. of CIAC	0	0	0	A-14
6	Less: Advances for Construction	0	0	0	A-16
7	Other (Explain)		0		
8	TOTAL	0	0	0	
Sewer					
9	Plant in Service	0	0	0	A-6
10	Land	0	0	0	A-6
11	Less: Accumulated Depreciation	0	0	0	A-10
12	Less: CIAC	0	0	0	A-12
13	Accumulated Amort. Of CIAC	0	0	0	A-14
14	Less: Advances for Construction	0	0	0	A-16
15	Other (Explain)		0		
16	TOTAL	0	0	0	

**Schedule of Water and Sewer Accumulated Depreciation
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-8
Page: 1 of 2
Preparer: R Griffin

Explanation: Provide the annual balance per books of Water Accumulated Depreciation, for all years since either rate base was last established by this Commission; or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Retirements		
4	Adjustments		
5	12/31/96 Balance	_____	_____
	1997		
6	Additions		
7	Retirements		
8	Adjustments		
9	12/31/97 Balance	_____	_____
	1998		
10	Additions		
11	Retirements		
12	Adjustments		
13	12/31/98 Balance	_____	_____
	1999		
14	Additions		
15	Retirements		
16	Adjustments		
17	12/31/99 Balance	_____	_____
	2000		
18	Additions		
19	Retirements		
20	Adjustments		
21	12/31/00 Balance	_____	_____
	2001		
22	Additions		
23	Retirements		
24	Adjustments		
25	12/31/01 Balance	_____	_____

**Schedule of Water and Sewer Accumulated Depreciation
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-8
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-8 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
26	Additions		
27	Retirements		
28	Adjustments		
29	12/31/02 Balance		
	2003		
30	Additions		
31	Retirements		
32	Adjustments		
33	06/30/04 Amend. Order Balance	30,368	209,311
	2004		
34	Additions	3,338	8,913
35	Retirements	0	0
36	Adjustments	(2,036)	176
37	12/31/04 Balance	31,670	218,400
	2005		
38	Additions	3,338	8,913
39	Retirements	0	0
40	Adjustments	(1)	1
41	12/31/05 Balance	35,007	227,314
	2006		
42	Additions	6,577	11,833
43	Retirements	(9,398)	(2,715)
44	Adjustments	5,887	8,573
45	12/31/06 Balance	38,073	245,005
	2007		
46	Additions	9,722	18,262
47	Retirements	(29,394)	(22,056)
48	Adjustments	82	312
49	Allocations	4,274	4,213
50	12/31/07 Balance	22,757	245,737

Supporting Schedules: A-9, A-10

Schedule of Water Accumulated Depreciation By Primary Account

Florida Public Service Commission

Test Year Average balance

Valencia Terrace

Schedule: A-9

Docket No. 080121-WS

Page: 1 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Explanation: Provide the Average Water Accumulated Depreciation by Primary Account and the calculation of the Average Non-Used and Useful amounts.

Line No.	Acct No.	(1) Account Name	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(4) Adjusted Balance	(3) Non-Used & Useful %	(4) Balance	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1		INTANGIBLE PLANT						
2	301.1	Organization	0	0.00%	0	0	0.00%	0
3	302.1	Franchises	0	0.00%	0	0	0.00%	0
4	339.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		SOURCE OF SUPPLY & PUMPING PLANT						
6	303.2	Land & Land Rights	0	0.00%	0	0	0.00%	0
7	304.2	Structures & Improvements	0	0.00%	0	0	0.00%	0
8	305.2	Collect. & Impound Reservoirs	0	0.00%	0	0	0.00%	0
9	306.2	Lake, River & Other Intakes	0	0.00%	0	0	0.00%	0
10	307.2	Wells & Springs	14,783	0.00%	0	0	0.00%	0
11	308.2	Infiltration Galleries & Tunnels	0	0.00%	0	0	0.00%	0
12	309.2	Supply Mains	0	0.00%	0	0	0.00%	0
13	310.2	Power Generation Equipment	19,880	0.00%	0	0	0.00%	0
14	311.2	Pumping Equipment	970	0.00%	0	0	0.00%	0
15	339.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		WATER TREATMENT PLANT						
17	303.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	304.3	Structures & Improvements	(2,944)	0.00%	0	0	0.00%	0
19	311.3	Pumping Equipment	189	0.00%	0	0	0.00%	0
20	320.3	Water Treatment Equipment	(23,249)	0.00%	0	0	0.00%	0
21	339.3	Other Plant & Misc. Equipment	0	0.00%	0	694	0.00%	0
22		TRANSMISSION & DISTRIBUTION PLANT						
23	303.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
24	304.4	Structures & Improvements	0	0.00%	0	0	0.00%	0
25	311.4	Pumping Equipment	0	0.00%	0	0	0.00%	0
26	330.4	Distr. Reservoirs & Standpipes	(5,311)	0.00%	0	0	0.00%	0
27	331.4	Transm. & Distribution Mains	51,913	0.00%	0	0	0.00%	0
28	333.4	Services	641	0.00%	0	0	0.00%	0
29	334.4	Meters & Meter Installations	(35,678)	0.00%	0	(15,465)	0.00%	0
30	335.4	Hydrants	(654)	0.00%	0	0	0.00%	0
31	336.4	Backflow Prevention	0	0.00%	0	0	0.00%	0
32	339.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
33		GENERAL PLANT						
34	303.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
35	304.5	Structures & Improvements	212	0.00%	0	0	0.00%	0
36	340.5	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
37	340.51	Computer Equipment	2,437	0.00%	0	19	0.00%	0
38	341.5	Transportation Equipment	0	0.00%	0	0	0.00%	0
39	342.5	Stores Equipment	0	0.00%	0	0	0.00%	0
40	343.5	Tools, Shop & Garage Equipment	0	0.00%	0	0	0.00%	0
41	344.5	Laboratory Equipment	0	0.00%	0	0	0.00%	0
42	345.5	Power Operated Equipment	0	0.00%	0	0	0.00%	0
43	346.5	Communication Equipment	0	0.00%	0	0	0.00%	0
44	347.5	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
45	348.5	Other Tangible Plant	0	0.00%	0	0	0.00%	0
46		TOTAL	<u>23,189</u>		<u>0</u>	<u>(14,752)</u>		<u>0</u>

Schedule of Water Accumulated Depreciation By Primary Account

Test Year Average balance

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: A-9

Page: 2 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Water Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	14,109	14,221	14,334	14,446	14,558	14,671	14,783	14,896	15,008	15,120	15,233	15,345	15,457	14,783
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	310.2	Power Generation Equipment	18,578	18,795	19,012	19,229	19,446	19,663	19,880	20,098	20,315	20,532	20,749	20,966	21,183	19,880
14	311.2	Pumping Equipment	671	721	771	820	870	920	970	1,020	1,069	1,119	1,169	1,219	1,268	970
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	3,071	(3,702)	(3,655)	(3,609)	(3,562)	(3,516)	(3,469)	(3,422)	(3,376)	(3,329)	(3,283)	(3,236)	(3,189)	(2,944)
19	311.3	Pumping Equipment	(99)	(51)	(3)	45	93	141	189	237	285	333	381	429	477	189
20	320.3	Water Treatment Equipment	(23,312)	(23,301)	(23,291)	(23,280)	(23,270)	(23,259)	(23,249)	(23,238)	(23,228)	(23,217)	(23,207)	(23,196)	(23,186)	(23,249)
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	7,862	8,016	8,171	8,325	(11,767)	(11,658)	(11,550)	(11,441)	(11,333)	(11,224)	(11,116)	(11,007)	(10,899)	(5,356)
27	331.4	Transm. & Distribution Mains	51,864	51,201	51,332	51,462	51,592	51,722	51,852	51,983	52,113	52,243	52,373	52,503	52,634	51,913
28	333.4	Services	616	620	624	629	633	637	641	645	649	653	657	661	665	641
29	334.4	Meters & Meter Installations	(35,561)	(36,071)	(36,001)	(35,932)	(35,862)	(35,792)	(35,723)	(35,653)	(35,584)	(35,514)	(35,444)	(35,375)	(35,305)	(35,678)
30	335.4	Hydrants	274	(759)	(754)	(749)	(744)	(739)	(734)	(729)	(724)	(719)	(715)	(710)	(705)	(654)
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	TOTAL		38,073	29,691	30,538	31,385	11,987	12,789	13,591	14,392	15,194	15,996	16,798	17,599	18,401	20,495

Schedule of Water Accumulated Depreciation By Primary Account
 Test Year Average balance
Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: A-9
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Water Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	14,109	14,221	14,334	14,446	14,558	14,670	14,783	14,895	15,007	15,119	15,232	15,344	15,456	14,783
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	310.2	Power Generation Equipment	18,578	18,795	19,012	19,229	19,446	19,663	19,880	20,098	20,315	20,532	20,749	20,966	21,183	19,880
14	311.2	Pumping Equipment	671	721	771	820	870	920	970	1,020	1,069	1,119	1,169	1,219	1,268	970
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	3,071	(3,702)	(3,655)	(3,609)	(3,562)	(3,516)	(3,469)	(3,422)	(3,376)	(3,329)	(3,283)	(3,236)	(3,189)	(2,944)
19	311.3	Pumping Equipment	(99)	(51)	(3)	45	93	141	189	237	285	333	381	429	477	189
20	320.3	Water Treatment Equipment	(23,312)	(23,301)	(23,291)	(23,280)	(23,270)	(23,259)	(23,249)	(23,238)	(23,228)	(23,217)	(23,207)	(23,196)	(23,186)	(23,249)
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	7,862	8,025	8,188	8,351	(11,734)	(11,619)	(11,504)	(11,389)	(11,274)	(11,159)	(11,044)	(10,930)	(10,815)	(5,311)
27	331.4	Transm. & Distribution Mains	51,864	51,201	51,332	51,462	51,592	51,722	51,852	51,983	52,113	52,243	52,373	52,503	52,634	51,913
28	333.4	Services	616	620	624	629	633	637	641	645	649	653	657	661	665	641
29	334.4	Meters & Meter Installations	(35,561)	(36,071)	(36,001)	(35,932)	(35,862)	(35,792)	(35,723)	(35,653)	(35,584)	(35,514)	(35,444)	(35,375)	(35,305)	(35,678)
30	335.4	Hydrants	274	(759)	(754)	(749)	(744)	(739)	(734)	(729)	(724)	(719)	(715)	(710)	(705)	(654)
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	187	191	195	199	204	208	212	217	221	225	230	234	239	212
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	1,014	1,219	1,442	1,667	1,899	2,136	2,380	2,631	2,897	3,173	3,452	3,742	4,035	2,437
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46		TOTAL	39,274	31,110	32,193	33,278	14,122	15,172	16,229	17,291	18,370	19,458	20,549	21,652	22,757	23,189

Schedule of Sewer Accumulated Depreciation By Primary Account

Florida Public Service Commission

Test Year Average balance

Valencia Terrace

Schedule: A-10

Docket No. 080121-WS

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Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Line No.	Acct No.	(1) Account Name	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Balance	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1		INTANGIBLE PLANT						
2	351.1	Organization	0	0.00%	0	0	0.00%	0
3	352.1	Franchises	0	0.00%	0	0	0.00%	0
4	389.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		COLLECTION PLANT						
6	353.2	Land & Land Rights	0	0.00%	0	0	0.00%	0
7	354.2	Structures & Improvements	(10,587)	0.00%	0	0	0.00%	0
8	355.2	Power Generation Equipment	14	0.00%	0	0	0.00%	0
9	360.2	Collection Sewers - Force	2,570	0.00%	0	0	0.00%	0
10	361.2	Collection Sewers - Gravity	92,251	0.00%	0	0	0.00%	0
11	362.2	Special Collecting Structures	0	0.00%	0	0	0.00%	0
12	363.2	Services to Customers	18,697	0.00%	0	0	0.00%	0
13	364.2	Flow Measuring Devices	1,833	0.00%	0	0	0.00%	0
14	365.2	Flow Measuring Installations	0	0.00%	0	0	0.00%	0
15	389.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		SYSTEM PUMPING PLANT						
17	353.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	354.3	Structures & Improvements	0	0.00%	0	0	0.00%	0
19	355.3	Power Generation Equipment	0	0.00%	0	0	0.00%	0
20	370.3	Receiving Wells	2,965	0.00%	0	0	0.00%	0
21	371.3	Pumping Equipment	27,834	0.00%	0	0	0.00%	0
22	389.3	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
23		TREATMENT AND DISPOSAL PLANT						
24	353.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
25	354.4	Structures & Improvements	451	0.00%	0	0	0.00%	0
26	355.4	Power Generation Equipment	0	0.00%	0	0	0.00%	0
27	380.4	Treatment & Disposal Equipment	80,509	0.00%	0	0	0.00%	0
28	381.4	Plant Sewers	0	0.00%	0	0	0.00%	0
29	382.4	Outfall Sewer Lines	17,343	0.00%	0	0	0.00%	0
30	389.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
31		RECLAIMED WATER TREATMENT PLANT						
32	353.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
33	354.5	Structures & Improvements	0	0.00%	0	0	0.00%	0
34	355.5	Power Generation Equipment	0	0.00%	0	0	0.00%	0
35	371.5	Pumping Equipment	0	0.00%	0	0	0.00%	0
36	374.5	Reuse Distribution Reservoirs	0	0.00%	0	0	0.00%	0
37	380.5	Treatment & Disposal Equipment	0	0.00%	0	0	0.00%	0
38	381.5	Plant Sewers	0	0.00%	0	0	0.00%	0
39	389.5	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
40		RECLAIMED WATER DISTRIBUTION PLANT						
41	352.6	Franchises	0	0.00%	0	0	0.00%	0
42	353.6	Land & Land Rights	0	0.00%	0	0	0.00%	0
43	354.6	Structures & Improvements	0	0.00%	0	0	0.00%	0
44	355.6	Power Generation Equipment	0	0.00%	0	0	0.00%	0
45	366.6	Reuse Services	0	0.00%	0	0	0.00%	0
46	367.6	Reuse Meters & Meter Installations	0	0.00%	0	0	0.00%	0
47	371.6	Pumping Equipment	0	0.00%	0	0	0.00%	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0.00%	0	0	0.00%	0
49	389.6	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
50		GENERAL PLANT						
51	353.7	Land & Land Rights	0	0.00%	0	0	0.00%	0
52	354.7	Structures & Improvements	209	0.00%	0	0	0.00%	0
53	390.7	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
54	390.71	Computer Equipment	2,403	0.00%	0	19	0.00%	0
55	391.7	Transportation Equipment	0	0.00%	0	0	0.00%	0
56	392.7	Stores Equipment	0	0.00%	0	0	0.00%	0
57	393.7	Tools, Shop & Garage Equipment	0	0.00%	0	0	0.00%	0
58	394.7	Laboratory Equipment	0	0.00%	0	0	0.00%	0
59	395.7	Power Operated Equipment	0	0.00%	0	0	0.00%	0
60	396.7	Communication Equipment	0	0.00%	0	0	0.00%	0
61	397.7	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
62	398.7	Other Tangible Plant	0	0.00%	0	0	0.00%	0
63		TOTAL	236,493		0	19		0

Schedule of Sewer Accumulated Depreciation By Primary Account
 Test Year Average balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: A-10
 Page: 2 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Sewer Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	351.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	352.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		COLLECTION PLANT														
6	353.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	354.2	Structures & Improvements	8,632	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(10,587)
8	355.2	Power Generation Equipment	0	0	3	6	8	11	14	17	20	23	25	28	31	14
9	360.2	Collection Sewers - Force	3,567	2,353	2,375	2,396	2,418	2,440	2,462	2,492	2,522	2,552	2,581	2,611	2,641	2,570
10	361.2	Collection Sewers - Gravity	90,494	90,787	91,080	91,373	91,665	91,958	92,251	92,544	92,836	93,129	93,422	93,715	94,007	92,251
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	363.2	Services to Customers	18,331	18,392	18,453	18,514	18,575	18,636	18,697	18,758	18,819	18,880	18,940	19,001	19,062	18,697
13	364.2	Flow Measuring Devices	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		SYSTEM PUMPING PLANT														
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	370.3	Receiving Wells	2,830	2,853	2,875	2,898	2,920	2,943	2,965	2,988	3,010	3,033	3,055	3,078	3,100	2,965
21	371.3	Pumping Equipment	26,375	26,814	26,858	27,102	27,346	27,590	27,834	28,078	28,322	28,566	28,810	29,054	29,298	27,834
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23		TREATMENT AND DISPOSAL PLANT														
24	353.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	354.4	Structures & Improvements	0	0	89	178	266	355	444	533	622	710	799	888	977	451
26	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	380.4	Treatment & Disposal Equipment	76,099	76,835	77,572	78,309	79,046	79,783	80,520	81,257	81,994	82,730	83,467	84,204	84,941	80,520
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	382.4	Outfall Sewer Lines	17,011	17,067	17,122	17,177	17,233	17,288	17,343	17,399	17,454	17,509	17,565	17,620	17,675	17,343
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31		RECLAIMED WATER TREATMENT PLANT														
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	371.5	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40		RECLAIMED WATER DISTRIBUTION PLANT														
41	352.6	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50		GENERAL PLANT														
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	354.7	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54	390.71	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	393.7	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63	TOTAL		245,005	224,378	225,904	227,430	228,956	230,482	232,007	233,541	235,075	236,609	238,143	239,677	241,211	233,725

Schedule of Sewer Accumulated Depreciation By Primary Account

Test Year Average balance

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: A-10

Page: 3 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Sewer Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	351.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	352.1	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		COLLECTION PLANT														
6	353.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	354.2	Structures & Improvements	8,632	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(12,188)	(10,587)
8	355.2	Power Generation Equipment	0	0	3	6	8	11	14	17	20	23	25	28	31	14
9	360.2	Collection Sewers - Force	3,567	2,353	2,375	2,398	2,418	2,440	2,462	2,492	2,522	2,552	2,581	2,611	2,641	2,570
10	361.2	Collection Sewers - Gravity	90,494	90,787	91,080	91,373	91,665	91,958	92,251	92,544	92,836	93,129	93,422	93,715	94,007	92,251
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	363.2	Services to Customers	18,331	18,392	18,453	18,514	18,575	18,636	18,697	18,758	18,819	18,880	18,940	19,001	19,062	18,697
13	364.2	Flow Measuring Devices	1,666	1,694	1,722	1,749	1,777	1,805	1,833	1,860	1,888	1,916	1,944	1,971	1,999	1,833
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		SYSTEM PUMPING PLANT														
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	370.3	Receiving Wells	2,830	2,853	2,875	2,898	2,920	2,943	2,965	2,988	3,010	3,033	3,055	3,078	3,100	2,965
21	371.3	Pumping Equipment	26,375	26,614	26,858	27,102	27,346	27,590	27,834	28,078	28,322	28,566	28,810	29,054	29,298	27,834
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23		TREATMENT AND DISPOSAL PLANT														
24	353.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	354.4	Structures & Improvements	0	0	89	178	266	355	444	533	622	710	799	888	977	451
26	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	380.4	Treatment & Disposal Equipment	76,099	76,834	77,569	78,304	79,039	79,774	80,509	81,245	81,980	82,715	83,450	84,185	84,920	80,509
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	382.4	Outfall Sewer Lines	17,011	17,067	17,122	17,177	17,233	17,288	17,343	17,399	17,454	17,509	17,565	17,620	17,675	17,343
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31		RECLAIMED WATER TREATMENT PLANT														
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	371.5	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40		RECLAIMED WATER DISTRIBUTION PLANT														
41	352.6	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50		GENERAL PLANT														
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	354.7	Structures & Improvements	184	188	192	197	201	205	209	214	218	222	227	231	235	209
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54	390.71	Computer Equipment	1,000	1,202	1,421	1,643	1,872	2,105	2,347	2,593	2,856	3,128	3,403	3,689	3,978	2,403
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	393.7	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63		TOTAL	248,189	225,794	227,570	229,348	231,133	232,922	234,720	236,531	238,357	240,194	242,033	243,883	245,737	236,493

Schedule of Water and Sewer Contributions in Aid of Construction Florida Public Service Commission
Annual Balances Subsequent to Last Established Rate Base

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: A-11
 Page: 1 of 2
 Preparer: R Griffin

Explanation: Provide the annual balance of Water contributions in aid of construction for all years since either rate base was last established by this Commission; or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Adjustments		
4	12/31/96 Balance	_____	_____
	1997		
5	Additions		
6	Adjustments		
7	12/31/97 Balance	_____	_____
	1998		
8	Additions		
9	Adjustments		
10	12/31/98 Balance	_____	_____
	1999		
11	Additions		
12	Adjustments		
13	12/31/99 Balance	_____	_____
	2000		
14	Additions		
15	Adjustments		
16	12/31/00 Balance	_____	_____
	2001		
17	Additions		
18	Adjustments		
19	12/31/01 Balance	_____	_____

**Schedule of Water and Sewer Contributions in Aid of Construction
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-11
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-11 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
20	Additions		
21	Adjustments		
22	12/31/02 Balance		
	2003		
23	Additions		
24	Adjustments		
25	06/30/04 Amend. Order Balance	38,956	34,529
	2004		
26	Additions	0	0
27	Adjustments	0	0
28	12/31/04 Balance	38,956	34,529
	2005		
29	Additions	1,379	1,950
30	Adjustments	0	0
31	12/31/05 Balance	40,335	36,479
	2006		
32	Additions	90	0
33	Adjustments	0	0
34	12/31/06 Balance	40,425	36,479
	2007		
35	Additions	3,496	4,623
36	Adjustments	0	0
37	12/31/07 Balance	43,921	41,102

Supporting Schedules: A-12

Schedule of Water Contributions in Aid of Construction By Classification

Florida Public Service Commission

Test Year Average balance

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: A-12

Page: 1 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the average CIAC balances by classification and Non-Used & useful calculations.
If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	Acct No.	(1) Description	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Amount	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1		WATER						
2		Cash CIAC:						
3	320	Water Treatment Equipment	22,307	0.00%	0		0.00%	0
4	334	Meter Fees	1,152	0.00%	0		0.00%	0
5	331	Main Extension Charge	2,602	0.00%	0		0.00%	0
6	333	Service Installation Fees	1,329	0.00%	0		0.00%	0
7		Total Cash CIAC	<u>27,391</u>		<u>0</u>	<u>0</u>		<u>0</u>
8								
9		Property CIAC:						
10	330	Dist Reservoirs & Standpipes	0	0.00%	0		0.00%	0
11	331	T&D Mains	15,220	0.00%	0		0.00%	0
12	333	Services	0	0.00%	0		0.00%	0
13	334	Meters/Meter Installation	0	0.00%	0		0.00%	0
14	335	Hydrants	0	0.00%	0		0.00%	0
15		Total Property CIAC	<u>15,220</u>		<u>0</u>	<u>0</u>		<u>0</u>
16								
17		Total Water CIAC	<u>42,611</u>		<u>0</u>	<u>0</u>		<u>0</u>
18								
19		SEWER						
20		Cash CIAC:						
21	380	Treatment & Disposal Equipment	25,353	0.00%	0		0.00%	0
22	389	Other	0	0.00%	0		0.00%	0
23	361	Main Extension Charge	2,895	0.00%	0		0.00%	0
24	363	Service Installation Fees	898	0.00%	0		0.00%	0
25		Total Cash CIAC	<u>29,146</u>		<u>0</u>	<u>0</u>		<u>0</u>
26								
27		Property CIAC:						
28	354	Structures & Improvements	0	0.00%	0		0.00%	0
29	360	Collection Sewers- Force	0	0.00%	0		0.00%	0
30	361	Collection Sewers- Gravity	10,350	0.00%	0		0.00%	0
31	363	Services to Customers	0	0.00%	0		0.00%	0
32	370	Lift Stations	0	0.00%	0		0.00%	0
33	371	Pumping Equipment	0	0.00%	0		0.00%	0
34	366	Reuse Services	0	0.00%	0		0.00%	0
35	375	Reuse Transmission & Dist Mains	0	0.00%	0		0.00%	0
36	389	Other Plant Misc Equip	0	0.00%	0		0.00%	0
37		Total Property CIAC	<u>10,350</u>		<u>0</u>	<u>0</u>		<u>0</u>
38								
39		Total Sewer CIAC	<u>39,496</u>		<u>0</u>	<u>0</u>		<u>0</u>

Schedule of Water Contributions In Aid of Construction By Classification
 Test Year Average balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Florida Public Service Commission

Schedule: A-12
 Page: 2 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the Per Books monthly and average CIAC balances by classification. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	Acct No.	(1) Description	(2) Prior Year Line No.	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Oct-2007	(15) Average Balance
1		WATER														
2		Cash CIAC:														
3	320	Water Treatment Equipment	21,284	21,284	21,284	21,984	22,684	22,684	22,684	22,684	22,684	22,684	22,684	22,684	22,684	22,307
4	334	Meter Fees	1,021	1,021	1,021	1,111	1,201	1,201	1,201	1,201	1,201	1,201	1,201	1,201	1,201	1,152
5	331	Main Extension Charge	1,780	1,780	1,780	2,226	2,672	2,672	2,672	2,672	2,672	2,672	3,410	3,410	3,410	2,602
6	333	Service Installation Fees	1,120	1,120	1,120	1,263	1,406	1,406	1,406	1,406	1,406	1,406	1,406	1,406	1,406	1,329
7		Total Cash CIAC	25,205	25,205	25,205	26,584	27,963	27,963	27,963	27,963	27,963	27,963	28,701	28,701	28,701	27,391
8																
9		Property CIAC:														
10	330	Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331	T&D Mains	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220
12	333	Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334	Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15		Total Property CIAC	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220
16																
17		Total Water CIAC	40,425	40,425	40,425	41,804	43,183	43,183	43,183	43,183	43,183	43,183	43,921	43,921	43,921	42,611
18																
19		SEWER														
20		Cash CIAC:														
21	380	Treatment & Disposal Equipment	23,453	23,453	23,453	24,753	26,053	26,053	26,053	26,053	26,053	26,053	26,053	26,053	26,053	25,353
22	389	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361	Main Extension Charge	2,027	2,027	2,027	2,507	2,987	2,987	2,987	2,987	2,987	2,987	3,710	3,710	3,710	2,895
24	363	Service Installation Fees	650	650	650	820	990	990	990	990	990	990	990	990	990	898
25		Total Cash CIAC	26,129	26,129	26,129	28,079	30,029	30,029	30,029	30,029	30,029	30,029	30,752	30,752	30,752	29,146
26																
27		Property CIAC:														
28	354	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360	Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361	Collection Sewers- Gravity	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350
31	363	Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370	Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375	Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389	Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37		Total Property CIAC	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350
38																
39		Total Sewer CIAC	36,479	36,479	36,479	38,429	40,379	40,379	40,379	40,379	40,379	40,379	41,102	41,102	41,102	39,496

Schedule of Water Contributions in Aid of Construction By Classification
 Test Year Average balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Florida Public Service Commission
 Schedule: A-12
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the Adjusted monthly and average CIAC balances by classification. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	(1) Description	(2) Prior Year Line No.	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 10/01/07	(15) Average Balance
1	WATER														
2	Cash CIAC:														
3	320 Water Treatment Equipment	21,284	21,284	21,284	21,984	22,684	22,684	22,684	22,684	22,684	22,684	22,684	22,684	22,684	22,307
4	334 Meter Fees	1,021	1,021	1,021	1,111	1,201	1,201	1,201	1,201	1,201	1,201	1,201	1,201	1,201	1,152
5	331 Main Extension Charge	1,780	1,780	1,780	2,226	2,672	2,672	2,672	2,672	2,672	2,672	3,410	3,410	3,410	2,602
6	333 Service Installation Fees	1,120	1,120	1,120	1,263	1,406	1,406	1,406	1,406	1,406	1,406	1,406	1,406	1,406	1,329
7	Total Cash CIAC	25,205	25,205	25,205	26,584	27,963	27,963	27,963	27,963	27,963	27,963	28,701	28,701	28,701	27,391
8															
9	Property CIAC:														
10	330 Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331 T&D Mains	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220
12	333 Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334 Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335 Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Total Property CIAC	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220	15,220
16															
17	Total Water CIAC	40,425	40,425	40,425	41,804	43,183	43,183	43,183	43,183	43,183	43,183	43,921	43,921	43,921	42,611
18															
19	SEWER														
20	Cash CIAC:														
21	380 Treatment & Disposal Equipment	23,453	23,453	23,453	24,753	26,053	26,053	26,053	26,053	26,053	26,053	26,053	26,053	26,053	25,353
22	389 Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361 Main Extension Charge	2,027	2,027	2,027	2,507	2,987	2,987	2,987	2,987	2,987	2,987	3,710	3,710	3,710	2,895
24	363 Service Installation Fees	650	650	650	820	990	990	990	990	990	990	990	990	990	898
25	Total Cash CIAC	26,129	26,129	26,129	28,079	30,029	30,029	30,029	30,029	30,029	30,029	30,752	30,752	30,752	29,146
26															
27	Property CIAC:														
28	354 Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360 Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361 Collection Sewers- Gravity	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350
31	363 Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370 Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371 Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366 Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375 Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389 Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	Total Property CIAC	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350	10,350
38															
39	Total Sewer CIAC	36,479	36,479	36,479	38,429	40,379	40,379	40,379	40,379	40,379	40,379	41,102	41,102	41,102	39,496

**Schedule of Water and Sewer Accumulated Amortization of CIAC
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-13
Page: 1 of 2
Preparer: R Griffin

Explanation: Provide the annual balance of accumulated amortization of CIAC, for water and sewer separately, for all years since either rate base was last established by this Commission or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Adjustments		
4	12/31/96 Balance		
	1997		
5	Additions		
6	Adjustments		
7	12/31/97 Balance		
	1998		
8	Additions		
9	Adjustments		
10	12/31/98 Balance		
	1999		
11	Additions		
12	Adjustments		
13	12/31/99 Balance		
	2000		
14	Additions		
15	Adjustments		
16	12/31/00 Balance		
	2001		
17	Additions		
18	Adjustments		
19	12/31/01 Balance		

**Schedule of Water and Sewer Accumulated Amortization of CIAC
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-13
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-13 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
20	Additions		
21	Adjustments		
22	12/31/02 Balance		
	2003		
23	Additions		
24	Adjustments		
25	06/30/04 Amend. Order Balance	12,397	10,637
	2004		
26	Additions	486	425
27	Adjustments	0	0
28	12/31/04 Balance	12,883	11,062
	2005		
29	Additions	502	433
30	Adjustments	0	0
31	12/31/05 Balance	13,385	11,495
	2006		
32	Additions	2,657	2,262
33	Adjustments	(988)	(859)
34	12/31/06 Balance	15,054	12,898
	2007		
35	Additions	1,073	959
36	Adjustments	99	293
37	12/31/07 Balance	16,226	14,150

Supporting Schedules: A-14

Schedule of Accumulated Amortization of CIAC by Classification

Florida Public Service Commission

Test Year Average Balance

Valencia Terrace

Schedule: A-14

Docket No. 080121-WS

Page: 1 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Explanation: Provide the average Accumulated Amortization of CIAC balances by classification and Non-Used & useful calculations. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	(1) Description	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
		(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Amount	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1	WATER						
2	Cash						
3	320 Water Treatment Equipment	14,386	0.00%	0		0.00%	0
4	334 Meter Fees	(727)	0.00%	0		0.00%	0
5	331 Main Extension Charge	171	0.00%	0		0.00%	0
6	333 Service Installation Fees	77	0.00%	0		0.00%	0
7	Total Cash	<u>13,908</u>		<u>0</u>	<u>0</u>		<u>0</u>
8							
9	Property						
10	330 Dist Reservoirs & Standpipes	0	0.00%	0		0.00%	0
11	331 T&D Mains	1,723	0.00%	0		0.00%	0
12	333 Services	0	0.00%	0		0.00%	0
13	334 Meters/Meter Installation	0	0.00%	0		0.00%	0
14	335 Hydrants	0	0.00%	0		0.00%	0
15	Total Property	<u>1,723</u>		<u>0</u>	<u>0</u>		<u>0</u>
16							
17	Total Water	<u>15,631</u>		<u>0</u>	<u>0</u>		<u>0</u>
18							
19	SEWER						
20	Cash						
21	380 Treatment & Disposal Equipment	12,111	0.00%	0		0.00%	0
22	389 Other	0	0.00%	0		0.00%	0
23	361 Main Extension Charge	275	0.00%	0		0.00%	0
24	363 Service Installation Fees	11	0.00%	0		0.00%	0
25	Total Cash	<u>12,397</u>		<u>0</u>	<u>0</u>		<u>0</u>
26							
27	Property						
28	354 Structures & Improvements	0	0.00%	0		0.00%	0
29	360 Collection Sewers- Force	0	0.00%	0		0.00%	0
30	361 Collection Sewers- Gravity	1,114	0.00%	0		0.00%	0
31	363 Services to Customers	0	0.00%	0		0.00%	0
32	370 Lift Stations	0	0.00%	0		0.00%	0
33	371 Pumping Equipment	0	0.00%	0		0.00%	0
34	366 Reuse Services	0	0.00%	0		0.00%	0
35	375 Reuse Transmission & Dist Mains	0	0.00%	0		0.00%	0
36	389 Other Plant Misc Equip	0	0.00%	0		0.00%	0
37	Total Property	<u>1,114</u>		<u>0</u>	<u>0</u>		<u>0</u>
38							
39	Total Sewer	<u>13,511</u>		<u>0</u>	<u>0</u>		<u>0</u>

Schedule of Accumulated Amortization of CIAC by Classification
 Test Year Average Balance
Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Florida Public Service Commission
 Schedule: A-14
 Page: 2 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the Per Books monthly and average Accumulated Amortization of CIAC balances by classification. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	Acct No.	(1) Description	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		WATER														
2		Cash														
3	320	Water Treatment Equipment	13,882	13,957	14,032	14,105	14,178	14,251	14,332	14,412	14,493	14,574	14,655	14,735	14,815	14,340
4	334	Meter Fees	(755)	(751)	(747)	(743)	(739)	(735)	(730)	(725)	(721)	(716)	(711)	(707)	(702)	(730)
5	331	Main Extension Charge	143	146	150	154	158	162	167	172	177	182	187	193	199	168
6	333	Service Installation Fees	61	63	65	67	70	72	75	78	81	83	86	89	92	76
7		Total Cash AAC	13,331	13,415	13,499	13,583	13,667	13,751	13,844	13,937	14,030	14,123	14,216	14,310	14,404	13,854
8																
9		Property														
10	330	Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331	T&D Mains	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723
12	333	Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334	Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15		Total Property AAC	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723
16		Total Water AAC	15,054	15,138	15,222	15,306	15,390	15,474	15,567	15,660	15,753	15,846	15,939	16,033	16,127	15,578
17																
18																
19		SEWER														
20		Cash														
21	380	Treatment & Disposal Equipment	11,540	11,607	11,674	11,740	11,806	11,872	11,952	12,031	12,111	12,191	12,270	12,350	12,429	11,967
22	389	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361	Main Extension Charge	244	247	250	253	257	261	265	270	275	279	284	290	296	267
24	363	Service Installation Fees	0	1	2	3	5	6	8	9	11	13	14	16	18	8
25		Total Cash AAC	11,784	11,855	11,926	11,997	12,068	12,139	12,225	12,311	12,397	12,483	12,569	12,658	12,743	12,242
26																
27		Property														
28	354	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360	Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361	Collection Sewers- Gravity	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114
31	363	Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370	Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375	Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389	Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37		Total Property AAC	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114
38																
39		Total Sewer AAC	12,898	12,969	13,040	13,111	13,182	13,253	13,339	13,425	13,511	13,597	13,683	13,770	13,857	13,357

Schedule of Accumulated Amortization of CIAC by Classification
 Test Year Average Balance
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Florida Public Service Commission
 Schedule: A-14
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the Adjusted monthly and average Accumulated Amortization of CIAC balances by classification. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	(1) Description	(2) Prior Year 12/01/06	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/01/07	(15) Average Balance
1	WATER														
2	Cash														
3	320 Water Treatment Equipment	13,882	13,963	14,043	14,127	14,213	14,299	14,384	14,470	14,556	14,642	14,728	14,814	14,900	14,386
4	334 Meter Fees	(755)	(751)	(747)	(742)	(737)	(732)	(727)	(722)	(717)	(712)	(707)	(702)	(697)	(727)
5	331 Main Extension Charge	143	147	150	155	160	165	170	175	180	186	192	199	205	171
6	333 Service Installation Fees	61	63	65	68	71	74	77	80	83	86	89	91	94	77
7	Total Cash AAC	13,331	13,422	13,512	13,607	13,706	13,805	13,904	14,003	14,102	14,201	14,302	14,402	14,503	13,908
8															
9	Property														
10	330 Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331 T&D Mains	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723
12	333 Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334 Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335 Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Total Property AAC	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723	1,723
16															
17	Total Water AAC	15,054	15,145	15,235	15,330	15,429	15,528	15,627	15,726	15,825	15,924	16,025	16,125	16,226	15,631
18															
19	SEWER														
20	Cash														
21	380 Treatment & Disposal Equipment	11,540	11,629	11,718	11,811	11,910	12,009	12,107	12,206	12,305	12,403	12,502	12,601	12,700	12,111
22	389 Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361 Main Extension Charge	244	248	252	256	262	268	274	280	285	291	298	306	313	275
24	363 Service Installation Fees	0	1	3	4	6	9	11	13	15	17	19	21	23	11
25	Total Cash AAC	11,784	11,878	11,972	12,072	12,179	12,285	12,392	12,498	12,605	12,711	12,819	12,927	13,035	12,397
26															
27	Property														
28	354 Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360 Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361 Collection Sewers- Gravity	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114
31	363 Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370 Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371 Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366 Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375 Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389 Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	Total Property AAC	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114	1,114
38															
39	Total Sewer AAC	12,898	12,992	13,086	13,187	13,293	13,400	13,506	13,613	13,719	13,826	13,934	14,042	14,150	13,511

Schedule of Annual AFUDC Rates Used

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: A-15
 Page: 1 of 1
 Preparer: N/A

Explanation: Provide the annual AFUDC rates used since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously. Include a description of practices and authority of rate(s) used.

<u>Year</u>	<u>Water Rate</u>	<u>Sewer Rate</u>
effective 1/1/06	7.90%	7.90%

DOCKET NO. 060819-WS, issued April 2, 2007

Rule 25-30.116, F.A.C., provides that Construction Work in Progress (CWIP) that is not included in rate base may accrue AFUDC.

Order No. PSC-07-0276-PAA-WS addresses the establishment of a uniform AFUDC rate for Aqua Utilities Florida, Inc.

The Florida PSC ordered that the appropriate uniform AFUDC rate for Aqua Utilities Florida, Inc. is 7.90% with a discounted monthly rate of 0.635634, and shall be effective for eligible projects as of October 13, 2006.

**Schedule of Water and Sewer Advances for Construction
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

**Valencia Terrace
Docket No. 080121-WS
0**

Schedule: A-16
Page: 1 of 1
Preparer: R Griffin

Explanation: Provide the annual **book** balance of Water Advances For Construction for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements specifically identifying those amounts. Also provide a brief description of the applicant's policy regarding advances.

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
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Not Applicable. Advances For Construction are not being and have not been collected.

Schedule of Working Capital Allowance Calculation

Florida Public Service Commission

Valencia Terrace

Schedule: A-17

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: R Griffin

Explanation: Provide the calculation of working capital using the balance sheet method. The calculation should not include accounts that are reported in other rate base or cost of capital accounts. Unless otherwise explained, this calculation should include both current and deferred debits and credits. All adjustments to the per book accounts should be explained.

Line No.	(1) Description	(2) 12/31/06	(3) 2007 Average
1	Balance Sheet Accounts		
2	For All Systems:		
3	Accounts Receivable - Customer	1,850,777	1,870,929
4	Allowance for Bad Debts	(60,221)	(100,908)
5	Temporary Investments	0	392
6	Materials & Supplies	0	0
7	Unbilled Revenues	659,907	706,580
8	Prepayments	153,113	181,073
9			
10	TOTAL CURRENT ASSETS	<u>2,603,576</u>	<u>2,658,067</u>
11			
12	Less:		
13	Accounts Payable	2,281,410	799,218
14	Accrued Taxes	(601,457)	(1,155,342)
15	Accrued Interest	4,215	17,085
16	Misc. Current & Accrued Liabilities	463,905	675,491
17			
18	TOTAL CURRENT & ACC. LIABILITIES	<u>2,148,073</u>	<u>336,452</u>
19			
20	Total Working Capital Balance Sheet Accounts- All Systems	<u>455,503</u>	<u>2,321,615</u>
21			
22	Allocation for this System:		
23	Note: Allocation is by number of customers of all systems in Aqua Utilizes FL, Inc.		
24	Allocation Percentage - Water	0.947%	0.933%
25	Assets Allocated - Water (line 10 x line 23)	24,651	24,792
26	(Less)Liabilities Allocated - Water (line 18 x line 23)	(20,338)	(3,138)
27			
28	Allocation Percentage - Sewer	0.931%	0.920%
29	Assets Allocated - Sewer (line 7 x line 17)	24,233	24,442
30	(Less)Liabilities Allocated - Sewer (line 12 x line 17)	(19,993)	(3,094)
31			
32	Direct Assignment of CWC Accounts:		
33	Deferred Rate Case Expense		
34	Water	0	0
35	Sewer	0	0
36			
37	Other Regulatory Assets		
38	Water	19,261	18,191
39	Sewer	19,385	18,308
40			
41	Other Deferred Debits		
42	Water	277	139
43	Sewer	9,316	8,220
44			
45	Total Balance Sheet CWC-this system		
46	Water (Lines 25-26+34+38+42)	<u>23,851</u>	<u>39,983</u>
47	Sewer (Lines 29-30+35+39+43)	<u>32,941</u>	<u>47,876</u>

Supporting Schedules: A-18, A-19

Comparative Balance Sheet - Assets

Aqua Florida

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS

Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Schedule: A-18
Page: 1 of 1
Preparer: S Anzaldo

Line No.	(1) ASSETS	(2) Prior Year 12/31/06	(3) 1/31/07	(4) 2/28/07	(5) 3/31/07	(6) 4/30/07	(7) 5/31/07	(8) 6/30/07	(9) 7/31/07	(10) 8/31/07	(11) 9/30/07	(12) 10/31/07	(13) 11/30/07	(14) 12/31/07	(15) Average Balance
1	Utility Plant	85,966,260	90,505,275	91,370,203	91,349,024	91,778,934	92,095,149	92,842,612	93,231,021	93,369,496	93,767,683	93,763,576	97,847,581	98,842,627	92,825,342
2	Construction Work in Progress	10,726,248	6,220,061	6,049,130	7,003,882	7,735,248	8,218,675	7,940,645	8,053,771	8,374,520	8,444,199	8,791,519	5,053,856	4,064,016	7,436,598
3	Utility Plant Acquisition														
4															
5	GROSS UTILITY PLANT	96,692,508	96,725,336	97,419,333	98,352,906	99,514,182	100,313,824	100,783,257	101,284,792	101,744,016	102,211,882	102,555,095	102,901,437	102,906,643	100,261,939
6															
7	Less: Accumulated Depreciation	(30,194,077)	(30,093,298)	(30,398,174)	(30,450,557)	(30,730,116)	(30,990,656)	(31,217,204)	(31,443,483)	(31,783,136)	(32,068,280)	(32,373,717)	(32,489,964)	(32,868,357)	(31,315,463)
8															
9	NET UTILITY PLANT	66,498,431	66,632,038	67,021,159	67,902,349	68,784,066	69,323,168	69,566,053	69,841,309	69,960,880	70,143,602	70,181,378	70,411,473	70,038,286	68,946,476
10															
11	OTHER PHYSICAL PROPERTY	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,090,925	2,006,994
12															
13	Cash	330,281	367,195	367,195	367,195	417,936	417,116	301,508	271,853	304,160	284,090	506,591	333,233	257,874	348,171
14	Accounts Receivable Customer	1,850,777	1,634,935	1,748,924	1,607,823	1,833,110	1,896,851	2,019,818	2,089,363	1,802,602	2,346,154	2,126,091	1,495,145	1,870,490	1,870,929
15	Allowance for Bad Debts	(60,221)	(63,664)	(63,413)	(83,655)	(77,442)	(84,047)	(84,175)	(102,715)	(116,991)	(116,243)	(135,468)	(173,012)	(150,752)	(100,908)
16	Accounts Receivable Affiliates	(2,294,839)	(2,620,359)	(603,336)	(1,856,319)	(530,149)	(353,689)	(399,204)	(715,902)	(43,215)	(711,304)	(152,040)	(1,172,843)	(1,121,835)	(951,926)
17	Notes Rec. Affiliates			(741,899)	(741,899)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(757,300)
18	Temporary Investments		5,092												392
19	Materials & Supplies														
20	Unbilled Revenue	659,907	670,701	609,769	699,092	746,285	831,743	829,001	749,130	783,217	645,341	656,591	616,494	688,269	706,580
21	Prepayments	153,113	155,190	155,700	153,806	170,702	172,560	180,144	176,361	210,412	209,219	209,451	203,994	203,303	181,073
22	Other Current Assets		2,490	13,225	17,062	43		1,278	1,852	8,671	2,354	3,303	6,359	14,267	5,454
23															
24	TOTAL CURRENT ASSETS	639,018	151,580	1,486,165	363,105	1,515,347	1,835,396	1,803,232	1,424,804	1,903,718	1,614,473	2,169,381	264,232	1,761,616	1,302,467
25															
26	Prelim Survey & Investigation Chgs	2,695	2,695	2,695	2,695	2,695		3,025	5,302	104,923	106,243	145,695	146,751	150,924	52,026
27	Deferred Rate Case Expense	1,463,105	1,549,581	1,628,699	1,825,590	1,939,511	2,033,013	2,163,119	2,196,340	2,189,455	115,935	135,972	144,201	196,273	1,352,369
28	Regulatory Assets	1,902,193	1,865,647	1,829,101	1,792,556	1,756,010	1,719,463	1,682,918	1,652,285	1,621,652	1,591,019	1,561,082	1,529,754	1,499,121	1,692,523
29	Other Deferred Debits	499,109	490,193	477,396	473,555	484,060	473,612	464,714	454,054	443,845	426,275	411,422	386,609	508,769	461,047
30															
31	TOTAL DEFERRED DEBITS	3,867,102	3,908,116	3,937,891	4,094,396	4,182,276	4,226,088	4,313,776	4,307,981	4,359,875	2,239,472	2,254,171	2,207,315	2,355,087	3,557,965
32															
33	TOTAL ASSETS	73,004,551	72,691,734	74,445,215	74,359,850	76,481,689	77,384,652	77,683,061	77,574,094	78,224,473	75,997,547	76,604,930	74,883,020	76,245,914	75,813,902

Comparative Balance Sheet - Equity Capital & Liabilities

Aqua Florida

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Schedule: A-19
 Page: 1 of 1
 Preparer: S Anzaldo

Line No.	(1) Liabilities	(2) Prior Year 12/31/06	(3) 1/31/07	(4) 2/28/07	(5) 3/31/07	(6) 4/30/07	(7) 5/31/07	(8) 6/30/07	(9) 7/31/07	(10) 8/31/07	(11) 9/30/07	(12) 10/31/07	(13) 11/30/07	(14) 12/31/07	(15) Average Balance
1	Common Stock Issued	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744
2	Preferred Stock Issued														
3	Additional Paid in Capital	(4,180,143)	(3,762,331)	(1,879,557)	(1,268,794)	(465,141)	72,323	522,986	928,358	1,650,430	1,701,590	2,419,162	2,577,369	979,027	(54,209)
4	Retained Earnings	(14,202,351)	(14,323,829)	(14,519,439)	(14,610,772)	(14,521,137)	(14,470,292)	(14,512,011)	(14,776,827)	(15,108,004)	(17,037,040)	(17,267,575)	(17,561,226)	(17,942,759)	(15,450,251)
5	Other Equity Capital														
6															
7	TOTAL EQUITY CAPITAL	34,342,250	34,638,584	36,325,748	36,845,178	37,738,466	38,326,775	38,735,719	38,876,275	39,267,170	37,389,294	37,876,331	37,740,887	35,761,012	37,220,284
8															
9	TOTAL LONG TERM DEBT	20,501,000	21,640,440	21,640,440	21,640,440	22,645,869	22,645,869	22,645,869	22,645,869	22,645,869	22,645,869	22,645,869	22,645,869	26,136,123	22,517,338
10															
11	Accounts Payable	2,281,410	673,624	762,950	593,216	658,664	788,593	638,418	399,264	545,536	577,677	624,290	936,506	909,683	799,218
12	Accts & Int. Payable-Assoc Cos														
13	Accrued Taxes	(601,457)	(794,904)	(784,031)	(885,992)	(730,385)	(563,328)	(466,880)	(734,503)	(764,216)	(1,668,643)	(1,586,004)	(2,578,863)	(2,860,234)	(1,155,342)
14	Accrued Interest	4,215	6,873	9,451	11,943	14,386	16,977	19,467	21,934	24,164	26,615	28,803	30,940	6,333	17,085
15	Accrued Dividends														
16	Customer Deposits	582,055	574,701	563,299	551,856	538,675	532,477	539,456	531,789	520,054	513,357	501,455	493,285	287,122	517,660
17	Misc. Current & Accrued Liabilities	463,905	537,774	558,454	291,076	312,626	376,164	365,027	690,777	901,548	1,439,059	1,502,564	602,591	739,819	675,491
18															
19	TOTAL CURRENT & ACC LIABILITIES	2,730,128	998,068	1,110,123	562,099	793,966	1,150,883	1,095,488	909,261	1,227,086	888,065	1,071,108	(515,541)	(917,277)	854,112
20															
21	Other Deferred Credits & Oper. Reserves		2,044	4,088	6,132	7,739	8,909	10,079	11,249	12,419	13,589	14,759	15,929	17,099	9,541
22															
23	Contributions in Aid of Construction	26,756,946	26,814,834	26,843,520	26,861,162	26,927,275	26,980,311	26,981,271	26,994,018	27,011,754	27,077,994	27,091,567	27,168,192	27,263,271	26,980,932
24	Less: Accum Amort of CIAC	(11,493,433)	(11,569,896)	(11,646,361)	(11,722,827)	(11,799,291)	(11,875,755)	(11,953,026)	(12,030,242)	(12,107,485)	(12,184,923)	(12,262,362)	(12,339,976)	(12,351,642)	(11,949,017)
25	Accumulated Deferred Income Taxes-FIT	133,049	133,049	133,046	133,055	133,054	133,049	133,050	133,053	133,049	133,048	133,047	133,049	297,791	145,722
26	Accumulated Deferred Income Taxes-SIT	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	39,537	34,990
27															
28	Total CIAC & Def Taxes	15,431,173	15,412,598	15,364,816	15,306,001	15,295,649	15,252,216	15,195,906	15,131,440	15,071,929	15,060,730	14,996,863	14,995,876	15,248,957	15,212,627
29															
30	TOTAL EQUITY CAPITAL & LIABILITIES	73,004,551	72,691,734	74,445,215	74,359,850	76,481,689	77,384,652	77,683,061	77,574,094	78,224,473	75,997,547	76,604,930	74,883,020	76,245,914	75,813,902

**Valencia Terrace
NET OPERATING INCOME**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
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Analysis of Contractual Services	B-9	64
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Schedule of Water Net Operating Income

Florida Public Service Commission

Valencia Terrace

Schedule: B-1

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Historical 2007 & Pro Forma

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Per Books 2007	(3) Utility Test Year Adjustment	(4) Adjusted Test Year 2007	(5) Pro Forma Adjustments	(6) Pro Forma Adjusted	(7) Requested Revenue Adjustment	(8) Requested Annual Revenues	(9) Supporting Schedules
1	OPERATING REVENUES	93,574	(616)	92,958	0	92,958	58,226	151,184	B-4, E-2
2	Operation & Maintenance	59,004	10,920	69,924	10,387	80,310	860	81,170	B-5
3	Depreciation, net of CIAC Amort.,U&U	8,649	3,056	11,705	1,143	12,848	0	12,848	B-13
4	Amortization	0	2,140	2,140	0	2,140	0	2,140	B-3
5	Taxes Other Than Income	9,348	(75)	9,273	1,051	10,325	2,620	12,945	B-15
6	Provision for Income Taxes	6,393	(8,538)	(2,145)	(5,294)	(7,439)	21,118	13,680	C-1, B-3
7	OPERATING EXPENSES	83,394	7,503	90,897	7,287	98,184	24,598	122,783	
8	NET OPERATING INCOME	10,180	(8,119)	2,061	(7,287)	(5,226)	33,628	28,401	
9	RATE BASE	231,374	57,219	288,594	59,397	347,991		347,991	A-1
10	RATE OF RETURN	4.40%		0.71%				8.16%	

Schedule of Sewer Net Operating Income

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: B-2

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Per Books 2007	(3) Utility Test Year Adjustment	(4) Adjusted Test Year 2007	(5) Pro Forma Adjustments	(6) Pro Forma Adjusted	(7) Requested Revenue Adjustment	(8) Requested Annual Revenues	(9) Supporting Schedules
1	OPERATING REVENUES	127,704	(1,145)	126,559	0	126,559	57,135	183,694	B-4, E-2
2	Operation & Maintenance	91,642	9,205	100,847	9,983	110,830	844	111,674	B-6
3	Depreciation, net of CIAC Amort.,U&U	17,303	3,049	20,351	451	20,802	0	20,802	B-14
4	Amortization	0	2,154	2,154	0	2,154	0	2,154	B-3
5	Taxes Other Than Income	5,053	5,300	10,353	582	10,935	2,571	13,506	B-15
6	Provision for Income Taxes	5,287	(10,058)	(4,771)	(4,395)	(9,166)	20,723	11,556	C-1, B-3
7	OPERATING EXPENSES	119,285	9,650	128,935	6,621	135,556	24,138	159,693	
8	NET OPERATING INCOME	8,419	(10,795)	(2,376)	(6,621)	(8,997)	32,998	24,001	
9	RATE BASE	209,621	64,858	274,479	19,675	294,153		294,153	A-2
10	RATE OF RETURN	4.02%		-0.87%				8.16%	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-3
 Page: 1 of 4
 Preparer: S Szczygiel

Historical [X] Projected []

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Acct	(1) Description	(2) 2007 Water	(3) 2007 Sewer	(4) Supporting Schedules
1		UTILITY TEST YEAR ADJUSTMENTS - 2007			
2	A	REVENUES			
3		Billed less Booked Revenue	(616)		E-2
4		Billed less Booked Revenue		(1,145)	
5		TOTAL REVENUE ADJUSTMENTS	<u>(616)</u>	<u>(1,145)</u>	
6					
7	B	OPERATIONS & MAINTENANCE			B-5, B-6
8	601/701	Salaries & Wages - Employees	Normalize 2007 employee terminations & New Hires	(94)	(59)
9	601/701		Normalize 4.0% Wage increase effective 4/1/07 (additional 1.0%)	207	215
10	603/703	Salaries & Wages - Officers, Exec.	0	0	
11	604/704	Employee Pensions & Benefits	0	0	
12	610/710	Purchased Water / Sewer Treatment	0	0	
13	NA /711	Sludge Removal Expense	0	0	
14	615/715	Purchased Power	0	0	
15	616/716	Fuel for Purchased Power	0	0	
16	618/718	Chemicals	0	0	
17	620/720	Materials & Supplies	0	0	
18	631/731	Contractual Services - Engineering	0	0	
19	632/732	Contractual Services - Accounting	Normalize 2007 Audit Fees	420	414
20	633/733	Contractual Services - Legal	Normalize Legal fees on Used & Useful	83	82
21	634/734	Contractual Services - Mgmt. Fees	Normalize 2007 Service Headcount	69	68
22	634/734		Normalize 2007 4.0% Service Wage increase effective 4/1/07	46	45
23	634/734		Normalize 2007 FICA taxes on Service 4.0% Wage increase effective 4/1/07	4	3
24	635/735	Contractual Services - Testing	0	0	
25	636/736	Contractual Services - Other	Normalize 2007 ACO billings	352	348
26	641/741	Rental of Building/Real Prop.	0	0	
27	642/742	Rental of Equipment	0	0	
28	650/750	Transportation Expenses	0	0	
29	656/756	Insurance - Vehicle	0	0	
30	657/757	Insurance - General Liability	0	0	
31	658/758	Insurance - Workman's Comp.	0	0	
32	659/759	Insurance - Other	0	0	
33	660/760	Advertising Expense	0	0	
34	666/766	Reg. Comm. Exp. - Rate Case Amort.	0	0	
35	667/767	Reg. Comm. Exp. - Rate Case Other	0	0	
36	670/770	Bad Debt Expense	0	0	
37	675/775	Miscellaneous Expense	Normalize 2007 Intercompany allocations	10,226	8,478
38	675/775		Normalize 2007 Intracompany misallocation of a/c 426 to Operating Expenses	(240)	(236)
39	675/775		Normalize 2007 Intercompany misallocation due to Fairways	(154)	(152)
40					
41					
42		TOTAL O&M ADJUSTMENTS	<u>10,920</u>	<u>9,205</u>	
43					

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Year Ended: 12/31/07
 Historical [] Projected [X]

Schedule: B-3
 Page: 2 of 4
 Preparer: S Szczygiel

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	(1) Description	(2) Pro Forma Water	(3) Pro Forma Sewer	(4) Supporting Schedules
1	UTILITY TEST YEAR ADJUSTMENTS - 2007, continued			
2	C DEPRECIATION NET OF AMORTIZATION OF CIAC (Used & Useful)			B-13, B-14
3	Allocation of Corporate IT	3,021	2,978	
4	Allocation of Corp Structures & Improvements	52	51	
5		-	-	
6	PSC Depr Rate Correction, Depr Expn	82	312	
7	PSC Depr Rate Correction, Amort CIAC	(99)	(293)	
8		-	-	
9	TOTAL DEPRECIATION ADJUSTMENTS	<u>3,056</u>	<u>3,049</u>	
10				
11				
12	D AMORTIZATION			
13	To record annual amortization of regulatory assets per order PSC-05-1242-PAA-WS	2,140	2,154	
14		0	0	
15	TOTAL AMORTIZATION ADJUSTMENTS	<u>2,140</u>	<u>2,154</u>	
16				
17				
18	E TAXES OTHER THAN INCOME TAX			B-15
19	RAF adjustment	(28)	(61)	
20	Payroll tax adjustment	2,651	2,664	
21	Property tax adjustment	(2,698)	2,698	
22	Property tax adjustment	0	0	
23	TOTAL TAXES OTHER THAN INCOME ADJUSTMENTS	<u>(75)</u>	<u>5,300</u>	
24				
25				
26	F INCOME TAXES			
27	Income tax impact of the adjustments to per book income	(8,538)	(10,058)	C-1
28	TOTAL INCOME TAX ADJUSTMENTS	<u>(8,538)</u>	<u>(10,058)</u>	
29				
30	TOTAL EXPENSE ADJUSTMENTS	<u>7,503</u>	<u>9,651</u>	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Year Ended: 12/31/07
 Historical [] Projected [X]

Schedule: B-3
 Page: 3 of 4
 Preparer: S Szczygiel

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Acct	(1) Description	(2)		(3)	(4)
			Water	Sewer	Supporting Schedules	
1		UTILITY PRO FORMA ADJUSTMENTS				
2						
3	B	OPERATIONS & MAINTENANCE				B-5, B-6
4	601/701	Salaries & Wages - Employees	4.0% Wage increase effective 4/1/08	837	867	
5	601/701		Market Based Increases	1,138	1,138	
6	601/701		New Rates Manager & Controller	1,586	1,584	
7	601/701		Lake County Facility Operator II	329	0	
8	601/701			0	0	
9	603/703	Salaries & Wages - Officers, Exec.		0	0	
10	604/704	Employee Pensions & Benefits	Increase In Benefit costs/head in 2008	490	492	
11	610/710	Purchased Water / Sewer Treatment		0	0	
12	NA /711	Sludge Removal Expense		0	0	
13	615/715	Purchased Power		0	0	
14	616/716	Fuel for Purchased Power		0	0	
15	618/718	Chemicals		0	0	
16	620/720	Materials & Supplies		0	0	
17	631/731	Contractual Services - Engineering		0	0	
18	632/732	Contractual Services - Accounting		0	0	
19	633/733	Contractual Services - Legal		0	0	
20	634/734	Contractual Services - Mgmt. Fees	Additional 2008 Service Co headcount	47	46	
21	634/734		Service Co. 4.0% Wage increase effective 4/1/08	181	179	
22	634/734		FICA taxes on Service Co. 4.0% Wage increase effective 4/1/08	14	14	
23	634/734		Service Co. allocation adjustment for dual Water/Sewer customers	(567)	(559)	
24	634/734		Additional 2008 Service Co employee benefits	123	122	
25	635/735	Contractual Services - Testing		0	0	
26	636/736	Contractual Services - Other	ACO 4.0% Wage increase effective 4/1/08	77	76	
27	636/736		FICA taxes on ACO 4.0% Wage increase effective 4/1/08	6	6	
28	636/736		ACO allocation adjustment for dual Water/Sewer customers	(493)	(487)	
29	636/736		Additional 2008 ACO employee benefits	554	546	
30	636/736			0	0	
31	636/736			0	0	
32	641/741	Rental of Building/Real Prop.	New office rent	78	77	
33	642/742	Rental of Equipment		0	0	
34	650/750	Transportation Expenses	Adjust fuel to \$3.36/gal	597	589	
35	656/756	Insurance - Vehicle		0	0	
36	657/757	Insurance - General Liability		0	0	
37	658/758	Insurance - Workman's Comp.		0	0	
38	659/759	Insurance - Other		0	0	
39	660/760	Advertising Expense		0	0	
40	666/766	Reg. Comm. Exp. - Rate Case Amort.	Details on Schedule B-10	4,830	4,762	
41	667/767	Reg. Comm. Exp. - Rate Case Other		0	0	
42	670/770	Bad Debt Expense		0	0	
43	675/775	Miscellaneous Expense	New town hall meeting expense (Aqua Connects)	560	552	
44						
45						
46		TOTAL O&M ADJUSTMENTS		<u>10,387</u>	<u>9,983</u>	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Year Ended: 12/31/07
 Historical [] Projected [X]

Schedule: B-3
 Page: 4 of 4
 Preparer: S Szczygiel

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1	UTILITY PRO FORMA ADJUSTMENTS, continued			
2				
3	C DEPRECIATION NET OF AMORTIZATION OF CIAC (Used & Useful)			B-13, B-14
4	Meter Replacements 6 Month Net Depr (Adds less Retirements)	(8)	NA	
5	Allocation of new corp. PCs and Network & Telephony enhancements	457	451	
6	SCADA - Telemetry system	694		
7			0	
8		0		
9			0	
10		0	0	
11	TOTAL	<u>1,143</u>	<u>451</u>	
12				
13				
14	D AMORTIZATION			
15	-	0	0	
16	-	0	0	
17	TOTAL	<u>0</u>	<u>0</u>	
18				
19	E TAXES OTHER THAN INCOME TAX			B-15
20	Payroll tax adjustment On Salary & Wage adjustments explained above	154	156	
21	Property taxes associated with 2007 plant additions, allocations, adjustments	155	337	
22	Property taxes associated with Pro Forma plant	743	89	
23	Property Tax adjustment for Non-Used & Useful plant	0	0	
24	TOTAL	<u>1,051</u>	<u>582</u>	
25				
26				
27	F INCOME TAXES			C-1
28	Income tax impact of the adjustments to per book income	<u>(5,294)</u>	<u>(4,395)</u>	
29	TOTAL	<u>(5,294)</u>	<u>(4,395)</u>	
30	TOTAL EXPENSE ADJUSTMENTS	<u>7,287</u>	<u>6,621</u>	
31				
32				
33	UTILITY PROPOSED REVENUE REQUIREMENT ADJUSTMENTS			
34				
35	A NET OPERATING REVENUE			
36	Required Revenue Adjustment	<u>58,226</u>	<u>57,135</u>	B-1, B-2
37				
38	B OPERATION & MAINTENANCE EXPENSE			
39	Bad Debt Adjustment Due To Proposed Rate Increase	<u>860</u>	<u>844</u>	B-1, B-2
40				
41	E TAXES OTHER THAN INCOME TAX			
42	RAF on Revenue Adjustment @ 4.500%	<u>2,620</u>	<u>2,571</u>	
43				
44	F INCOME TAX ADJUSTMENT			
45	Rate Year Revenue at Present Rates	92,958	126,559	B-1, B-2
46	Plus Required Revenue Adjustment	<u>58,226</u>	<u>57,135</u>	
47	Rate Year Revenue at Proposed Rates	<u>151,184</u>	<u>183,694</u>	
48				
49	Less Operating Expenses Before Income Taxes	(109,103)	(148,137)	B-1, B-2
50	Less Interest Expense	<u>(6,619)</u>	<u>(5,599)</u>	D-1
51	Taxable Income	<u>35,462</u>	<u>29,956</u>	
52	Income Tax at Composite Rate of 38.575%	13,680	11,556	
53	Less Income Tax at Present Rates	<u>7,439</u>	<u>9,166</u>	C-1
54				
55	Income Tax Adjustment for Requested Revenue Increase	<u>21,118</u>	<u>20,723</u>	

Test Year Operating Revenues

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-4
 Page: 1 of 1
 Preparer: S Szczygiel

Historical [X] Projected []

Explanation: Complete the following revenue schedule for the historical test year or base year.

Line No.	(1) WATER		(3) SEWER	
	Account No. and Description	Revenues	Account No. and Description	Revenues
1	WATER SALES		SEWER SALES	
2	460.1	Unmetered Water Revenue 0	521.1	Flat Rate - Residential 453
3	461.1	Metered - Residential 75,667	521.2	Flat Rate - Commercial 0
4	461.2	Metered - Commercial 17,087	521.3	Flat Rate - Industrial 0
5	461.3	Metered - Industrial 0	521.4	Flat Rate - Public Authorities 0
6	461.4	Metered - Public Authorities 0	521.5	Flat Rate - Multi-Family 0
7	461.5	Metered - Multi-Family 0	521.6	Flat Rate - Other 0
8	461.6	Metered - Other 0	522.1	Measured - Residential 100,420
9	462.1	Public Fire Protection 0	522.2	Measured - Commercial 26,791
10	462.2	Private Fire Protection 0	522.3	Measured - Industrial 0
11	464.0	Other Sales - Public Authorities 0	522.4	Measured - Public Authorities 0
12	465.0	Irrigation Customers 0	522.5	Measured - Multi-Family 0
13	466.0	Sales for Resale 0	523.0	Other Sales - Public Authorities 0
14	467.0	Interdepartmental Sales 0	524.0	Revenues From Other Systems 0
15	475.0	Unbilled Revenues 0	525.0	Interdepartmental Sales 0
16			526.0	Effluent 0
17			527.0	Unbilled Revenues 0
18			540.5	Flat Rate - Reuse 0
19	TOTAL WATER SALES	<u>92,754</u>	TOTAL SEWER SALES	<u>127,664</u>
20				
21	OTHER WATER REVENUES		OTHER SEWER REVENUES	
22	470.0	Forfeited Discounts 0	531.0	Sale Of Sludge 0
23	471.0	Misc. Service Revenues 820	532.0	Forfeited Discounts 0
24	472.0	Rents From Water Property 0	534.0	Rents From Sewer Property 0
25	473.0	Interdepartmental Rents 0	535.0	Interdepartmental Rents 0
26	474.04	Other Water Revenues 0	536.0	Other Sewer Revenues 40
27	TOTAL OTHER WATER REVENUES	<u>820</u>	TOTAL OTHER SEWER REVENUES	<u>40</u>
28				
29	TOTAL WATER OPERATING REVENUES	<u>93,574</u>	TOTAL SEWER OPERATING REVENUES	<u>127,704</u>

Detail of Operation & Maintenance Expenses By Month - Water
SUMMARY OF TOTAL ANNUAL UTILITY ADJUSTED WATER O & M

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-5
 Page: 1 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of operation and maintenance expenses by primary account for the Test Year

Line No.	(1) Account No. and Name	(2) 2007 Per Books	(3) 2007 Normalizations	(4) 2007 Normalized	(5) Unacc. Water Ajdstmnt @ 0.00%	(6) 2007 Adjusted	(7) Pro Forma Adjustments	(8) Unacc. Water Ajdstmnt @ 0.00%	(9) Pro Forma
1	601 Salaries & Wages - Employees	16,213	113	16,327		16,327	3,890		20,216
2	603 Salaries & Wages - Officers, Exec.	1,081	0	1,081		1,081	0		1,081
3	604 Employee Pensions & Benefits	2,159	0	2,159		2,159	490		2,649
4	610 Purchased Water	0	0	0	0	0	0	0	0
5	615 Purchased Power	5,941	0	5,941		5,941	0		5,941
6	616 Fuel for Purchased Power	808	0	808	0	808	0	0	808
7	618 Chemicals	1,685	0	1,685		1,685	0		1,685
8	620 Materials & Supplies	1,275	0	1,275	0	1,275	0	0	1,275
9	631 Contractual Services - Engineering	369	0	369		369	0		369
10	632 Contractual Services - Accounting	(128)	420	292		292	0		292
11	633 Contractual Services - Legal	259	83	342		342	0		342
12	634 Contractual Services - Mgmt. Fees	7,791	119	7,910		7,910	(202)		7,708
13	635 Contractual Services - Testing	2,158	0	2,158		2,158	0		2,158
14	636 Contractual Services - Other	7,596	352	7,949		7,949	143		8,092
15	641 Rental of Building/Real Prop.	1,098	0	1,098		1,098	78		1,177
16	642 Rental of Equipment	84	0	84		84	0		84
17	650 Transportation Expenses	5,196	0	5,196		5,196	597		5,793
18	656 Insurance - Vehicle	369	0	369		369	0		369
19	657 Insurance - General Liability	1,467	0	1,467		1,467	0		1,467
20	658 Insurance - Workman's Comp.	220	0	220		220	0		220
21	659 Insurance - Other	484	0	484		484	0		484
22	660 Advertising Expense	5	0	5		5	0		5
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0		0	4,830		4,830
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0		0	0		0
25	670 Bad Debt Expense	323	0	323		323	0		323
26	675 Miscellaneous Expense	2,550	9,833	12,383		12,383	560		12,943
27									
28	TOTAL WATER O & M EXPENSES	59,004	10,920	69,924	0	69,924	10,387	0	80,310

Detail of Operation & Maintenance Expenses By Month - Water
 Total O&M Expenses by Month

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-5
 Page: 2 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the Test Year (unadjusted Per Books).

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2007 Total Per Books Annual	
1	601 Salaries & Wages - Employees	1,245	1,561	1,672	1,474	1,518	1,292	1,084	1,564	5,210	1,597	(3,027)	1,023	16,213	
2	603 Salaries & Wages - Officers, Exec.	120	124	(461)	126	131	179	157	147	870	203	(658)	144	1,081	
3	604 Employee Pensions & Benefits	18	249	(556)	477	414	363	396	(375)	102	461	527	82	2,159	
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	615 Purchased Power	546	464	491	617	559	508	501	433	639	359	296	528	5,941	
6	616 Fuel for Purchased Power	0	0	0	482	0	22	0	0	0	0	304	0	808	
7	618 Chemicals	0	0	0	0	0	0	1,685	0	0	0	0	0	1,685	
8	620 Materials & Supplies	116	387	157	38	159	13	141	152	109	30	(94)	66	1,275	
9	631 Contractual Services - Engineering	14	14	14	272	14	14	14	14	0	0	0	0	369	
10	632 Contractual Services - Accounting	98	86	85	(295)	50	50	49	50	(32)	49	52	(370)	(128)	
11	633 Contractual Services - Legal	19	18	25	21	22	22	26	26	215	34	(192)	23	259	
12	634 Contractual Services - Mgmt. Fees	523	522	622	825	802	744	536	324	966	578	728	622	7,791	
13	635 Contractual Services - Testing	136	46	254	136	137	407	47	376	307	47	99	167	2,158	
14	636 Contractual Services - Other	585	560	572	589	608	871	617	630	1,859	692	(744)	757	7,596	
15	641 Rental of Building/Real Prop.	81	74	106	89	94	94	112	112	912	144	(815)	96	1,098	
16	642 Rental of Equipment	6	6	8	7	7	7	9	9	70	11	(63)	7	84	
17	650 Transportation Expenses	384	428	423	407	472	426	382	492	117	477	777	410	5,196	
18	656 Insurance - Vehicle	31	31	31	31	31	31	30	31	31	31	31	31	369	
19	657 Insurance - General Liability	122	122	123	122	123	123	121	122	123	122	122	122	1,467	
20	658 Insurance - Workman's Comp.	18	18	18	18	18	18	18	18	18	18	18	18	220	
21	659 Insurance - Other	40	40	41	41	41	40	40	40	40	40	40	40	484	
22	660 Advertising Expense	0	0	1	0	0	0	1	1	5	1	(4)	0	5	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	670 Bad Debt Expense	3	429	80	69	8	(115)	(113)	80	663	(616)	(1,088)	922	323	
26	675 Miscellaneous Expense	166	430	216	182	192	193	254	229	1,867	295	(1,669)	196	2,550	
27															
28	TOTAL WATER O & M EXPENSES	4,272	5,608	3,920	5,729	5,399	5,302	6,107	4,475	14,092	4,574	(5,360)	4,886	59,004	

Detail of Operation & Maintenance Expenses By Month - Water
Direct Expenses by Month

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 3 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Direct O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	2007												2007 Dec	Total Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov			
1	601 Salaries & Wages - Employees	862	1,208	1,172	1,054	1,073	846	554	1,035	889	914	834	569	11,011	
2	603 Salaries & Wages - Officers, Exec.	(0)	(0)	0	(0)	(0)	(0)	0	0	(0)	(0)	0	0	(0)	
3	604 Employee Pensions & Benefits	(461)	(253)	(914)	(21)	(66)	(98)	(75)	(838)	(196)	(5)	(88)	(400)	(3,414)	
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	615 Purchased Power	540	459	483	610	552	501	493	425	573	349	356	521	5,861	
6	616 Fuel for Purchased Power	0	0	0	482	0	22	0	0	0	0	304	0	808	
7	618 Chemicals	0	0	0	0	0	0	1,685	0	0	0	0	0	1,685	
8	620 Materials & Supplies	107	378	145	28	148	3	128	140	4	13	0	55	1,149	
9	631 Contractual Services - Engineering	14	14	14	272	14	14	14	14	0	0	0	0	369	
10	632 Contractual Services - Accounting	0	(0)	(0)	(244)	0	0	0	0	0	(0)	(0)	(0)	(244)	
11	633 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	634 Contractual Services - Mgmt. Fees	0	0	(0)	0	0	0	(0)	0	0	(0)	(0)	0	0	
13	635 Contractual Services - Testing	136	46	253	136	136	406	46	375	299	46	106	166	2,148	
14	636 Contractual Services - Other	136	157	148	151	145	452	145	143	140	139	141	270	2,166	
15	641 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	642 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	650 Transportation Expenses	(0)	0	0	0	0	0	(0)	0	(0)	0	(0)	0	0	
18	656 Insurance - Vehicle	0	0	0	0	0	0	(0)	0	(0)	(0)	(0)	(0)	0	
19	657 Insurance - General Liability	0	0	0	0	0	0	0	0	0	0	0	0	0	
20	658 Insurance - Workman's Comp.	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
21	659 Insurance - Other	(0)	(0)	0	0	0	(0)	0	(0)	0	0	0	0	0	
22	660 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	670 Bad Debt Expense	8	434	87	75	14	(109)	(105)	88	721	(606)	(1,140)	928	393	
26	675 Miscellaneous Expense	0	277	0	0	0	0	25	0	0	0	0	0	302	
27															
28	TOTAL WATER O & M EXPENSES	1,341	2,719	1,389	2,542	2,016	2,036	2,910	1,380	2,431	849	512	2,109	22,235	

Detail of Operation & Maintenance Expenses By Month - Water
Intercompany Expenses

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 4 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated & Accrued Intercompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	
1	601 Salaries & Wages - Employees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	603 Salaries & Wages - Officers, Exec.	49	59	(552)	49	49	97	60	49	77	78	50	61	127	
3	604 Employee Pensions & Benefits	492	514	375	513	495	477	489	481	447	490	483	497	5,752	
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	615 Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	618 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	620 Materials & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	631 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	632 Contractual Services - Accounting	98	86	86	(51)	50	50	49	50	(30)	49	50	(370)	118	
11	633 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	634 Contractual Services - Mgmt. Fees	522	521	622	825	802	744	535	323	962	578	732	621	7,787	
13	635 Contractual Services - Testing	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	636 Contractual Services - Other	326	290	263	303	321	276	303	318	333	334	353	342	3,762	
15	641 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	642 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	650 Transportation Expenses	412	454	459	438	505	458	421	531	434	527	495	444	5,576	
18	656 Insurance - Vehicle	31	31	31	31	31	31	30	31	31	31	31	31	368	
19	657 Insurance - General Liability	122	122	122	122	122	122	121	122	122	122	122	122	1,466	
20	658 Insurance - Workman's Comp.	18	18	18	18	18	18	18	18	18	18	18	18	220	
21	659 Insurance - Other	40	40	41	41	41	40	40	40	40	40	40	40	483	
22	660 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	670 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	675 Miscellaneous Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
27															
28	TOTAL WATER O & M EXPENSES	2,112	2,136	1,464	2,290	2,434	2,314	2,066	1,964	2,434	2,267	2,373	1,806	25,660	

**Detail of Operation & Maintenance Expenses By Month - Water
Intracompany Expenses**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 5 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated Intracompany O & M expenses by primary account for each month of the Test Year.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
Line No.	Account No. and Name	2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	Allocation Rate
1	601 Salaries & Wages - Employees	383	353	500	420	444	446	530	529	4,321	683	(3,861)	454	5,202	46.83%
2	603 Salaries & Wages - Officers, Exec.	70	65	92	77	81	82	97	97	792	125	(708)	83	954	8.59%
3	604 Employee Pensions & Benefits	(13)	(12)	(17)	(14)	(15)	(15)	(18)	(16)	(149)	(23)	133	(16)	(179)	-1.61%
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
5	615 Purchased Power	6	5	8	6	7	7	8	8	67	11	(59)	7	80	0.72%
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
7	618 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
8	620 Materials & Supplies	9	9	12	10	11	11	13	13	105	17	(94)	11	126	1.14%
9	631 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
10	632 Contractual Services - Accounting	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(2)	(0)	2	(0)	(3)	-0.02%
11	633 Contractual Services - Legal	19	18	25	21	22	22	26	26	215	34	(192)	23	259	2.33%
12	634 Contractual Services - Mgmt. Fees	0	0	0	0	0	0	0	0	4	1	(3)	0	4	0.04%
13	635 Contractual Services - Testing	1	1	1	1	1	1	1	1	8	1	(7)	1	9	0.09%
14	636 Contractual Services - Other	123	113	160	135	143	143	170	170	1,386	219	(1,238)	146	1,669	15.02%
15	641 Rental of Building/Real Prop.	81	74	106	89	94	94	112	112	912	144	(815)	96	1,098	9.89%
16	642 Rental of Equipment	6	6	8	7	7	7	9	9	70	11	(63)	7	84	0.76%
17	650 Transportation Expenses	(28)	(26)	(37)	(31)	(33)	(33)	(39)	(39)	(316)	(50)	283	(33)	(381)	-3.43%
18	656 Insurance - Vehicle	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%
19	657 Insurance - General Liability	0	0	0	0	0	0	0	0	1	0	(1)	0	1	0.01%
20	658 Insurance - Workman's Comp.	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%
21	659 Insurance - Other	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%
22	660 Advertising Expense	0	0	1	0	0	0	1	1	5	1	(4)	0	5	0.05%
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
25	670 Bad Debt Expense	(5)	(5)	(7)	(6)	(6)	(6)	(7)	(7)	(58)	(9)	52	(6)	(70)	-0.63%
26	675 Miscellaneous Expense	166	152	216	182	192	193	229	229	1,867	295	(1,669)	196	2,248	20.24%
27															
28	TOTAL WATER O & M EXPENSES	819	753	1,067	898	949	952	1,131	1,130	9,227	1,459	(8,245)	970	11,109	100.00%
	675863 Service & Sundry input to be allocated to lines 1-26	819	753	1,067	898	949	952	1,131	1,130	9,227	1,459	(8,245)	970	11,109	

Detail of Operation & Maintenance Expenses By Month - Sewer
SUMMARY OF TOTAL ANNUAL UTILITY ADJUSTED WATER O & M

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-6
 Page: 1 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of operation and maintenance expenses by primary account for the Test Year

Line No.	(1) Account No. and Name	(2) 2007 Per Books	(3) 2007 Normalizations	(4) 2007 Normalized	(5) Excess I&I Ajdstmnt @ N/A	(6) 2007 Adjusted	(7)	(8)	(9)
							Pro Forma Adjustments	Excess I&I Ajdstmnt @ N/A	Pro Forma
1	701 Salaries & Wages - Employees	17,964	156	18,119		18,119	3,569		21,688
2	703 Salaries & Wages - Officers, Exec.	1,202	0	1,202		1,202	0		1,202
3	704 Employee Pensions & Benefits	5,026	0	5,026		5,026	492		5,518
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0
5	711 Sludge Removal Expense	13,431	0	13,431		13,431	0		13,431
6	715 Purchased Power	14,465	0	14,465	0	14,465	0	0	14,465
7	716 Fuel for Power Production	0	0	0		0	0		0
8	718 Chemicals	5,105	0	5,105	0	5,105	0	0	5,105
9	720 Materials & Supplies	1,705	0	1,705		1,705	0		1,705
10	731 Contractual Services - Engineering	110	0	110		110	0		110
11	732 Contractual Services - Accounting	(131)	414	283		283	0		283
12	733 Contractual Services - Legal	292	82	373		373	0		373
13	734 Contractual Services - Mgmt. Fees	7,671	117	7,789		7,789	(199)		7,589
14	735 Contractual Services - Testing	1,702	0	1,702		1,702	0		1,702
15	736 Contractual Services - Other	11,194	348	11,541		11,541	141		11,682
16	741 Rental of Building/Real Prop.	1,239	0	1,239		1,239	77		1,316
17	742 Rental of Equipment	95	0	95		95	0		95
18	750 Transportation Expenses	5,061	0	5,061		5,061	589		5,650
19	756 Insurance - Vehicle	363	0	363		363	0		363
20	757 Insurance - General Liability	1,444	0	1,444		1,444	0		1,444
21	758 Insurance - Workman's Comp.	217	0	217		217	0		217
22	759 Insurance - Other	476	0	476		476	0		476
23	760 Advertising Expense	6	0	6		6	0		6
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0		0	4,762		4,762
25	767 Reg. Comm. Exp. - Other	0	0	0		0	0		0
26	770 Bad Debt Expense	177	0	177		177	0		177
27	775 Miscellaneous Expense	2,828	8,089	10,918		10,918	552		11,470
28									
29	TOTAL WATER O & M EXPENSES	91,642	9,205	100,847	0	100,847	9,983	0	110,830

Detail of Operation & Maintenance Expenses By Month - Sewer
Total O&M Expenses by Month

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-6
 Page: 2 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the Test Year (unadjusted Per Books).

Line No.	Account No. and Name	2007												Total Per Books Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	701 Salaries & Wages - Employees	1,810	1,536	1,800	1,458	1,669	1,346	1,292	1,567	6,050	1,897	(3,625)	1,163	17,964
2	703 Salaries & Wages - Officers, Exec.	128	131	(442)	135	140	188	170	159	1,017	220	(802)	157	1,202
3	704 Employee Pensions & Benefits	479	500	232	467	459	357	358	314	271	464	644	481	5,026
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0
5	711 Sludge Removal Expense	1,265	2,530	1,633	1,265	1,430	1,208	1,265	1,000	418	1,200	218	0	13,431
6	715 Purchased Power	1,312	1,282	1,224	1,400	1,120	1,051	1,173	1,099	1,122	1,220	1,167	1,294	14,465
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0
8	718 Chemicals	195	527	287	161	517	208	279	726	542	347	356	959	5,105
9	720 Materials & Supplies	272	767	90	11	78	12	15	404	125	19	(100)	13	1,705
10	731 Contractual Services - Engineering	14	14	14	14	14	14	14	14	0	0	0	0	110
11	732 Contractual Services - Accounting	96	84	84	(294)	49	49	48	49	(32)	48	52	(365)	(131)
12	733 Contractual Services - Legal	21	20	28	24	25	25	30	30	255	39	(231)	26	292
13	734 Contractual Services - Mgmt. Fees	514	513	612	811	789	732	528	319	953	570	717	613	7,671
14	735 Contractual Services - Testing	1	291	146	1	146	159	146	169	152	149	108	234	1,702
15	736 Contractual Services - Other	786	1,563	763	866	802	761	819	1,458	2,302	908	(813)	977	11,194
16	741 Rental of Building/Real Prop.	91	84	117	100	105	107	127	126	1,083	166	(979)	111	1,239
17	742 Rental of Equipment	7	6	9	8	8	8	10	10	83	13	(75)	9	95
18	750 Transportation Expenses	373	417	411	396	460	414	371	480	52	462	827	399	5,061
19	756 Insurance - Vehicle	30	30	30	30	30	30	30	30	30	30	30	30	363
20	757 Insurance - General Liability	120	120	120	120	120	120	119	121	121	121	120	121	1,444
21	758 Insurance - Workman's Comp.	18	18	18	18	18	18	18	18	18	18	18	18	217
22	759 Insurance - Other	40	40	40	40	40	40	39	40	40	40	39	40	476
23	760 Advertising Expense	0	0	1	0	1	1	1	1	5	1	(5)	1	6
24	766 Reg. Comm. Exp. - Rate Case A mort.	0	0	0	0	0	0	0	0	0	0	0	0	0
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
26	770 Bad Debt Expense	21	87	(33)	30	85	22	17	(8)	3,276	(3,327)	(66)	74	177
27	775 Miscellaneous Expense	186	413	239	204	216	219	313	259	2,218	339	(2,005)	228	2,828
28														
29	TOTAL WATER O & M EXPENSES	7,780	10,973	7,424	7,266	8,322	7,090	7,183	8,362	20,101	4,945	(4,404)	6,581	91,642

Detail of Operation & Maintenance Expenses By Month - Sewer
Direct Expenses by Month

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-6
Page: 3 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Direct O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	
1	701 Salaries & Wages - Employees	1,379	1,139	1,246	985	1,170	839	688	968	918	1,113	1,015	636	12,096	
2	703 Salaries & Wages - Officers, Exec.	0	0	(0)	0	0	0	(0)	0	(0)	(0)	0	0	0	
3	704 Employee Pensions & Benefits	0	(2)	(128)	(31)	(20)	(104)	(111)	(148)	(0)	0	(0)	0	(543)	
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	711 Sludge Removal Expense	1,265	2,530	1,633	1,265	1,430	1,208	1,265	1,000	418	1,200	218	0	13,431	
6	715 Purchased Power	1,306	1,276	1,215	1,392	1,113	1,043	1,164	1,089	1,043	1,208	1,239	1,286	14,374	
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	718 Chemicals	195	527	287	161	517	208	279	726	542	347	356	959	5,105	
9	720 Materials & Supplies	261	757	77	0	66	0	0	389	0	0	12	0	1,562	
10	731 Contractual Services - Engineering	14	14	14	14	14	14	14	14	0	0	0	0	110	
11	732 Contractual Services - Accounting	0	(0)	(0)	(244)	(0)	(0)	0	0	0	0	(0)	0	(244)	
12	733 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	734 Contractual Services - Mgmt. Fees	0	(0)	(0)	0	0	(0)	0	(0)	(0)	(0)	0	(0)	(0)	
14	735 Contractual Services - Testing	0	290	145	0	145	159	145	168	143	148	117	233	1,692	
15	736 Contractual Services - Other	327	1,151	327	417	327	327	327	952	327	327	327	471	5,608	
16	741 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	742 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	750 Transportation Expenses	(0)	0	0	0	0	(0)	(0)	(0)	0	0	(0)	0	0	
19	756 Insurance - Vehicle	0	0	0	0	0	0	(0)	(0)	(0)	(0)	(0)	(0)	(0)	
20	757 Insurance - General Liability	0	0	0	0	0	0	0	0	0	0	0	0	0	
21	758 Insurance - Workman's Comp.	(0)	(0)	(0)	(0)	(0)	(0)	0	0	0	0	0	0	(0)	
22	759 Insurance - Other	(0)	(0)	(0)	(0)	(0)	(0)	(0)	0	0	0	0	0	0	
23	760 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	770 Bad Debt Expense	27	92	(25)	36	91	29	25	0	3,345	(3,316)	(129)	81	256	
27	775 Miscellaneous Expense	0	241	0	0	0	0	52	0	0	0	0	0	293	
28															
29	TOTAL WATER O & M EXPENSES	4,774	8,014	4,791	3,995	4,854	3,723	3,848	5,158	6,735	1,027	3,154	3,667	53,740	

Detail of Operation & Maintenance Expenses By Month - Sewer Intercompany Expenses

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-6
 Page: 4 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated & Accrued Intercompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	
1	701 Salaries & Wages - Employees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	703 Salaries & Wages - Officers, Exec.	49	58	(543)	49	49	95	60	49	76	77	49	60	126	
3	704 Employee Pensions & Benefits	494	516	379	514	496	478	490	483	448	491	484	499	5,771	
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	711 Sludge Removal Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	715 Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	718 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	720 Materials & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	731 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	732 Contractual Services - Accounting	97	84	84	(50)	49	49	49	49	(30)	48	49	(365)	116	
12	733 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	734 Contractual Services - Mgmt. Fees	513	512	611	811	788	731	528	319	949	570	721	613	7,667	
14	735 Contractual Services - Testing	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	736 Contractual Services - Other	320	285	259	298	315	272	299	313	328	330	348	337	3,704	
16	741 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	742 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	750 Transportation Expenses	405	446	451	431	496	451	415	524	427	519	488	437	5,491	
19	756 Insurance - Vehicle	30	30	30	30	30	30	30	30	30	30	30	30	363	
20	757 Insurance - General Liability	120	120	120	120	120	120	119	120	120	120	120	120	1,443	
21	758 Insurance - Workman's Comp.	18	18	18	18	18	18	18	18	18	18	18	18	216	
22	759 Insurance - Other	40	40	40	40	40	40	39	40	40	40	40	40	476	
23	760 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	770 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
27	775 Miscellaneous Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
28															
29	TOTAL WATER O & M EXPENSES	2,086	2,110	1,449	2,261	2,402	2,284	2,045	1,945	2,407	2,243	2,348	1,789	25,372	

**Detail of Operation & Maintenance Expenses By Month - Sewer
Intracompany Expenses**

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-E
Page: 5 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated Intracompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	Allocation Rate	
1	701 Salaries & Wages - Employees	431	398	554	473	499	507	604	599	5,132	784	(4,639)	527	5,867	46.83%	
2	703 Salaries & Wages - Officers, Exec.	79	73	102	87	91	93	111	110	941	144	(851)	97	1,076	8.59%	
3	704 Employee Pensions & Benefits	(15)	(14)	(19)	(16)	(17)	(17)	(21)	(21)	(176)	(27)	159	(18)	(202)	-1.61%	
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5	711 Sludge Removal Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6	715 Purchased Power	7	6	9	7	8	8	9	9	79	12	(71)	8	90	0.72%	
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8	718 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
9	720 Materials & Supplies	10	10	13	11	12	12	15	15	125	19	(113)	13	143	1.14%	
10	731 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
11	732 Contractual Services - Accounting	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(3)	(0)	2	(0)	(3)	-0.02%	
12	733 Contractual Services - Legal	21	20	28	24	25	25	30	30	255	39	(231)	26	292	2.33%	
13	734 Contractual Services - Mgmt. Fees	0	0	0	0	0	0	1	1	4	1	(4)	0	5	0.04%	
14	735 Contractual Services - Testing	1	1	1	1	1	1	1	1	9	1	(8)	1	11	0.09%	
15	736 Contractual Services - Other	138	128	178	152	160	163	194	192	1,646	252	(1,488)	169	1,882	15.02%	
16	741 Rental of Building/Real Prop.	91	84	117	100	105	107	127	126	1,083	166	(979)	111	1,239	9.89%	
17	742 Rental of Equipment	7	6	9	8	8	8	10	10	83	13	(75)	9	95	0.76%	
18	750 Transportation Expenses	(32)	(29)	(41)	(35)	(37)	(37)	(44)	(44)	(376)	(57)	340	(39)	(429)	-3.43%	
19	756 Insurance - Vehicle	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
20	757 Insurance - General Liability	0	0	0	0	0	0	0	0	1	0	(1)	0	1	0.01%	
21	758 Insurance - Workman's Comp.	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
22	759 Insurance - Other	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
23	760 Advertising Expense	0	0	1	0	1	1	1	1	5	1	(5)	1	6	0.05%	
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
26	770 Bad Debt Expense	(6)	(5)	(7)	(6)	(7)	(7)	(8)	(8)	(69)	(11)	62	(7)	(79)	-0.63%	
27	775 Miscellaneous Expense	186	172	239	204	216	219	261	259	2,218	339	(2,005)	226	2,536	20.24%	
28																
29	TOTAL WATER O & M EXPENSES	920	849	1,183	1,009	1,065	1,083	1,289	1,279	10,959	1,675	(9,907)	1,124	12,529	100.00%	
	775863 Service & Sundry input to be allocated to lines 1-27	920	849	1,183	1,009	1,065	1,083	1,289	1,279	10,959	1,675	(9,907)	1,124	12,529		

Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Valencia Terrace

Schedule: B-7

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Explanation: Complete the following comparison of the applicant's current and prior test year O & M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	Acct No.	(1) Account Name	(2) Historical Year 2002	(3) Test Year Adjusted 2007	(4) Difference	(5) % Difference
1	601	Salaries & Wages - Employees	17,667	16,327	(1,340)	-7.59%
2	603	Salaries & Wages - Officers, Exec.	0	1,081	1,081	-
3	604	Employee Pensions & Benefits	2,845	2,159	(686)	-24.12%
4	610	Purchased Water	0	0	0	-
5	615	Purchased Power	3,605	5,941	2,336	64.79%
6	616	Fuel for Power Production	1,322	808	(514)	-38.89%
7	618	Chemicals	2,261	1,685	(576)	-25.46%
8	620	Materials & Supplies	4,943	1,275	(3,668)	-74.20%
9	631	Contractual Services - Engineering	49	369	320	653.92%
10	632	Contractual Services - Accounting	167	292	125	74.57%
11	633	Contractual Services - Legal	985	342	(643)	-65.32%
12	634	Contractual Services - Mgmt. Fees	0	7,910	7,910	-
13	635	Contractual Services - Testing	781	2,158	1,377	176.30%
14	636	Contractual Services - Other	990	7,949	6,959	702.92%
15	641	Rental of Building/Real Prop.	336	1,098	762	226.84%
16	642	Rental of Equipment	19	84	65	343.54%
17	650	Transportation Expenses	5,951	5,196	(755)	-12.69%
18	656	Insurance - Vehicle	0	369	369	-
19	657	Insurance - General Liability	1,200	1,467	267	22.24%
20	658	Insurance - Workman's Comp.	336	220	(116)	-34.57%
21	659	Insurance - Other	5	484	479	9575.69%
22	660	Advertising Expense	54	5	(49)	-89.90%
23	666	Reg. Comm. Exp. - Rate Case Amort.	0	0	0	-
24	667	Reg. Comm. Exp. - Other	356	0	(356)	-100.00%
25	670	Bad Debt Expense	908	323	(585)	-64.41%
26	675	Miscellaneous Expense	4,987	12,383	7,396	148.31%
27	TOTAL WATER O & M EXPENSES		49,767	69,924	20,157	40.50%
28	Total Customers (EOY)		350.0	386.5	36.5	10.43%
29	Consumer Price Index - U					11.38%
30	Growth Plus Inflation					23.00%

Supporting Schedules: B-5, F-8

Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Valencia Terrace

Schedule: B-7 Supl

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Explanation: Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U.

Line No.	(1) Acct No.	(2) Account Name	(3) Explanation
1	601	Salaries & Wages - Employees	
2	603	Salaries & Wages - Officers, Exec.	Prior owner did not allocate all admin costs to entities
3	604	Employee Pensions & Benefits	
4	610	Purchased Water	
5	615	Purchased Power	increased direct power charges & indirect allocation of admin costs.
6	616	Fuel for Power Production	
7	618	Chemicals	
8	620	Materials & Supplies	
9	631	Contractual Services - Engineering	Prior owner did not allocate all admin costs to entities
10	632	Contractual Services - Accounting	Prior owner did not allocate all admin costs to entities
11	633	Contractual Services - Legal	
12	634	Contractual Services - Mgmt. Fees	Prior owner did not allocate all admin costs to entities
13	635	Contractual Services - Testing	Testing per EPA requirements
14	636	Contractual Services - Other	Prior owner did not allocate all admin costs to entities
15	641	Rental of Building/Real Prop.	Prior owner did not allocate all admin costs to entities
16	642	Rental of Equipment	Prior owner did not allocate all admin costs to entities
17	650	Transportation Expenses	
18	656	Insurance - Vehicle	Prior owner did not allocate all admin costs to entities
19	657	Insurance - General Liability	
20	658	Insurance - Workman's Comp.	
21	659	Insurance - Other	Prior owner did not allocate all admin costs to entities
22	660	Advertising Expense	
23	666	Reg. Comm. Exp. - Rate Case Amort.	
24	667	Reg. Comm. Exp. - Other	
25	670	Bad Debt Expense	
26	675	Miscellaneous Expense	Prior owner did not allocate all admin costs to entities

Operation & Maintenance Expense Comparison - Sewer

Florida Public Service Commission

Valencia Terrace

Schedule: B-8

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Explanation: Complete the following comparison of the applicant's current and prior test year O & M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	Acct No.	(1) Account Name	(2) Historical Year 2002	(3) Test Year Adjusted 2007	(4) Difference	(5) % Difference
1	701	Salaries & Wages - Employees	17,510	18,119	609	3.48%
2	703	Salaries & Wages - Officers, Exec.	0	1,202	1,202	-
3	704	Employee Pensions & Benefits	2,822	5,026	2,204	78.10%
4	710	Purchased Sewage Treatment	0	0	0	-
5	711	Sludge Removal Expense	12,624	13,431	807	6.39%
6	715	Purchased Power	10,498	14,465	3,967	37.79%
7	716	Fuel for Power Production	0	0	0	-
8	718	Chemicals	3,665	5,105	1,440	39.30%
9	720	Materials & Supplies	4,772	1,705	(3,067)	-64.27%
10	731	Contractual Services - Engineering	48	110	62	129.00%
11	732	Contractual Services - Accounting	165	283	118	71.37%
12	733	Contractual Services - Legal	974	373	(601)	-61.66%
13	734	Contractual Services - Mgmt. Fees	0	7,789	7,789	-
14	735	Contractual Services - Testing	2,809	1,702	(1,107)	-39.40%
15	736	Contractual Services - Other	763	11,541	10,778	1412.59%
16	741	Rental of Building/Real Prop.	332	1,239	907	273.06%
17	742	Rental of Equipment	19	95	76	400.24%
18	750	Transportation Expenses	5,734	5,061	(673)	-11.73%
19	756	Insurance - Vehicle	0	363	363	-
20	757	Insurance - General Liability	1,186	1,444	258	21.79%
21	758	Insurance - Workman's Comp.	333	217	(116)	-34.98%
22	759	Insurance - Other	5	476	471	9427.02%
23	760	Advertising Expense	54	6	(48)	-88.61%
24	766	Reg. Comm. Exp. - Rate Case Amort.	0	0	0	-
25	767	Reg. Comm. Exp. - Other	352	0	(352)	-100.00%
26	770	Bad Debt Expense	898	177	(721)	-80.25%
27	775	Miscellaneous Expense	5,567	10,918	5,351	96.11%
28	TOTAL SEWER O & M EXPENSES		<u>71,130</u>	<u>100,847</u>	<u>29,717</u>	<u>41.78%</u>
29	Total Customers (EOY)		345.0	372.5	27.5	7.97%
30	Consumer Price Index - U					<u>11.38%</u>
31	Growth Plus Inflation					<u>20.26%</u>

Supporting Schedules: B-6, F-8

Operation & Maintenance Expense Comparison - Sewer

Florida Public Service Commissior

Valencia Terrace

Schedule: B-8 Supl

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Explanation: Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U.

Line No.	(1) Acct No.	(2) Account Name	(3) Explanation
1	701	Salaries & Wages - Employees	
2	703	Salaries & Wages - Officers, Exec.	Prior owner did not allocate all admin costs to entities
3	704	Employee Pensions & Benefits	Prior owner did not allocate all admin costs to entities
4	710	Purchased Sewage Treatment	
5	711	Sludge Removal Expense	
6	715	Purchased Power	Increased direct power charges & indirect allocation of admin costs.
7	716	Fuel for Power Production	
8	718	Chemicals	Increased flows/demand & flushing
9	720	Materials & Supplies	
10	731	Contractual Services - Engineering	Prior owner did not allocate all admin costs to entities
11	732	Contractual Services - Accounting	Prior owner did not allocate all admin costs to entities
12	733	Contractual Services - Legal	
13	734	Contractual Services - Mgmt. Fees	Prior owner did not allocate all admin costs to entities
14	735	Contractual Services - Testing	
15	736	Contractual Services - Other	Prior owner did not allocate all admin costs to entities
16	741	Rental of Building/Real Prop.	Prior owner did not allocate all admin costs to entities
17	742	Rental of Equipment	Prior owner did not allocate all admin costs to entities
18	750	Transportation Expenses	
19	756	Insurance - Vehicle	Prior owner did not allocate all admin costs to entities
20	757	Insurance - General Liability	Prior owner did not allocate all admin costs to entities
21	758	Insurance - Workman's Comp.	
22	759	Insurance - Other	Prior owner did not allocate all admin costs to entities
23	760	Advertising Expense	
24	766	Reg. Comm. Exp. - Rate Case Amort.	
25	767	Reg. Comm. Exp. - Other	
26	770	Bad Debt Expense	
27	775	Miscellaneous Expense	Prior owner did not allocate all admin costs to entities

Contractual Services

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-9
 Page: 1 of 1
 Preparer: S Szczygiel

Explanation: Provide a complete list of outside services which were incurred during the test year. List by type of service, such as accounting, engineering or legal, and provide specific detail of work performed by each consultant and the associated cost breakdown by items. Provide amounts separated by system and method of allocation if appropriate. Specific detail is not necessary for charges which are less than 2% of the test year revenues for that system. Do not include rate case expense charges.

Line No.	(1) Consultant	(2) Type of Service	(3) Amount	(4) Description of Work Performed
Water				
1	Aqua Services, Inc.	Management	9,402	Corporate services and sundry charges
2	26483Harbor Branch	Testing-Treat-Ops	4,379	Lab Testing
3				
4				
5				
6				
7				
8				
9				
10				
Sewer				
11	Aqua Services, Inc.	Management	9,410	Corporate services and sundry charges
12	28343PAT'S PUMP	Oth-T&D-Maint	3,744	Maintenance of Treatment Plant Equipment
13				
14				
15				
16				
17				
18				
19				
20				

Analysis of Rate Case Expense

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-10
 Page: 1 of 1
 Preparer: S Szczygiel

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a breakdown of the total by persons assisting in the application, including the hours billed, the hourly rate, and a detailed list of services provided. Also provide the amortization and its allocation, including support behind this determination.

Line No.	(1) Firm or Vendor Name	(2) Counsel, Consultant or Witness	(3) Hourly Rate	(4) Total Est of Firm's Charges	(5) Type of Service Rendered	(6) Comments	(7) Hours
1	<u>Legal</u>						
2		Rutledge, Eceria, Purnell & Hoffman	300.00	275,000	Legal		917
3	<u>Sub-Total Legal</u>			<u>275,000</u>			
4							
5	<u>Consulting & Other Experts</u>						
6		Timothy P. Ward, CPA	95.00	165,000	Consulting	Management and tracking of case development and analysis of booking and ratemaking issues and regulations,	1,737
7		Ronald J. Pasceri	80.00	150,000	Consulting	Witness Back up for Rate Base & Taxes, completion of supporting workpapers, and analysis of book and tax issues Development and Support	1,875
8		Guastella & Assoc.	195.00	120,000	Consulting	Analysis of Books, Used & Useful studies, Prep of MFRs, Interrogs. & Conferences.	615
9		AUS Consultants	175.00	164,000	Consulting	Billing Analyses	937
10		Robert Griffin	125.00	80,000	Consulting	Witness on Rate Base	640
11		DTF Solutions, Inc. Daniel Franceski	80.00	30,000	Consulting	MFR and other programming development and support for mechanized programs	375
12	<u>Sub-Total Consulting</u>			<u>709,000</u>			
13							
14	<u>Aqua Services Employees Time</u>						
15		Aqua Services, Inc. Daubert, J.R.	47.00	45,000	Accounting		957
16		Aqua Services, Inc. Devine, Brian	40.00	30,000	Accounting		750
17		Aqua Services, Inc. Drager, Rick	52.00	45,000	Accounting		865
18		Aqua Services, Inc. Guth, Nance	36.58	5,000	Accounting		137
19		Aqua Services, Inc. Shank, David	72.00	5,000	Accounting		69
20		Aqua Services, Inc. Joyce, Kim	78.00	60,000	Legal		769
21	<u>Sub-Total Aqua Employees</u>			<u>190,000</u>			
22							
23	<u>Other</u>						
24		Travel, Lodging & Meals		25,000			
25		System Maps		40,000			
26		PSC Pre-Audit		10,000			
27							
28		FL PSC		9,000	Filing Fee		
29		Printer		75,000	Printing, mailing, copies		
30		Notice Requirement		3,400	Newspaper Notices	17 County Notices placed 2 times.	
31		Customer Notices - Printing		3,000	Customer Notification	Notices send twice (1 per hearing)	
32		Customer Notices - Postage & Mailing		20,700	Customer Notification	Notices send twice (1 per hearing)	
33		Other		3,900			
34	<u>Sub-Total Other</u>			<u>190,000</u>			
35	<u>Total</u>			<u>1,364,000</u>			
36	Estimate Through PAA [] or Commission Hearing [X]						

	(A)	(B) Water		(C)		(D) Sewer		(E)	
		Total	Allocation %	Allocated Amount	Allocation %	Allocated Amount	Allocation %	Allocated Amount	
a	Amortization of Rate Case Expense:								
b									
c									
d		0	1.417%	0			1.397%	0	
e									
f		0		0				0	
g									
h		1,364,000	1.417%	19,321			1.397%	19,040	
i									
j		1,364,000		19,321				19,048	
k									
l		4							
m									
n		341,000		4,830				4,762	

Method of Allocation Between Systems:
 (Provide Calculation)
 Note: Allocation is by # of customers of the systems in this rate case filing.

Analysis of Major Maintenance Projects

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-11
 Page: 1 of 1
 Preparer: S Szczygiel

Explanation: Provide an analysis of all maintenance projects greater than 2% of test year revenues per system which occurred during the 2 years prior to the test year, the test year, and the budgeted amount for 1 year subsequent to the test year. For each project, provide a description, the total cost or budgeted amount and how often the project should be repeated.

Line No.	(1) Date	(2) Description	(3) Total Cost	(4) How often to Repeat
1	<u>WATER:</u>			
2	None			
3				
4				
5				
6				
7				
8				
9				
10		TOTAL WATER PROJECTS	0	
11				
12	<u>SEWER:</u>			
13	None			
14				
15				
16				
17				
18				
19				
20		TOTAL SEWER PROJECTS	0	

Florida Public Service Commission

Schedule: B-12
 Page: 1 of 2
 Preparer: S Szczygiel

Allocation of Expenses
 Intercompany Expenses Per Books
 Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Explanation: Provide a schedule detailing expenses which are subject to allocation between systems (water, sewer & gas, etc.) showing allocation percentages, gross amounts, amounts allocated, and a detailed description of the method of allocation. Provide a description of all systems other than water and sewer.

(1) Line No.	(2) Acct. No.		(3) Description	(5) Allocation Percentages				(8) Allocation Method	(10) Amounts Allocated				(13) Gross Amounts
	Water	Sewer		Water	Sewer	Other	Total		Water	Sewer	Other	Total	
1	601	701	Salaries & Wages - Employees						0	0		0	
2	603	703	Salaries & Wages - Officers, Exec.	0.91%	0.90%		1.81%	#Custs	127	126		253	14,011
3	604	704	Employee Pensions & Benefits	0.72%	0.72%		1.44%	#Custs	5,752	5,771		11,523	797,833
4	610	710	Purchased Water/Sewage Trtmnt						0	0		0	
5	615	715	Purchased Power						0	0		0	
6	616	716	Fuel for Purchased Power						0	0		0	
7	618	718	Chemicals						0	0		0	
8	620	720	Materials & Supplies						0	0		0	
9	631	731	Contractual Services - Engineering						0	0		0	
10	632	732	Contractual Services - Accounting	0.97%	0.95%		1.92%	#Custs	118	116		234	12,175
11	633	733	Contractual Services - Legal						0	0		0	
12	634	734	Contractual Services - Mgmt. Fees	0.94%	0.93%		1.87%	#Custs	7,787	7,667		15,454	828,223
13	635	735	Contractual Services - Testing						0	0		0	
14	636	736	Contractual Services - Other	0.94%	0.93%		1.87%	#Custs	3,762	3,704		7,465	400,015
15	641	741	Rental of Building/Real Prop.						0	0		0	
16	642	742	Rental of Equipment						0	0		0	
17	650	750	Transportation Expenses	0.94%	0.93%		1.87%	#Custs	5,576	5,491		11,067	593,365
18	656	756	Insurance - Vehicle	0.94%	0.93%		1.87%	#Custs	368	363		731	39,196
19	657	757	Insurance - General Liability	0.94%	0.93%		1.87%	#Custs	1,466	1,443		2,909	155,967
20	658	758	Insurance - Workman's Comp.	0.94%	0.93%		1.87%	#Custs	220	216		436	23,380
21	659	759	Insurance - Other	0.94%	0.93%		1.87%	#Custs	483	476		960	51,436
22	660	760	Advertising Expense						0	0		0	
23	666	766	Reg. Comm. Exp. - Rate Case Amort						0	0		0	
24	667	767	Reg. Comm. Exp. - Rate Case Other						0	0		0	
25	670	770	Bad Debt Expense						0	0		0	
26	675	775	Miscellaneous Expense						0	0		0	

Allocation methodology is addressed in Appendix 1

Allocation of Expenses
Intracompany Expenses Per Books
Valencia Terrace

Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: B-12
 Page: 2 of 2
 Preparer: S Szczygiel

Explanation: Provide a schedule detailing expenses which are subject to allocation between systems (water, sewer & gas, etc.) showing allocation percentages, gross amounts, amounts allocated, and a detailed description of the method of allocation. Provide a description of all systems other than water and sewer.

(1) Line	(2) Acct. No.		(3) Description	(4)-(7) Allocation Percentages				(8) Allocation Method	(9)-(12) Amounts Allocated				(13) Gross Amounts
	Water	Sewer		Water	Sewer	Other	Total		Water	Sewer	Other	Total	
1	601	701	Salaries & Wages - Employees	0.52%	0.59%		1.11%	#Custs	5,202	5,867		11,070	1,001,378
2	603	703	Salaries & Wages - Officers, Exec.	0.52%	0.59%		1.11%	#Custs	954	1,076		2,030	183,603
3	604	704	Employee Pensions & Benefits	0.52%	0.59%		1.11%	#Custs	(179)	(202)		(380)	(34,419)
4	610	710	Purchased Water/Sewage Trtmt						0	0		0	-
5	615	715	Purchased Power	0.52%	0.59%		1.11%	#Custs	80	90		170	15,420
6	616	716	Fuel for Purchased Power						0	0		0	-
7	618	718	Chemicals						0	0		0	-
8	620	720	Materials & Supplies	0.52%	0.59%		1.11%	#Custs	126	143		269	24,327
9	631	731	Contractual Services - Engineering						0	0		0	-
10	632	732	Contractual Services - Accounting	0.52%	0.59%		1.11%	#Custs	(3)	(3)		(6)	(503)
11	633	733	Contractual Services - Legal	0.52%	0.59%		1.11%	#Custs	259	292		550	49,793
12	634	734	Contractual Services - Mgmt. Fees	0.52%	0.59%		1.11%	#Custs	4	5		9	845
13	635	735	Contractual Services - Testing	0.52%	0.59%		1.11%	#Custs	9	11		20	1,820
14	636	736	Contractual Services - Other	0.52%	0.59%		1.11%	#Custs	1,669	1,882		3,551	321,204
15	641	741	Rental of Building/Real Prop.	0.52%	0.59%		1.11%	#Custs	1,098	1,239		2,337	211,386
16	642	742	Rental of Equipment	0.52%	0.59%		1.11%	#Custs	84	95		179	16,221
17	650	750	Transportation Expenses	0.52%	0.59%		1.11%	#Custs	(381)	(429)		(810)	(73,289)
18	656	756	Insurance - Vehicle	0.52%	0.58%		1.10%	#Custs	0	0		0	42
19	657	757	Insurance - General Liability	0.52%	0.59%		1.11%	#Custs	1	1		2	166
20	658	758	Insurance - Workman's Comp.	0.52%	0.58%		1.10%	#Custs	0	0		0	25
21	659	759	Insurance - Other	0.52%	0.58%		1.10%	#Custs	0	0		1	55
22	660	760	Advertising Expense	0.52%	0.59%		1.11%	#Custs	5	6		12	1,050
23	666	766	Reg. Comm. Exp. - Rate Case Amort						0	0		0	-
24	667	767	Reg. Comm. Exp. - Rate Case Other						0	0		0	-
25	670	770	Bad Debt Expense	0.52%	0.59%		1.11%	#Custs	(70)	(79)		(149)	(13,483)
26	675	775	Miscellaneous Expense	0.49%	0.55%		1.04%	#Custs	2,248	2,536		4,784	458,407

Allocation methodology is addressed in Appendix 1

Net Depreciation Expense - Water

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Schedule: B-13

Page: 1 of 1

Preparer: R Griffin

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account.

Line No.	(1) Account No. and Name	(2) Historical Test Year 2007				(5) Used & Useful %	(6) Expense	(7) Pro Forma Adjustments	
		(2) 2007 Expense	(3) Utility Adjustments	(4) Adjusted Expense	(8) U & U Expense			(7) Depreciation Expense	
1	INTANGIBLE PLANT								
2	301.1 Organization	0	0	0	100.00%	0	0	0	0
3	302.1 Franchises	0	0	0	100.00%	0	0	0	0
4	339.1 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	0
5	SOURCE OF SUPPLY & PUMPING PLANT								
6	303.2 Land & Land Rights	0	0	0	100.00%	0	0	0	0
7	304.2 Structures & Improvements	0	0	0	100.00%	0	0	0	0
8	305.2 Collect. & Impound Reservoirs	0	0	0	100.00%	0	0	0	0
9	306.2 Lake, River & Other Intakes	0	0	0	100.00%	0	0	0	0
10	307.2 Wells & Springs	1,348	(1)	1,347	100.00%	1,347	0	0	0
11	308.2 Infiltration Galleries & Tunnels	0	0	0	100.00%	0	0	0	0
12	309.2 Supply Mains	0	0	0	100.00%	0	0	0	0
13	310.2 Power Generation Equipment	2,605	0	2,605	100.00%	2,605	0	0	0
14	311.2 Pumping Equipment	597	0	597	100.00%	597	0	0	0
15	339.2 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	0
16	WATER TREATMENT PLANT								
17	303.3 Land & Land Rights	0	0	0	100.00%	0	0	0	0
18	304.3 Structures & Improvements	524	0	524	100.00%	524	0	0	0
19	311.3 Pumping Equipment	576	0	576	100.00%	576	0	0	0
20	320.3 Water Treatment Equipment	126	0	126	100.00%	126	0	0	0
21	339.3 Other Plant & Misc. Equipment	0	0	0	100.00%	0	694	694	694
22	TRANSMISSION & DISTRIBUTION PLANT								
23	303.4 Land & Land Rights	0	0	0	100.00%	0	0	0	0
24	304.4 Structures & Improvements	0	0	0	100.00%	0	0	0	0
25	311.4 Pumping Equipment	0	0	0	100.00%	0	0	0	0
26	330.4 Distr. Reservoirs & Standpipes	1,439	84	1,523	100.00%	1,523	0	0	0
27	331.4 Transm. & Distribution Mains	1,563	0	1,563	100.00%	1,563	0	0	0
28	333.4 Services	49	0	49	100.00%	49	0	0	0
29	334.4 Meters & Meter Installations	835	0	835	100.00%	835	(8)	(8)	(8)
30	335.4 Hydrants	59	0	59	100.00%	59	0	0	0
31	336.4 Backflow Prevention	0	0	0	100.00%	0	0	0	0
32	339.4 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	0
33	GENERAL PLANT								
34	303.5 Land & Land Rights	0	0	0	100.00%	0	0	0	0
35	304.5 Structures & Improvements	0	52	52	100.00%	52	0	0	0
36	340.5 Office Furniture & Equipment	0	0	0	100.00%	0	0	0	0
37	340.51 Computer Equipment	0	3,021	3,021	100.00%	3,021	457	457	457
38	341.5 Transportation Equipment	0	0	0	100.00%	0	0	0	0
39	342.5 Stores Equipment	0	0	0	100.00%	0	0	0	0
40	343.5 Tools, Shop & Garage Equipment	0	0	0	100.00%	0	0	0	0
41	344.5 Laboratory Equipment	0	0	0	100.00%	0	0	0	0
42	345.5 Power Operated Equipment	0	0	0	100.00%	0	0	0	0
43	346.5 Communication Equipment	0	0	0	100.00%	0	0	0	0
44	347.5 Miscellaneous Equipment	0	0	0	100.00%	0	0	0	0
45	348.5 Other Tangible Plant	0	0	0	100.00%	0	0	0	0
46									
47	TOTAL DEPRECIATION EXPENSE	9,722	3,155	12,877		12,877	1,143	1,143	1,143
48	Composite U&U Rate				100.00%				
49	(LESS) AMORTIZATION OF CIAC	(1,073)	(99)	(1,172)		(1,172)	0	0	0
50									
51	NET DEPRECIATION EXPENSE	8,649	3,056	11,705		11,705	1,143	1,143	1,143

Net Depreciation Expense - Sewer

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-14
 Page: 1 of 1
 Preparer: R Griffin

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		2007 Expense	Utility Adjustments	Adjusted Expense	Used & Useful %	Expense	Pro Forma Depreciation Expense	Adjustments U & U Expense	
1	INTANGIBLE PLANT								
2	351.1 Organization	0	0	0	100.00%	0	0	0	
3	352.1 Franchises	0	0	0	100.00%	0	0	0	
4	389.1 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	
5	COLLECTION PLANT								
6	353.2 Land & Land Rights	0	0	0	100.00%	0	0	0	
7	354.2 Structures & Improvements	0	0	0	100.00%	0	0	0	
8	355.2 Power Generation Equipment	31	0	31	100.00%	31	0	0	
9	360.2 Collection Sewers - Force	310	0	310	100.00%	310	0	0	
10	361.2 Collection Sewers - Gravity	3,513	0	3,513	100.00%	3,513	0	0	
11	362.2 Special Collecting Structures	0	0	0	100.00%	0	0	0	
12	363.2 Services to Customers	732	0	732	100.00%	732	0	0	
13	364.2 Flow Measuring Devices	0	333	333	100.00%	333	0	0	
14	365.2 Flow Measuring Installations	0	0	0	100.00%	0	0	0	
15	389.2 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	
16	SYSTEM PUMPING PLANT								
17	353.3 Land & Land Rights	0	0	0	100.00%	0	0	0	
18	354.3 Structures & Improvements	0	0	0	100.00%	0	0	0	
19	355.3 Power Generation Equipment	0	0	0	100.00%	0	0	0	
20	370.3 Receiving Wells	270	0	270	100.00%	270	0	0	
21	371.3 Pumping Equipment	2,922	0	2,922	100.00%	2,922	0	0	
22	389.3 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	
23	TREATMENT AND DISPOSAL PLANT								
24	353.4 Land & Land Rights	0	0	0	100.00%	0	0	0	
25	354.4 Structures & Improvements	977	0	977	100.00%	977	0	0	
26	355.4 Power Generation Equipment	0	0	0	100.00%	0	0	0	
27	380.4 Treatment & Disposal Equipment	8,842	(21)	8,822	100.00%	8,822	0	0	
28	381.4 Plant Sewers	0	0	0	100.00%	0	0	0	
29	382.4 Outfall Sewer Lines	664	0	664	100.00%	664	0	0	
30	389.4 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	
31	RECLAIMED WATER TREATMENT PLANT								
32	353.5 Land & Land Rights	0	0	0	100.00%	0	0	0	
33	354.5 Structures & Improvements	0	0	0	100.00%	0	0	0	
34	355.5 Power Generation Equipment	0	0	0	100.00%	0	0	0	
35	371.5 Pumping Equipment	0	0	0	100.00%	0	0	0	
36	374.5 Reuse Distribution Reservoirs	0	0	0	100.00%	0	0	0	
37	380.5 Treatment & Disposal Equipment	0	0	0	100.00%	0	0	0	
38	381.5 Plant Sewers	0	0	0	100.00%	0	0	0	
39	389.5 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	
40	RECLAIMED WATER DISTRIBUTION PLANT								
41	352.6 Franchises	0	0	0	100.00%	0	0	0	
42	353.6 Land & Land Rights	0	0	0	100.00%	0	0	0	
43	354.6 Structures & Improvements	0	0	0	100.00%	0	0	0	
44	355.6 Power Generation Equipment	0	0	0	100.00%	0	0	0	
45	366.6 Reuse Services	0	0	0	100.00%	0	0	0	
46	367.6 Reuse Meters & Meter Installations	0	0	0	100.00%	0	0	0	
47	371.6 Pumping Equipment	0	0	0	100.00%	0	0	0	
48	375.6 Reuse Transmission & Distr. Sys.	0	0	0	100.00%	0	0	0	
49	389.6 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0	
50	GENERAL PLANT								
51	353.7 Land & Land Rights	0	0	0	100.00%	0	0	0	
52	354.7 Structures & Improvements	0	51	51	100.00%	51	0	0	
53	390.7 Office Furniture & Equipment	0	0	0	100.00%	0	0	0	
54	390.71 Computer Equipment	0	2,978	2,978	100.00%	2,978	451	451	
55	391.7 Transportation Equipment	0	0	0	100.00%	0	0	0	
56	392.7 Stores Equipment	0	0	0	100.00%	0	0	0	
57	393.7 Tools, Shop & Garage Equipment	0	0	0	100.00%	0	0	0	
58	394.7 Laboratory Equipment	0	0	0	100.00%	0	0	0	
59	395.7 Power Operated Equipment	0	0	0	100.00%	0	0	0	
60	396.7 Communication Equipment	0	0	0	100.00%	0	0	0	
61	397.7 Miscellaneous Equipment	0	0	0	100.00%	0	0	0	
62	398.7 Other Tangible Plant	0	0	0	100.00%	0	0	0	
63	TOTAL DEPRECIATION EXPENSE	18,262	3,341	21,603		21,603	451	451	
64	Composite U&U Rate				100.00%				
65	(LESS) AMORTIZATION OF CIAC	(959)	(293)	(1,252)		(1,252)	0	0	
66	NET DEPRECIATION EXPENSE	17,303	3,049	20,351		20,351	451	451	

Taxes Other Than Income

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: B-15

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Complete the following schedule of all taxes other than income.
For all allocations, provide description of allocation and calculations.

Line No.	(1) Description	(2) Regulatory Assessment Fees (RAFTs) 4.50%	(3) Payroll Taxes 8.23%	(4) RE & Personal Property Tax on U&U 1.46%	(5) Other	(6) Total
Water						
1	Test Year Per Books	4,211	(703)	5,840		9,348
2						
3	Adjustments to Test Year (Explain)					
4	RAF on Adj'd Rev - RAF Per Books	(28)				(28)
5	Payroll & Property Tax Adjustments		2,651	(2,698)		(47)
6	Non-U&U Adjustment @ 0.00%			0		0
7	Total Test Year Adjustments	(28)	2,651	(2,698)	0	(75)
8	Adjusted Test Year	4,183	1,947	3,143	0	9,273
9						
10	Pro Forma Adjustments (Explain)					
11	Payroll Tax Adjustments		154			154
12	2007 Plant in Service Additions			155		155
13	Pro Forma Plant in Service Additions			743		743
14	Non-U&U Adjustment @ 0.00%			0		0
15	Total Pro Forma Adjustments	0	154	898	0	1,051
16	Adjusted Pro Forma	4,183	2,101	4,040	0	10,325
17						
18	RAFTs Assoc. with Revenue Increase	2,620				2,620
19						
20	Total Pro Forma	6,803	2,101	4,040	0	12,945
Sewer						
21	Test Year Per Books	5,756	(703)	0		5,053
22						
23	Adjustments to Test Year (Explain)					
24	RAF on Adj'd Rev - RAF Per Books	(61)				(61)
25	Payroll & Property Tax Adjustments		2,664	2,698		5,362
26	Non-U&U Adjustment @ 0.00%			0		0
27	Total Test Year Adjustments	(61)	2,664	2,698	0	5,300
28	Adjusted Test Year	5,695	1,960	2,698	0	10,353
29						
30	Pro Forma Adjustments (Explain)					
31	Payroll Tax Adjustments		156			156
32	2007 Plant in Service Additions			337		337
33	Pro Forma Plant in Service Additions			89		89
34	Non-U&U Adjustment @ 0.00%			0		0
35	Total Pro Forma Adjustments	0	156	426	0	582
36	Adjusted Pro Forma	5,695	2,116	3,124	0	10,935
37						
38	RAFTs Assoc. with Revenue Increase	2,571				2,571
39						
40	Total Pro Forma	8,266	2,116	3,124	0	13,506

Recap Schedules: B-1, B-2

Payroll taxes: FICA=7.65, Fed & State Unemployment=0.41%

**Valencia Terrace
TAX SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Reconciliation of Total Income Tax Provision	C-1	75
State and Federal Income Tax Calculation	C-2	76
Schedule of Interest in Tax Expense Calculation	C-3	77
Book/Tax Difference	C-4	79
Deferred Income Tax Expense	C-5	80
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Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: C-1
 Page: 1 of 1
 Preparer: W Jerdon

Explanation: Provide a reconciliation between the total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	(1) Description	(2) Year End Per Books	(3) Utility Adjustments	(4) Year End Adjusted	(5) Pro Forma Adjustments	(6) Pro Forma	Supporting Schedules
Water							
1	Current Tax Expense	6,393	(7,027)	(634)	(5,294)	(5,928)	C-2
2	Deferred Income Tax Expense	0	(1,511)	(1,511)	0	(1,511)	C-5
3	ITC Realized This Year	0	0	0	0	0	C-7
4	ITC Amortization	0	0	0	0	0	C-7
5	Less: Parent Debt Adjustment	0	0	0	0	0	C-8
6	Total Income Tax Expense	6,393	(8,538)	(2,145)	(5,294)	(7,439)	
Sewer							
7	Current Tax Expense	5,287	(8,680)	(3,393)	(4,395)	(7,788)	C-2
8	Deferred Income Tax Expense	0	(1,378)	(1,378)	0	(1,378)	C-5
9	ITC Realized This Year	0	0	0	0	0	C-7
10	ITC Amortization	0	0	0	0	0	C-7
11	Less: Parent Debt Adjustment	0	0	0	0	0	C-8
12	Total Income Tax Expense	5,287	(10,058)	(4,771)	(4,395)	(9,166)	

Recap Scheds: B-1, B-2

State and Federal Income Tax Calculation - Current

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: C-2
 Page: 1 of 1
 Preparer: W Jerdon

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.	(1) Description	(2) - (6) Water				(7) - (12) Sewer						
		Year End Per Books	Utility Adjustments	Year End Adjusted	Pro Forma Adjustments	Pro Forma Adjusted	Year End Per Books	Utility Adjustments	Year End Adjusted	Pro Forma Adjustments	Pro Forma Adjusted	Supporting Schedules
1	Taxable Operating Income before Interest	16,573	(16,657)	(84)	(12,581)	(12,665)	13,707	(20,853)	(7,147)	(11,016)	(18,163)	B-1, B-2
2	Less: Interest Charges	0	(5,476)	(5,476)	(1,142)	(6,619)	0	(5,221)	(5,221)	(378)	(5,599)	C-3
3												
4	Taxable Income	16,573	(22,133)	(5,560)	(13,724)	(19,284)	13,707	(26,074)	(12,368)	(11,395)	(23,762)	
5												
6	Schedule M Adjustments											
7	Permanent Differences	-	0	0	0	0	-	0	0	0	0	C-4
8	Timing Differences	-	(3,916)	(3,916)	0	(3,916)	-	(3,572)	(3,572)	0	(3,572)	C-5
9	Total Schedule M Adjustments	0	(3,916)	(3,916)	0	(3,916)	0	(3,572)	(3,572)	0	(3,572)	
10												
11	Taxable Income Before State Taxes	16,573	(18,217)	(1,644)	(13,724)	(15,368)	13,707	(22,503)	(8,796)	(11,395)	(20,191)	
12												
13	State Tax Rate	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	
14	State Income Taxes	912	(1,002)	(90)	(755)	(845)	754	(1,238)	(484)	(627)	(1,110)	
15												
16	Federal Taxable Income	15,662	(17,215)	(1,553)	(12,969)	(14,522)	12,953	(21,265)	(8,312)	(10,768)	(19,080)	
17												
18	Federal Tax Rate	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	
19	Federal Income Taxes	5,482	(6,025)	(544)	(4,539)	(5,083)	4,533	(7,443)	(2,909)	(3,769)	(6,678)	
20												
21	Less: Investment Tax Credit Realized This Year	0	0	0	0	0	0	0	0	0	0	C-7
22												
23	Current Federal Income Taxes	5,482	(6,025)	(544)	(4,539)	(5,083)	4,533	(7,443)	(2,909)	(3,769)	(6,678)	
24												
25	Summary:											
26	Current State Income Tax	912	(1,002)	(90)	(755)	(845)	754	(1,238)	(484)	(627)	(1,110)	
27	Current Federal Income Tax	5,482	(6,025)	(544)	(4,539)	(5,083)	4,533	(7,443)	(2,909)	(3,769)	(6,678)	
28												
29	Total Current Income Tax Expense (To C-1)	6,393	(7,027)	(634)	(5,294)	(5,928)	5,287	(8,680)	(3,393)	(4,395)	(7,788)	

Schedule of Interest in Tax Expense Calculation

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Schedule: C-3

Page: 1 of 2

Preparer: W Jerdon

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2. Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

Line No.	(1) Description	(2) Water			(4)	(5) Sewer			(7)	(8) Supporting Schedules
		2007	2007	2007		2007	2007	2007		
		Per Books	Adjustments	Adjusted		Per Books	Adjustments	Adjusted		
1	Interest on Long-Term Debt	0	5,420	5,420	Note*	0	5,166	5,166	Note*	
2	Amortization of Debt Premium, Discount and Expense Net	0	0	0		0	0	0		
3	Interest on Short-Term Debt	0	0	0	Note*	0	0	0	Note*	
4	Other Interest Expense	0	56	56		0	55	55		
5	Less: AFUDC	0	0	0		0	0	0		
6	ITC Interest Synchronization	0	0	0		0	0	0	C-7	
7	Total Used For Tax Calculation	<u>0</u>	<u>5,476</u>	<u>5,476</u>		<u>0</u>	<u>5,221</u>	<u>5,221</u>		

	Water					Sewer					
	Balances From Sch. D-1	Amount	Ratio	Cost	Total Weighted Cost	Debt Only Weighted Cost	Amount	Ratio	Cost	Total Weighted Cost	Debt Only Weighted Cost
8 Long-Term Debt											
9 Short-Term Debt											
10 Preferred Stock											
11 Common Equity											
12 Total											
13 ITC (from D-1, Line 7)											
14 Weighted Debt Cost (From Line 12)											
15 Interest Adjustment (To Line 6)											

* Note: Calculations for utility adjusted interest:

	Water		Sewer	
Rate Base (Sch. A-1, A-2)	288,594		274,479	
Weighted Cost of Long Term Debt (D-1)	1.88%	5,420	1.88%	5,166
Weighted Cost of Short Term Debt (D-1)	0.00%	0	0.00%	0
Adjusted Interest on Debt		5,420		5,166

Schedule of Interest in Tax Expense Calculation

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Pro Forma
 Historical [] Projected [X]

Schedule: C-3
 Page: 2 of 2
 Preparer: W Jerdon

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2. Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

Line No.	(1) Description	(2) (3) (4)			(5) (6) (7)			(8) Supporting Schedules
		2007 Adjusted	Pro Forma Adjustments	Pro Forma Adjusted	2007 Adjusted	Pro Forma Adjustments	Pro Forma Adjusted	
1	Interest on Long-Term Debt	5,420	1,142	6,563	5,166	378	5,544	Note*
2	Amortization of Debt Premium, Discount and Expense Net	0	0	0	0	0	0	
3	Interest on Short-Term Debt	0	(0)	0	0	(0)	0	Note*
4	Other Interest Expense	56	0	56	55	0	55	
5	Less: AFUDC	0	0	0	0	0	0	
6	ITC Interest Synchronization	0	0	0	0	0	0	C-7
7	Total Used For Tax Calculation	<u>5,476</u>	<u>1,142</u>	<u>6,619</u>	<u>5,221</u>	<u>378</u>	<u>5,599</u>	

Calculation of ITC Interest Synchronization Adjustment ONLY for Option 2 Companies (see Sch. C-7)													
	Water						Sewer						
	Balances From Sch. D-1	Amount	Ratio	Cost	Total Weighted Cost	Debt Only Weighted Cost	Amount	Ratio	Cost	Total Weighted Cost	Debt Only Weighted Cost		
8	Long-Term Debt												
9	Short-Term Debt												
10	Preferred Stock												
11	Common Equity												
12	Total												
13	ITC (from D-1, Line 7)												
14	Weighted Debt Cost (From Line 12)												
15	Interest Adjustment (To Line 6)												

* Note: Calculations for utility adjusted interest:

	Water		Sewer	
Rate Base (Sch. A-1, A-2)		347,991		294,153
Weighted Cost of Long Term Debt (D-1)	1.89%	6,563	1.88%	5,544
Weighted Cost of Short Term Debt (D-1)	0.00%	0	0.00%	0
Adjusted Interest on Debt		<u>6,563</u>		<u>5,544</u>

Book/Tax Differences - Permanent

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: C-4

Page: 1 of 1

Preparer: W Jerdon

Explanation: Provide the description and amount of all book/tax differences accounted for as permanent differences. This would include any items accounted for on a flow through basis.

Line No.	(1) Description	(2) Amount
WATER		
1		
2	None	
3		
4	Total	<u>0</u>
SEWER		
5		
6	None	
7		
8	Total	<u>0</u>

Deferred Income Tax Expense

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: C-5
 Page: 1 of 1
 Preparer: W Jerdon

Explanation: Provide the calculation of total deferred income tax expense for the test year. Provide detail on items resulting in tax deferrals other than accelerated depreciation.

Line No.	Description	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
			Water			Sewer			Supporting Schedules
		Per Books	Adjustments	Adjusted	Per Books	Adjustments	Adjusted		
1	Timing Differences (Tax Expense								
2	Higher (Lower) than Book Expense):								
3	Tax Depreciation & Amortization	8,649	(506)	8,143	17,303	(200)	17,103		
4	Book Depreciation & Amortization	8,649	3,056	11,705	17,303	3,049	20,351	B-13,14	
5									
6	Depreciation Difference	0	(3,562)	(3,562)	0	(3,249)	(3,249)		
7									
8	Other Timing Differences (Itemize):								
9	Bad Debt	0	(354)	(354)	0	(323)	(323)		
10	All Other	0	0	0	0	0	0		
11									
12	Total Timing Differences (To C-2)	0	(3,916)	(3,916)	0	(3,572)	(3,572)		
13									
14	State Tax Rate	5.5%		5.5%	5.5%		5.5%		
15	State Deferred Taxes	0	(215)	(215)	0	(196)	(196)		
16									
17	Timing Differences for Federal Taxes	0	(3,701)	(3,701)	0	(3,375)	(3,375)		
18									
19	Federal Tax Rate	35.0%		35.0%	35.0%		35.0%		
20	Federal Deferred Taxes	0	(1,295)	(1,295)	0	(1,181)	(1,181)		
21									
22	Total Deferred Taxes (to C-1)	0	(1,511)	(1,511)	0	(1,378)	(1,378)		

Recap Schedules: C-1, C-2

Accumulated Deferred Income Taxes - Summary

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: C-6

Page: 1 of 3

Preparer: W Jerdon

Explanation: For each of the accumulated deferred tax accounts provide a summary of the ending balances as reported on pages 2 and 3 of this schedule. The same annual balances should be shown.

Line No.	(1) Year	(2) Account No. 283 Deferred Tax Liability			(6) Account No. ____			(10) Net Deferred Income Taxes		
		(2) State	(3) Federal	(4) Total	(5) State	(6) Federal	(7) Total	(8) State	(9) Federal	(10) Total
WATER										
1	2003	0	5,872	5,872				0	5,872	5,872
2	2004	15	0	15				15	0	15
3	2005	1,245	18	1,263				1,245	18	1,263
4	2006	948	5,679	6,627				948	5,679	6,627
5	2007	732	4,384	5,116				732	4,384	5,116
SEWER										
6	2003	0	5,000	5,000				0	5,000	5,000
7	2004	21	0	21				21	0	21
8	2005	1,714	25	1,739				1,714	25	1,739
9	2006	814	4,875	5,689				814	4,875	5,689
10	2007	616	3,695	4,311				616	3,695	4,311

Accumulated Deferred Income Taxes - State**Florida Public Service Commission**

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: C-6
 Page: 2 of 3
 Preparer: W Jerdon

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line No.	Year	(1)	(2)	(3)	(4)
		Account No. 28306 Deferred State Tax Liability			
		Beginning Balance	Current Year Change	Ending Balance	
WATER					
1	2003	0	0	0	
2	2004	0	15	15	
3	2005	15	1,230	1,245	
4	2006	1,245	(297)	948	
5	2007	948	(216)	732	
SEWER					
6	2003	0	0	0	
7	2004	0	21	21	
8	2005	21	1,693	1,714	
9	2006	1,714	(900)	814	
10	2007	814	(198)	616	

Accumulated Deferred Income Taxes - Federal

Florida Public Service Commission

Valencia Terrace

Schedule: C-6

Docket No. 080121-WS

Page: 3 of 3

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

		(1)	(2)	(3)	(4)
		Account No. 28305 Deferred Federal Tax Liability			
Line No.	Year	Beginning Balance	Current Year Change	Ending Balance	
WATER					
1	2003	0	5,872	5,872	
2	2004	5,872	(5,872)	0	
3	2005	0	18	18	
4	2006	18	5,661	5,679	
5	2007	5,679	(1,295)	4,384	
SEWER					
6	2003	0	5,000	5,000	
7	2004	5,000	(5,000)	0	
8	2005	0	25	25	
9	2006	25	4,850	4,875	
10	2007	4,875	(1,180)	3,695	

Investment Tax Credits - Analysis

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: C-7
 Page: 1 of 4
 Preparer: W Jerdon

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

Line No.	(1) Beginning Year Balance	(2)-(6) 3% ITC					(7) Ending Balance	(8)-(12) 4% ITC					(13) Ending Balance
		(3) Amount Realized		(4) Amortization		(9) Amount Realized		(10) Amortization					
		(3) Current Year	(4) Prior Year Adjust.	(5) Current Year	(6) Prior Year Adjust.	(9) Current Year		(10) Prior Year Adjust.	(11) Current Year	(12) Prior Year Adjust.			
1	NONE						NONE						

Investment Tax Credits - Analysis

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: C-7
 Page: 2 of 4
 Preparer: W Jerdon

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

(1)	(2)	8% ITC				(7)	(8)	10% ITC				(13)	
		Amount Realized		Amortization				Amount Realized		Amortization			
Line No.	Year	Beginning Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.	Ending Balance	Beginning Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.	Ending Balance
1		NONE						NONE					

Investment Tax Credits - Company Policies**Florida Public Service Commission****Valencia Terrace**

Schedule: C-7

Docket No. 080121-WS

Page: 3 of 4

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Explain accounting policy as to method of amortization for both progress payment and other ITC. Explanation should include at least a description of how the time period for amortization is determined, when it begins, under what circumstances it changes, etc. If there are unused ITC, supply a schedule showing year generated, amount generated, total amount used and remaining unused portion.

NONE

Investment Tax Credits - Section 46(f) Election

Florida Public Service Commission

Valencia Terrace

Schedule: C-7

Docket No. 080121-WS

Page: 4 of 4

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Provide a copy of the election made under Section 46(f), Internal Revenue Code.

NONE

Parent's Debt Information

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: C-8
 Page: 1 of 1
 Preparer: S Anzaldo

Explanation: Provide the information required to adjust income tax expense by the interest expense of the parent that may be invested in the equity of the applicant. If a year-end rate base is used, provide on both a year-end and an average basis. Amounts should be **parent only**.

Line No.	(1) Description	(2) Average Amount	(3) % of Total	(4) Cost Rate	(5) Weighted Cost	(6) Supporting Schedules
1	Long-Term Debt					
2	Short-Term Debt					
3	Preferred Stock					
4	Common Equity (State Retained Earnings Separately - Parent Only)					
5	Deferred Income Tax					
6	Other-Retained Earnings					
7	Total	<u>0</u>			<u>0</u>	

See Note

Parent Debt Adjustment Calculation

8	Weighted Cost of Parent's Debt (Line 1 & 2, col. 5)		0			From B-1
9	Effective consolidated tax rate					
10	Parent's Tax Deduction on Debt Interest		0			
Water						
11	Equity of Subsidiary					D-1
12	Parent Debt Adjustment (to C-1) Allocation to subsidiary at		0			A-17
Sewer						
13	Equity of Subsidiary					D-1
14	Parent Debt Adjustment (to C-1) (to C-1) Allocation to subsidiary at		0			A-17

Note

This system had no debt in the historical test year. However, the total rate base is funded by a 0.3769 Debt - 0.6231 Equity capital structure (the capital structure of the parent) with consideration made for Customer Deposits and Deferred Taxes. See Schedule D-1

Income Tax Returns**Florida Public Service Commission****Valencia Terrace**

Schedule: C-9

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Provide a copy of the most recently filed federal income tax return, state income tax return and most recent final IRS revenue agent's report for the applicant or consolidated entity (whichever type of return is filed). A statement of when and where the returns and reports are available for review may be provided in lieu of providing the returns and reports.

Federal and State Income Tax Returns are available at the company's office location at
762 West Lancaster Ave, Bryn Mawr, PA 19010

Miscellaneous Tax Information**Florida Public Service Commission****Valencia Terrace**

Schedule: C-10

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Provide answers to the following questions with respect to the applicant or its consolidated entity.

- | | |
|---|------------------------|
| (1) What tax years are open with the Internal Revenue Service? | 2004, 2005, 2006, 2007 |
| (2) Is the treatment of customer deposits at issue with the IRS? | No |
| (3) Is the treatment of contributions in aid of construction at issue with the IRS? | No |
| (4) Is the treatment of unbilled revenue at issue with the IRS? | No |

**Valencia Terrace
CAPITAL SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Requested Cost of Capital	D-1	93
Reconciliation to Rate Base	D-2	95
Preferred Stock	D-3	96
Short-Term Debt	D-4	97
Long-Term Debt	D-5	98
Variable Debt	D-6	100
Customer Deposits	D-7	102

Schedule of Requested Cost of Capital

13 Month Average balance

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: D-1

Page: 1 of 2

Preparer: S Anzaldo

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis.
If a year-end basis is used submit an additional schedule reflecting year-end calculations.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Line No. Class of Capital		Reconciled To 2007 Rate Base	Ratio	Cost Rate	Weighted Cost Rate	Cost	Supporting Schedules
WATER							
1	Long-Term Debt	106,216	36.80%	5.10%	1.88%	5,420	D-2, D-5
2	Short-Term Debt	0	0.00%		0.00%	0	D-2
3	Preferred Stock	0	0.00%		0.00%	0	D-2
4	Common Stock	175,572	60.84%	10.25%	6.23%	17,991	D-2
5	Customer Deposits	934	0.32%	6.00%	0.02%	56	D-2
6	Accumulated Deferred Income Taxes	5,872	2.03%	0.00%	0.00%	0	D-2
7	Total	<u>288,594</u>	<u>100.00%</u>		<u>8.13%</u>	<u>23,468</u>	
SEWER							
8	Long-Term Debt	101,229	36.88%	5.10%	1.88%	5,166	D-2
9	Short-Term Debt	0	0.00%	0.00%	0.00%	0	D-2
10	Preferred Stock	0	0.00%	0.00%	0.00%	0	D-2
11	Common Stock	167,328	60.96%	10.25%	6.25%	17,147	D-2
12	Customer Deposits	921	0.34%	6.00%	0.02%	55	D-2
13	Accumulated Deferred Income Taxes	5,000	1.82%	0.00%	0.00%	0	D-2
14	Total	<u>274,479</u>	<u>100.00%</u>		<u>8.15%</u>	<u>22,368</u>	

Schedule of Requested Cost of Capital

13 Month Average balance

Valencia Terrace

Docket No. 080121-WS

Pro Forma

Historical [] Projected [X]

Florida Public Service Commission

Schedule: D-1

Page: 2 of 2

Preparer: S Anzaldo

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis. If a year-end basis is used submit an additional schedule reflecting year-end calculations.

Line No.	(1) Class of Capital	(2) Reconciled To Pro Forma Rate Base	(3) Ratio	(4) Cost Rate	Weighted Cost Rate	(5) Cost	(6) Supporting Schedules
WATER							
1	Long-Term Debt	128,606	36.96%	5.10%	1.89%	6,563	D-2
2	Short-Term Debt	0	0.00%	0.00%	0.00%	0	D-2
3	Preferred Stock	0	0.00%	0.00%	0.00%	0	D-2
4	Common Stock	212,580	61.09%	10.25%	6.26%	21,784	D-2
5	Customer Deposits	934	0.27%	6.00%	0.02%	56	D-2
6	Accumulated Deferred Income Taxes	5,872	1.69%	0.00%	0.00%	0	D-2
7	Total	<u>347,991</u>	<u>100.00%</u>		<u>8.16%</u>	<u>28,402</u>	
SEWER							
8	Long-Term Debt	108,646	36.93%	5.10%	1.88%	5,544	D-2
9	Short-Term Debt	0	0.00%	0.00%	0.00%	0	D-2
10	Preferred Stock	0	0.00%	0.00%	0.00%	0	D-2
11	Common Stock	179,587	61.05%	10.25%	6.26%	18,403	D-2
12	Customer Deposits	921	0.31%	6.00%	0.02%	55	D-2
13	Accumulated Deferred Income Taxes	5,000	1.70%	0.00%	0.00%	0	D-2
14	Total	<u>294,153</u>	<u>100.00%</u>		<u>8.16%</u>	<u>24,002</u>	

Reconciliation of Capital Structure to Requested Rate Base

13 Month Average Balance

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: D-2

Page: 1 of 1

Preparer: S Anzaldo

Explanation: Provide a reconciliation of the average basis capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Balance 12/31/2006	(3) Balance 12/31/2007	(4) 13 Mo Average†	(5) Reconciliation Adjustments Pro rata *	(6) Reconciled To 2007 Rate Base	(7) Reconciled To Pro Forma Rate Base	(8) Supporting Schedules
Water								
1	Long-Term Debt	94,782	105,995	106,216		106,216	128,606	D-5
2	Short-Term Debt	0	0	0		0	0	D-4
3	Preferred Stock	0	0	0		0	0	D-3
4	Common Stock	156,670	175,206	175,572		175,572	212,580	
5	Customer Deposits	846	1,007	934		934	934	D-7
6	Accumulated Deferred Income Taxes	6,627	5,116	5,872		5,872	5,872	C-6
7	Total	<u>258,925</u>	<u>287,324</u>	<u>288,594</u>	<u>0</u>	<u>288,594</u>	<u>347,991</u>	A-1
Sewer								
8	Long-Term Debt	86,061	100,964	101,229		101,229	108,646	D-5
9	Short-Term Debt	0	0	0		0	0	D-4
10	Preferred Stock	0	0	0		0	0	D-3
11	Common Stock	142,256	166,889	167,328		167,328	179,587	
12	Customer Deposits	834	993	921		921	921	D-7
13	Accumulated Deferred Income Taxes	5,689	4,311	5,000		5,000	5,000	C-6
14	Total	<u>234,840</u>	<u>273,156</u>	<u>274,479</u>	<u>0</u>	<u>274,479</u>	<u>294,153</u>	A-2

† The 13 month averages shown in column (4) above include used & useful adjustments as shown on Schedule A-1.

* List corresponding adjustments to rate base below:

This system had no debt in the historical test year. However, the total rate base is funded by a 0.3769 Debt - 0.6231 Equity capital structure (the capital structure of the parent) with consideration made for Customer Deposits and Deferred Taxes. See Schedule D-1

Cost of Short-Term Debt

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-4
 Page: 1 of 1
 Preparer: S Anzaldo

Utility [X] or Parent [X]

Explanation: Provide the following information on a 13 month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	Lender	(1) Total Interest Expense	(2) Maturity Date	(3) Average Amt Outstanding	(4) Effective Cost Rate	(5) Supporting Schedule(s)
1	There is no Short Term Debt for this subsidiary nor its parent					
2						
3						
4						
5						
6						
7						
8	Total	<u>0</u>			<u>0.00%</u>	

Cost of Long-Term Debt

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-5
 Page: 1 of 2
 Preparer: S Anzaldo

Utility or Parent

Explanation: Provide the specified data on long-term debt issues on a 13 month average basis for the test year. Arrange by type of issue (e.g., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc.(Premium) Associated With Col (4)	Unamortized Issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of Issuing Exp. on Principal Outstanding	Interest Cost (Coupon Rate) x Col(4)	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/(12)-(7))

1

All Long Term Debt is issued and held by the parent

Cost of Long-Term Debt

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-5
 Page: 2 of 2
 Preparer: S Anzaldo

Utility [] or Parent [X]

Explanation: Provide the specified data on long-term debt issues on a 13 month average basis for the test year. Arrange by type of issue (e.g., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Line No.	(1) Description, Years of Life, Coupon Rate	(2) Issue Date, Maturity Date	(3) Principal Amt. Sold (Face Value)	(4) Principal Amount Outstanding	(5) Amount Outstanding Within One Year	(6) Unamortized Disc.(Premium) Associated With Col (4)	(7) Unamortized Issuing Exp. Associated with Col (4)	(8) Annual Amort. of Discount (Prem) on Principal Outst.	(9) Annual Amort. of Issuing Exp. on Principal Outstanding	(10) Interest Cost (Coupon Rate) x Col(4)	(11) Total Interest Cost (8)+(9)+(10)	(12) Effective Cost Rate (11)/(4)-(6)-(7))
2006												
1	Unsecured Note - 10 years	6.00% 10/31/2006 10/31/2016	20,501,000	20,501,000	-	-	-	-	-	1,230,060	1,230,060	6.00%
2												
3												
4	2007											
5	Unsecured Note - 7 years	4.87% 07/31/2003 07/31/2010	27,000,000	3,135,582	-	-	-	-	-	152,703	152,703	4.87%
6	Unsecured Note - 10 years	4.87% 07/31/2003 07/31/2013	21,600,000	2,508,465	-	-	-	-	-	122,162	122,162	4.87%
7	Unsecured Note - 11 years	4.87% 07/31/2003 07/31/2014	27,000,000	3,135,582	-	-	-	-	-	152,703	152,703	4.87%
8	Unsecured Note - 13 years	4.87% 07/31/2003 07/31/2016	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
9	Unsecured Note - 14 years	4.87% 07/31/2003 07/31/2017	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
10	Unsecured Note - 15 years	4.87% 07/31/2003 07/31/2018	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
11	Unsecured Note - 17 years	4.87% 07/31/2003 07/31/2020	16,200,000	1,881,349	-	-	-	-	-	91,622	91,622	4.87%
12	Unsecured Note - 20 years	4.87% 07/31/2003 07/31/2023	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
13	Unsecured Note - 10 years	5.01% 02/03/2005 02/03/2015	18,000,000	2,090,368	-	-	-	-	-	104,728	104,728	5.01%
14	Unsecured Note - 15 years	5.20% 02/03/2005 02/03/2020	12,000,000	1,393,592	-	-	-	-	-	72,467	72,467	5.20%
15	Unsecured Note - 15 years	5.63% 02/28/2007 02/28/2022	15,000,000	1,741,990	-	-	-	-	-	98,074	98,074	5.63%
16	Unsecured Note - 30 years	5.83% 02/28/2007 02/28/2037	15,000,000	1,741,990	-	-	-	-	-	101,558	101,558	5.83%
17	Unsecured Note - 12 years	5.54% 12/27/2006 12/27/2018	30,000,000	3,490,254	-	-	-	-	-	193,360	193,360	5.54%
18	2007 12 Month Total			26,136,124	-	-	-	-	-	1,333,702	1,333,702	5.10%
19	**											
20	13 Month Average (from A-19)			22,517,338								

* The interest expense calculated on this schedule represents a full year of interest. The actual interest expense incurred by the company for 2006 was: \$208,427

** The interest expense calculated on this schedule represents a full year of interest. The actual interest expense incurred by the company for 2007 was: \$1,293,801

All long-term debt is issued and held by the parent

Cost of Variable Rate Long-Term Debt

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-6
 Page: 1 of 2
 Preparer: S Anzaldo

Utility [X] or Parent []

Explanation: Provide the specified data on variable cost long-term debt issues on a 13 month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc. (Premium) Associated With Col (4)	Unamortized Issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of Issuing Exp. on Principal Outstanding	Basis of Variable Rate (e.g., Prime+%)	Interest Cost (Test Year Cost Rate X Col. (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (12)/(13)

1 All Long Term Debt is issued and held by the parent

Cost of Variable Rate Long-Term Debt

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-6
 Page: 2 of 2
 Preparer: S Anzaldo

Utility [] or Parent [X]

Explanation: Provide the specified data on variable cost long-term debt issues on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc. (Premium) Associated With Col (4)	Unamortized Issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of Issuing Exp. on Principal Outstanding	Basis of Variable Rate (e.g., Prime+%)	Interest Cost (Test Year Cost Rate X Col. (4))	Total Interest Cost ((8)+(9)+(10); ((4)-(6)-(7)))	Effective Cost Rate (12)/

1 . **The parent does not have any Variable Rate Long term debt**

Schedule of Customer Deposits

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-7
 Page: 1 of 1
 Preparer: S Anzaldo

Utility [X] or Parent []

Explanation: Provide a schedule of customer deposits on a 13 month average basis.

Line No.	(1) Month & Year	(2) Beginning Balance	(3) Deposits Received	(4) Deposits Refunded	Ending Balance (2+3+4)
1	Dec-06	1,660	20	0	1,680
2	Jan-07	1,680	40	0	1,720
3	Feb-07	1,720	0	0	1,720
4	Mar-07	1,720	40	0	1,760
5	Apr-07	1,760	60	0	1,820
6	May-07	1,820	40	0	1,860
7	Jun-07	1,860	40	(40)	1,860
8	Jul-07	1,860	0	0	1,860
9	Aug-07	1,860	20	0	1,880
10	Sep-07	1,880	80	0	1,960
11	Oct-07	1,960	40	0	2,000
12	Nov-07	2,000	0	0	2,000
13	Dec-07	2,000	0	0	2,000
14	Average				<u>1,855</u>
15					
16			Water Allocated at	50%	<u>934</u>
17					
18			Sewer Allocated at	50%	<u>921</u>

**Valencia Terrace
RATES SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Rate Schedule - Water	E-1w	105
Rate Schedule - Sewer	E-1s	106
Revenues at Present & Proposed Rates - Water	E-2w	107
Revenues at Present & Proposed Rates - Sewer	E-2s	111
Customer Monthly Billing Schedules	E-3	115
Miscellaneous Service Charges	E-4	116
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Service Availability Charges	E-10	123
Guaranteed Revenues Received	E-11	124
Class A Utility Cost of Service Study	E-12	125
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Rate Schedule - Water

Florida Public Service Commission

Valencia Terrace

Schedule: E-1w

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: T Rendell

Water [X] or Sewer []

Explanation: Provide a schedule of present rates and proposed rates.

Line No.	(1) Class/Meter Size	(2) Test Year Period 1	(3) Test Year Period 2	(4) Period 3 & Prior to Filing	(5) Unlimited Interim Rates	(6) Limited Interim Rates	(7) Proposed Consolidated Rates
1	Residential						
2	5/8" X 3/4"	9.90	13.07	9.90	14.84	14.84	21.92
3	3/4"	14.86	19.63	14.86	22.27	22.27	32.89
4	1"	24.76	32.69	24.76	37.11	37.11	54.81
5	1-1/2"	49.49	65.34	49.49	74.18	74.18	109.62
6	2"	79.20	104.57	79.20	118.71	118.71	175.39
7	3"	158.39	209.14	158.39	237.41	237.41	350.79
8	4"	247.48	326.78	247.48	370.94	370.94	548.10
9	6"	494.98	653.57	494.98	741.92	741.92	1,096.21
10	8"	791.96	1,045.70	791.96	1,187.06	1,187.06	1,753.93
11	10"	1,138.43	1,503.18	1,138.43	1,706.37	1,706.37	2,521.28
12	Gallorage						
13	Block 1, 0-5,000	2.14	2.83	2.14	3.21	3.21	3.80
14	Block 2, 5,000-10,000	2.14	2.83	2.14	3.21	3.21	4.76
15	Block 3, >10,000	2.14	2.83	2.14	3.21	3.21	4.76
16							
17	Commercial						
18	5/8" X 3/4"	9.90	13.07	9.90	14.84	14.84	21.92
19	3/4"	14.86	19.63	14.86	22.27	22.27	32.89
20	1"	24.76	32.69	24.76	37.11	37.11	54.81
21	1-1/2"	49.49	65.34	49.49	74.18	74.18	109.62
22	2"	79.20	104.57	79.20	118.71	118.71	175.39
23	3"	158.39	209.14	158.39	237.41	237.41	350.79
24	4"	247.48	326.78	247.48	370.94	370.94	548.10
25	6"	494.98	653.57	494.98	741.92	741.92	1,096.21
26	8"	791.96	1,045.70	791.96	1,187.06	1,187.06	1,753.93
27	10"	1,138.43	1,503.18	1,138.43	1,706.37	1,706.37	2,521.28
28	Gallorage charge	2.14	2.83	2.14	3.21	3.21	3.80
29							
30							
31							
32	Multi-Family						
33	5/8" X 3/4"	9.90	13.07	9.90	14.84	14.84	21.92
34	3/4"	14.86	19.63	14.86	22.27	22.27	32.89
35	1"	24.76	32.69	24.76	37.11	37.11	54.81
36	1-1/2"	49.49	65.34	49.49	74.18	74.18	109.62
37	2"	79.20	104.57	79.20	118.71	118.71	175.39
38	3"	158.39	209.14	158.39	237.41	237.41	350.79
39	4"	247.48	326.78	247.48	370.94	370.94	548.10
40	6"	494.98	653.57	494.98	741.92	741.92	1,096.21
41	8"	791.96	1,045.70	791.96	1,187.06	1,187.06	1,753.93
42	10"	1,138.43	1,503.18	1,138.43	1,706.37	1,706.37	2,521.28
43	Gallorage charge	2.14	2.83	2.14	3.21	3.21	3.80
44							
45	Fire Protection						
46	2"	6.58	8.69	6.58	9.86	9.86	14.62
47	3"	13.21	17.44	13.21	19.80	19.80	29.23
48	4"	20.63	27.24	20.63	30.92	30.92	45.68
49	6"	41.25	54.46	41.25	61.83	61.83	91.35
50	8"	66.00	87.14	66.00	98.93	98.93	146.16
51	10"	94.87	125.26	94.87	142.20	142.20	210.11

Rate Schedule - Sewer

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Water [] or Sewer [X]

Schedule: E-1s
 Page: 1 of 1
 Preparer: T Rendell

Explanation: Provide a schedule of present rates and proposed rates.

Line No.	(1) Class/Meter Size	(2) Test Year Period 1	(3) Test Year Period 2	(4) Period 3 & Prior to Filing	(5) Unlimited Interim Rates	(6) Limited Interim Rates	(7) Proposed Consolidated Rates
1	Residential						
2	All Meter Sizes	16.30	23.02	16.30	33.26	33.26	45.26
3				-			
4				-			
5				-			
6				-			
7				-			
8				-			
9				-			
10				-			
11				-			
12	Gallage cap (gallons)	6,000	6,000	6,000	6,000	6,000	6,000
13	Gallage Charge, Capped Usage	3.30	4.66	3.30	6.73	6.73	8.73
14							
15							
16	Commercial						
17	5/8" X 3/4"	16.30	23.02	16.30	33.26	33.26	45.26
18	3/4"	24.41	34.48	24.41	49.81	49.81	67.89
19	1"	40.72	57.51	40.72	83.10	83.10	113.14
20	1-1/2"	81.40	114.97	81.40	166.11	166.11	226.29
21	2"	130.23	183.93	130.23	265.76	265.76	362.06
22	3"	260.46	367.87	260.46	531.52	531.52	724.12
23	4"	406.96	574.78	406.96	830.48	830.48	1,131.44
24	6"	813.92	1,149.57	813.92	1,660.95	1,660.95	2,262.89
25	8"	1,302.27	1,839.31	1,302.27	2,657.52	2,657.52	3,620.62
26	10"	1,872.01	2,644.00	1,872.01	3,820.18	3,820.18	5,204.65
27	Gallage charge	3.96	5.59	3.96	8.08	8.08	10.48
28							
29	Multi-Family						
30	5/8" X 3/4"	16.30	23.02	16.30	33.26	33.26	45.26
31	3/4"	24.41	34.48	24.41	49.81	49.81	67.89
32	1"	40.72	57.51	40.72	83.10	83.10	113.14
33	1-1/2"	81.40	114.97	81.40	166.11	166.11	226.29
34	2"	130.23	183.93	130.23	265.76	265.76	362.06
35	3"	260.46	367.87	260.46	531.52	531.52	724.12
36	4"	406.96	574.78	406.96	830.48	830.48	1,131.44
37	6"	813.92	1,149.57	813.92	1,660.95	1,660.95	2,262.89
38	8"	1,302.27	1,839.31	1,302.27	2,657.52	2,657.52	3,620.62
39	10"	1,872.01	2,644.00	1,872.01	3,820.18	3,820.18	5,204.65
40	Gallage charge	3.96	5.59	3.96	8.08	8.08	10.48
41							
42	Flat Rate						
43	Resid'l Wastewater Only (RWO)	28.94	40.87	28.94	59.06	59.06	112.65
44	Com'l. Wastewater Only	28.94	40.87	28.94	59.06	59.06	701.21
45	Reuse per Sprinkler Head	-	-	-	-	-	-
46	Reuse Flat Rate	-	-	-	-	-	-

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Water [X] or Sewer []

Schedule: E-2w

Page: 1 of 4

Preparer: G Prettyman

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Effctv. Test Year Rate	(5) Test Year Revenue	(6) Rate Prior to Filing	(7) Repressed Gallons	(8) Proposed Rate	(9) Revenue at Proposed
1	Residential								
2	5/8" X 3/4"	3,696	17,982	9.90	36,590	9.90	NA	21.92	81,016
3	3/4"	0	0	-	0	14.86	NA	32.89	0
4	1"	0	0	-	0	24.76	NA	54.81	0
5	1-1/2"	0	0	-	0	49.49	NA	109.62	0
6	2"	0	0	-	0	79.20	NA	175.39	0
7	3"	0	0	-	0	158.39	NA	350.79	0
8	4"	0	0	-	0	247.48	NA	548.10	0
9	Gallorage								
10	Block 1, 0-5,000		10,561	2.14	22,601	2.14	10,561	3.80	40,132
11	Block 2, 5,000-10,000		3,635	2.14	7,778	2.14	2,988	4.76	14,224
12	Block 3, >10,000		3,786	2.14	8,102	2.14	3,113	4.76	14,817
13	Total Residential	3,696	17,982		75,072		16,662		150,189
14	Average Bill				20.31				40.64
15									
16	Commercial								
17	5/8" X 3/4"	72	2,635	9.90	713	9.90	NA	21.92	1,578
18	3/4"	0	0	-	0	14.86	NA	32.89	0
19	1"	84	1,841	24.76	2,080	24.76	NA	54.81	4,604
20	1-1/2"	36	659	49.49	1,782	49.49	NA	109.62	3,946
21	2"	12	258	79.20	950	79.20	NA	175.39	2,105
22	3"	0	0	-	0	158.39	NA	350.79	0
23	4"	0	0	-	0	247.48	NA	548.10	0
24	8"	0	0	-	0	791.96	NA	1,753.93	0
25	Gallorage		5,393	2.14	11,541	2.14	5,393	3.80	20,494
26									
27									
28	Total Commercial	204	5,393		17,066		5,393		32,727
29	Average Bill				83.66				160.43
30									
31	Multi-Family								
32	5/8" X 3/4"	0	0	-	0	9.90	NA	21.92	0
33	3/4"	0	0	-	0	14.86	NA	32.89	0
34	1"	0	0	-	0	24.76	NA	54.81	0
35	1-1/2"	0	0	-	0	49.49	NA	109.62	0
36	2"	0	0	-	0	79.20	NA	175.39	0
37	3"	0	0	-	0	158.39	NA	350.79	0
38	4"	0	0	-	0	247.48	NA	548.10	0
39									
40	Gallorage		0	-	0	2.14	0	3.80	0
41									
42									
43	Total Multi-Family	0	0		0		0		0
44	Average Bill				-				-
45									
46	Fire Protection								
47	2"	0	NA	-	0	6.58	NA	12.89	0
48	3"	0	NA	-	0	13.21	NA	25.77	0
49	4"	0	NA	-	0	20.63	NA	40.27	0
50	6"	0	NA	-	0	41.25	NA	80.54	0
51	8"	0	NA	-	0	66.00	NA	128.86	0
52	10"	0	NA	-	0	94.87	NA	185.23	0
53									
54									
55									
56	Total Fire Protection	0	NA		0		NA		0
57	Average Bill				-				-
58									
59	Subtotal				92,138				182,916
60	Unbilled Revenues				-				-
61	Guaranteed Revenues				-				-
62	Misc. Service Charge				820				2,500
63	Total Revenue				92,958				185,416
64	Booked Revenue				93,574				
65	Difference				(616)				-0.7%

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Period: 1/1/07 - 4/30/07 (pre-Interim Rates)
 Water [X] or Sewer []

Schedule: E-2w
 Page: 2 of 4
 Preparer: G Prettyman

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 1 Rates	(5) Period 1 Revenue
1	Residential				
2	5/8" X 3/4"	1,304	6,410	9.90	12,910
3	3/4"	0	0	14.86	0
4	1"	0	0	24.76	0
5	1-1/2"	0	0	49.49	0
6	2"	0	0	79.20	0
7	3"	0	0	158.39	0
8	4"	0	0	247.48	0
9	Gallonge				
10	Block 1		4,010	2.14	8,582
11	Block 2		1,241	2.14	2,657
12	Block 3		1,159	2.14	2,480
13	Total Residential	<u>1,304</u>	<u>6,410</u>		<u>26,628</u>
14	Average Bill				<u>20.42</u>
15					
16	Commercial				
17	5/8" X 3/4"	24	1,109	9.90	238
18	3/4"	0	0	14.86	0
19	1"	28	724	24.76	693
20	1-1/2"	12	34	49.49	594
21	2"	4	78	79.20	317
22	3"	0	0	158.39	0
23	4"	0	0	247.48	0
24	8"	0	0	791.96	0
25	Gallonge		1,945	2.14	4,162
26					
27					
28	Total Commercial	<u>68</u>	<u>1,945</u>		<u>6,003</u>
29	Average Bill				<u>88.28</u>
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	9.90	0
33	3/4"	0	0	14.86	0
34	1"	0	0	24.76	0
35	1-1/2"	0	0	49.49	0
36	2"	0	0	79.20	0
37	3"	0	0	158.39	0
38	4"	0	0	247.48	0
39					
40	Gallonge		0	2.14	0
41					
42					
43	Total Multi-Family	<u>0</u>	<u>0</u>		<u>0</u>
44	Average Bill				
45					
46	Fire Protection				
47	1"	0	NA	6.58	0
48	2"	0	NA	13.21	0
49	3"	0	NA	20.63	0
50	4"	0	NA	41.25	0
51	6"	0	NA	66.00	0
52	8"	0	NA	94.87	0
53					
54					
55					
56	Total Fire Protection	<u>0</u>	<u>NA</u>		<u>0</u>
57	Average Bill				
58					
59	Subtotal				<u>32,631</u>

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace

Schedule: E-2w

Docket No. 080121-WS

Page: 3 of 4

Schedule Period: 5/1/07 - 8/31/07 (Interim Rates)

Preparer: G Prettlyman

Water [X] or Sewer []

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 1 Rates	(5) Revenue at Per 1 Rates	(6) Period 2 Rates	(7) Period 2 Billed Rev.	(8) Period 2 Refunds
1	Residential							
2	5/8" X 3/4"	1,176	6,064	9.90	11,642	13.07	15,370	3,728
3	3/4"	0	0	14.86	0	19.63	0	0
4	1"	0	0	24.76	0	32.69	0	0
5	1-1/2"	0	0	49.49	0	65.34	0	0
6	2"	0	0	79.20	0	104.57	0	0
7	3"	0	0	158.39	0	209.14	0	0
8	4"	0	0	247.48	0	326.78	0	0
9	Gallonge							
10	Block 1		3,312	2.14	7,088	2.83	9,373	2,285
11	Block 2		1,289	2.14	2,758	2.83	3,648	889
12	Block 3		1,463	2.14	3,130	2.83	4,140	1,009
13	Total Residential	<u>1,176</u>	<u>6,064</u>		<u>24,619</u>		<u>32,531</u>	<u>7,912</u>
14	Average Bill				20.93		27.66	
15								
16	Commercial							
17	5/8" X 3/4"	24	1,181	9.90	238	13.07	314	76
18	3/4"	0	0	14.86	0	19.63	0	0
19	1"	28	574	24.76	693	32.69	915	222
20	1-1/2"	12	335	49.49	594	65.34	784	190
21	2"	4	83	79.20	317	104.57	418	101
22	3"	0	0	158.39	0	209.14	0	0
23	4"	0	0	247.48	0	326.78	0	0
24	8"	0	0	791.96	0	1,045.70	0	0
25	Gallonge		2,173	2.14	4,650	2.83	6,149	1,499
26								
27								
28	Total Commercial	<u>68</u>	<u>2,173</u>		<u>6,491</u>		<u>8,580</u>	<u>2,089</u>
29	Average Bill				95.46		126.78	
30								
31	Multi-Family							
32	5/8" X 3/4"	0	0	9.90	0	13.07	0	0
33	3/4"	0	0	14.86	0	19.63	0	0
34	1"	0	0	24.76	0	32.69	0	0
35	1-1/2"	0	0	49.49	0	65.34	0	0
36	2"	0	0	79.20	0	104.57	0	0
37	3"	0	0	158.39	0	209.14	0	0
38	4"	0	0	247.48	0	326.78	0	0
39								
40	Gallonge		0	2.14	0	2.83	0	0
41								
42								
43	Total Multi-Family	<u>0</u>	<u>0</u>		<u>0</u>		<u>0</u>	<u>0</u>
44	Average Bill				-		-	
45								
46	Fire Protection							
47	1"	0	NA	6.58	0	8.69	0	0
48	2"	0	NA	13.21	0	17.44	0	0
49	3"	0	NA	20.63	0	27.24	0	0
50	4"	0	NA	41.25	0	54.46	0	0
51	6"	0	NA	66.00	0	87.14	0	0
52	8"	0	NA	94.87	0	125.26	0	0
53								
54								
55								
56	Total Fire Protection	<u>0</u>	<u>NA</u>		<u>0</u>		<u>0</u>	<u>0</u>
57	Average Bill				-		-	
58								
59	Subtotal				<u>31,110</u>		<u>41,112</u>	<u>10,001</u>

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Period: 9/1/07 - 12/31/07 (post-Interim Rates)
 Water [X] or Sewer []

Schedule: E-2w
 Page: 4 of 4
 Preparer: G Prettyman

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 3 Rates	(5) Period 3 Revenue
1	Residential				
2	5/8" X 3/4"	1,216	5,508	9.90	12,038
3	3/4"	0	0	14.86	0
4	1"	0	0	24.76	0
5	1-1/2"	0	0	49.49	0
6	2"	0	0	79.20	0
7	3"	0	0	158.39	0
8	4"	0	0	247.48	0
9	Gallonge				
10	Block 1		3,239	2.14	6,931
11	Block 2		1,104	2.14	2,363
12	Block 3		1,165	2.14	2,492
13	Total Residential	<u>1,216</u>	<u>5,508</u>		<u>23,825</u>
14	Average Bill				19.59
15					
16	Commerical				
17	5/8" X 3/4"	24	345	9.90	238
18	3/4"	0	0	14.86	0
19	1"	28	543	24.76	693
20	1-1/2"	12	290	49.49	594
21	2"	4	98	79.20	317
22	3"	0	0	158.39	0
23	4"	0	0	247.48	0
24	8"	0	0	791.96	0
25	Gallonge		1,276	2.14	2,730
26					
27					
28	Total Commercial	<u>68</u>	<u>1,276</u>		<u>4,572</u>
29	Average Bill				67.23
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	9.90	0
33	3/4"	0	0	14.86	0
34	1"	0	0	24.76	0
35	1-1/2"	0	0	49.49	0
36	2"	0	0	79.20	0
37	3"	0	0	158.39	0
38	4"	0	0	247.48	0
39					
40	Gallonge		0	2.14	0
41					
42					
43	Total Multi- Family	<u>0</u>	<u>0</u>		<u>0</u>
44	Average Bill				-
45					
46	Fire Protection				
47	1"	0	NA	6.58	0
48	2"	0	NA	13.21	0
49	3"	0	NA	20.63	0
50	4"	0	NA	41.25	0
51	6"	0	NA	66.00	0
52	8"	0	NA	94.87	0
53					
54					
55					
56	Total Fire Protection	<u>0</u>	<u>NA</u>		<u>0</u>
57	Average Bill				-
58					
59	Subtotal				<u>28,396</u>

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace

Schedule: E-2s

Docket No. 080121-WS

Page: 1 of 4

Historical Test Year Ending December 31, 2007

Preparer: G Prettyman

Water [] or Sewer [X]

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Usage in 1,000 gal.	(4) Effectv. Test Year Rate	(5) Test Year Revenue	(6) Rate Prior to Filing	(7) Proposed Usage	(8) Proposed Rate	(9) Revenue at Proposed
1	Residential								
2	5/8" X 3/4"	3,672	18,122	16.30	59,854	16.30		45.26	166,195
3	3/4"	0	0	-	0	16.30		45.26	0
4	1"	0	0	-	0	16.30		45.26	0
5	1-1/2"	0	0	-	0	16.30		45.26	0
6	2"	0	0	-	0	16.30		45.26	0
7	3"	0	0	-	0	16.30		45.26	0
8	4"	0	0	-	0	16.30		45.26	0
9	Gallorage cap (gallons)		6,000				6,000		
10	Capped Usage	-	12,049	3.30	39,760	3.30	12,049	8.73	105,184
11	Usage Above Cap	-	6,073				6,073		
12									
13	Total Residential	<u>3,672</u>	<u>18,122</u>		<u>99,614</u>		<u>18,122</u>		<u>271,379</u>
14	Average Bill				27.13				73.90
15									
16	Commercial								
17	5/8" X 3/4"	36	2,366	16.30	587	16.30		45.26	1,629
18	3/4"	0	0	-	0	24.41		67.89	0
19	1"	96	2,562	40.72	3,909	40.72		113.14	10,861
20	1-1/2"	0	0	-	0	81.40		226.29	0
21	2"	12	258	130.23	1,563	130.23		362.06	4,345
22	3"	0	0	-	0	260.46		724.12	0
23	4"	0	0	-	0	406.96		1,131.44	0
24									
25	Gallorage	-	5,187	3.96	20,539	3.96	5,187	10.48	54,356
26									
27									
28	Total Commercial	<u>144</u>	<u>5,187</u>		<u>26,598</u>		<u>5,187</u>		<u>71,191</u>
29	Average Bill				184.71				494.38
30									
31	Multi-Family								
32	5/8" X 3/4"	0	0	-	0	16.30		45.26	0
33	3/4"	0	0	-	0	24.41		67.89	0
34	1"	0	0	-	0	40.72		113.14	0
35	1-1/2"	0	0	-	0	81.40		226.29	0
36	2"	0	0	-	0	130.23		362.06	0
37	3"	0	0	-	0	260.46		724.12	0
38	4"	0	0	-	0	406.96		1,131.44	0
39									
40	Gallorage	-	0	-	0	3.96	0	10.48	0
41									
42									
43	Total Multi-Family	<u>0</u>	<u>0</u>		<u>0</u>		<u>0</u>		<u>0</u>
44	Average Bill				-				-
45									
46	Flat Rate								
47	Res. Wastewater Only	12	0	28.94	347	28.94		112.65	1,352
48	Cmrl. Wastewater Only	0	0	28.94	0	28.94		701.21	0
49	Sprinkler Heads	0	NA	-	0	-		-	0
50	Reuse	0	NA	-	0	-		-	0
51	Total Flat Rate - Other		<u>0</u>		<u>347</u>				<u>1,352</u>
52									
53									
54	Subtotal				<u>126,559</u>				<u>343,922</u>
55	Unbilled Revenues				0				0
56	Guaranteed Revenues				0				0
57	Misc. Service Charge				0				40
58	Total Revenue				<u>126,559</u>				<u>343,962</u>
59	Booked Revenue				<u>127,704</u>				
60	Difference				(1,145)	-0.9%			

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Period: 1/1/07 - 4/30/07 (pre-Interim)
 Water [] or Sewer [X]

Schedule: E-2s
 Page: 2 of 4
 Preparer: G Prettyman

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Usage in 1,000 gal.	(4) Period 1 Rates	(5) Period 1 Revenue
1	Residential				
2	5/8" X 3/4"	1,296	6,611	16.30	21,125
3	3/4"	0	0	16.30	0
4	1"	0	0	16.30	0
5	1-1/2"	0	0	16.30	0
6	2"	0	0	16.30	0
7	3"	0	0	16.30	0
8	4"	0	0	16.30	0
9	Gallage cap		6,000		
10	Capped Usage		4,589	3.30	15,143
11	Usage Above Cap		2,023		
12					
13	Total Residential	<u>1,296</u>	<u>6,611</u>		<u>36,268</u>
14	Average Bill				<u>27.98</u>
15					
16	Commercial				
17	5/8" X 3/4"	12	962	16.30	196
18	3/4"	0	0	24.41	0
19	1"	32	965	40.72	1,303
20	1-1/2"	0	0	81.40	0
21	2"	4	78	130.23	521
22	3"	0	0	260.46	0
23	4"	0	0	406.96	0
24					
25	Gallage		2,005	3.96	7,940
26					
27					
28	Total Commercial	<u>48</u>	<u>2,005</u>		<u>9,960</u>
29	Average Bill				<u>207.49</u>
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	16.30	0
33	3/4"	0	0	24.41	0
34	1"	0	0	40.72	0
35	1-1/2"	0	0	81.40	0
36	2"	0	0	130.23	0
37	3"	0	0	260.46	0
38	4"	0	0	406.96	0
39					
40	Gallage	-	0	3.96	0
41					
42					
43	Total Multi-Family	<u>0</u>	<u>0</u>		<u>0</u>
44	Average Bill				<u>-</u>
45					
46	Fiat Rate				
47	Res. Wastewater Only	4	0	28.94	116
48	Com. Wastewater Only	0	0	28.94	0
49	Sprinkler Heads	0	NA	-	0
50	Reuse	0	NA	-	0
51	Total Fiat Rate - Other		<u>0</u>		<u>116</u>
52					
53					
54	Subtotal				<u><u>46,343</u></u>

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace

Schedule: E-2s

Docket No. 080121-WS

Page: 3 of 4

Schedule Period: 5/1/07 - 8/31/07 (Interim)

Preparer: G Prettyman

Water [] or Sewer [X]

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Usage in 1,000 gal.	(4) Period 1 Rates	(5) Revenue at Per 1 Rates	(6) Period 2 Rates	(7) Period 2 Billed Rev.	(8) Period 2 Refunds
1	Residential							
2	5/8" X 3/4"	1,174	6,207	16.30	19,136	23.02	27,025	7,889
3	3/4"	0	0	16.30	0	23.02	0	0
4	1"	0	0	16.30	0	23.02	0	0
5	1-1/2"	0	0	16.30	0	23.02	0	0
6	2"	0	0	16.30	0	23.02	0	0
7	3"	0	0	16.30	0	23.02	0	0
8	4"	0	0	16.30	0	23.02	0	0
9	Gallorage cap		6,000					
10	Capped Usage		3,816	3.30	12,593	4.66	17,783	5,190
11	Usage Above Cap		2,391					
12								
13	Total Residential	1,174	6,207		31,729		44,809	13,079
14	Average Bill				27.03		38.17	
15								
16	Commercial							
17	5/8" X 3/4"	12	1,110	16.30	196	23.02	276	81
18	3/4"	0	0	24.41	0	34.48	0	0
19	1"	32	814	40.72	1,303	57.51	1,840	537
20	1-1/2"	0	0	81.40	0	114.97	0	0
21	2"	4	83	130.23	521	183.93	736	215
22	3"	0	0	260.46	0	367.87	0	0
23	4"	0	0	406.96	0	574.78	0	0
24								
25	Gallorage		2,007	3.96	7,947	5.59	11,218	3,271
26								
27								
28	Total Commercial	48	2,007		9,966		14,070	4,104
29	Average Bill				207.64		293.13	
30								
31	Multi-Family							
32	5/8" X 3/4"	0	0	16.30	0	23.02	0	0
33	3/4"	0	0	24.41	0	34.48	0	0
34	1"	0	0	40.72	0	57.51	0	0
35	1-1/2"	0	0	81.40	0	114.97	0	0
36	2"	0	0	130.23	0	183.93	0	0
37	3"	0	0	260.46	0	367.87	0	0
38	4"	0	0	406.96	0	574.78	0	0
39								
40	Gallorage	-	0	3.96	0	5.59	0	0
41								
42								
43	Total Multi-Family	0	0		0		0	0
44	Average Bill				-		-	
45								
46	Flat Rate							
47	Res. Wastewater Only	4	0	28.94	116	40.87	163	48
48	Coml. Wastewater Only	0	0		0		0	0
49	Sprinkler Heads	0	NA	-	0	0.00	0	0
50	Reuse	0	NA	-	0	0.00	0	0
51	Total Flat Rate - Other		0		116		163	48
52								
53								
54	Subtotal				41,812		59,042	17,231

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Schedule Period: 9/1/07 - 12/31/07 (post-interim)
 Water [] or Sewer [X]

Schedule: E-2s
 Page: 4 of 4
 Preparer: G Prettyman

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 3 Rates	(5) Period 3 Revenue
1	Residential				
2	5/8" X 3/4"	1,202	5,304	16.30	19,593
3	3/4"	0	0	16.30	0
4	1"	0	0	16.30	0
5	1-1/2"	0	0	16.30	0
6	2"	0	0	16.30	0
7	3"	0	0	16.30	0
8	4"	0	0	16.30	0
9	Gallorage cap		6,000		
10	Capped Usage		3,644	3.30	12,025
11	Usage Above Cap		1,660		
12					
13	Total Residential	1,202	5,304		31,617
14	Average Bill				26.30
15					
16	Commerical				
17	5/8" X 3/4"	12	294	16.30	196
18	3/4"	0	0	24.41	0
19	1"	32	783	40.72	1,303
20	1-1/2"	0	0	81.40	0
21	2"	4	98	130.23	521
22	3"	0	0	260.46	0
23	4"	0	0	406.96	0
24					
25	Gallorage		1,175	3.96	4,652
26					
27					
28	Total Commercial	48	1,175		6,671
29	Average Bill				138.99
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	16.30	0
33	3/4"	0	0	24.41	0
34	1"	0	0	40.72	0
35	1-1/2"	0	0	81.40	0
36	2"	0	0	130.23	0
37	3"	0	0	260.46	0
38	4"	0	0	406.96	0
39					
40	Gallorage	-	0	3.96	0
41					
42					
43	Total Multi-Family	0	0		0
44	Average Bill				-
45					
46	Flat Rate				
47	Res. Wastewater Only	4	0	28.94	116
48	Com. Wastewater Only	0	0		0
49	Sprinkler Heads	0	NA	-	0
50	Reuse	0	NA	-	0
51	Total Flat Rate - Other				116
52					
53					
54	Subtotal				38,404

Customer Monthly Billing Schedule

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: E-3

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide a schedule of monthly customers billed or served by class.

WATER

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Dwelling	(5) Trailer	(6) Private Fire Protection	(7) Other (Irrigation)	(8) Total
1	Jan-07	330	16	0	0	0	0	346
2	Feb-07	330	16	0	0	0	0	346
3	Mar-07	327	16	0	0	0	0	343
4	Apr-07	324	16	0	0	0	0	340
5	May-07	319	16	0	0	0	0	335
6	Jun-07	319	17	0	0	0	0	336
7	Jul-07	319	17	0	0	0	0	336
8	Aug-07	319	17	0	0	0	0	336
9	Sep-07	318	17	0	0	0	0	335
10	Oct-07	315	17	0	0	0	0	332
11	Nov-07	317	17	0	0	0	0	334
12	Dec-07	318	17	0	0	0	0	335
13	Total Water	3,855	199	0	0	0	0	4,054

SEWER

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Trailer	(5) Trailer	(6) Private Fire Protection	(7) Other (Irrigation)	(8) Total
14	Jan-07	330	12	0	0	0	0	342
15	Feb-07	330	12	0	0	0	0	342
16	Mar-07	325	12	0	0	0	0	337
17	Apr-07	322	12	0	0	0	0	334
18	May-07	317	12	0	0	0	0	329
19	Jun-07	318	12	0	0	0	0	330
20	Jul-07	317	12	0	0	0	0	329
21	Aug-07	317	12	0	0	0	0	329
22	Sep-07	316	12	0	0	0	0	328
23	Oct-07	313	12	0	0	0	0	325
24	Nov-07	315	12	0	0	0	0	327
25	Dec-07	316	12	0	0	0	0	328
26	Total Sewer	3,836	144	0	0	0	0	3,980

Miscellaneous Service Charges

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-4
 Page: 1 of 2
 Preparer: J Lihvarcik

Explanation: Provide a schedule of present and proposed miscellaneous service charges. If an increase is proposed (or new charges), provide a schedule of derivation of charges, unless the charges are pursuant to the latest Staff Advisory Bulletin #13.

WATER

Line No.	(1) Type Charge	(2)		(3)		(4)		(5)	
		Present Bus. Hrs.	Present After Hrs.	Present Bus. Hrs.	Present After Hrs.	Proposed Bus. Hrs.	Proposed After Hrs.	Proposed Bus. Hrs.	Proposed After Hrs.
1	Initial Connection		15.00	-		50.00		75.00	
2									
3	Normal Reconnect		15.00	-		50.00		75.00	
4									
5	Violation Reconnect		15.00	-		75.00		115.00	
6									
7	Premises Visit		10.00	-		50.00		75.00	
8									
9	Late Payment Fees		-			5.00			
10									

SEWER

Line No.	(1) Type Charge	(2)		(3)		(4)		(5)	
		Present Bus. Hrs.	Present After Hrs.	Present Bus. Hrs.	Present After Hrs.	Present Bus. Hrs.	Present After Hrs.	Proposed Bus. Hrs.	Proposed After Hrs.
11	Initial Connection		15.00	-		50.00		75.00	
12									
13	Normal Reconnect		15.00	-		50.00		75.00	
14									
15	Violation Reconnect		At Cost	-		Actual cost		Actual cost	
16									
17	Premises Visit		10.00	-		50.00		75.00	
18									
19	Late Payment Fees		-			5.00			
20									
21									

DEPOSITS (REFUNDABLE)

Class	Meter Size	Water		Sewer		
		Present	Proposed	Present	Proposed	
23	not specified	All sizes	10.00		10.00	
24	not specified	5/8 X 3/4"	-		-	
25	not specified	1"	-		-	
26	not specified	1.5"	-		-	
27	not specified	Over 2"	-		-	
28						
29						
30	Residential	All sizes	-		-	
31	Residential	5/8 X 3/4"	-	81.27	-	147.81
32	Residential	1"	-	Two x Estimated Monthly Bill	-	Two x Estimated Monthly Bill
33	Residential	1.5"	-		-	
34	Residential	Over 2"	-		-	
35						
36	General	All sizes	-	Two x est'd monthly Bill	-	Two x est'd monthly Bill
37	General	5/8 X 3/4"	-		-	
38	General	1"	-		-	
39	General	1.5"	-		-	
40	General	2"	-		-	
41	General	4"	-		-	
42	General	8"	-		-	

Miscellaneous Service Charges

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS

Schedule: E-4
Page: 2 of 2
Preparer: J Lihvarcik

Historical Test Year Ending December 31, 2007

Explanation: Provide a schedule of derivation of charges

Line No.	(1) Description	(2)	(3) Annual Pay	(4) Base	(5)	(6) Hourly Rate	(7)	(8)	(9)
1	Field Employee								
2	Sr. Facility Operator		62,491.88						
3	Utility Tech Coordinator		39,832.42						
4	Utility Tech I		26,902.50						
5	Utility Tech I		25,038.91						
6	Utility Tech I		25,681.60						
7	Utility Tech I		17,400.00						
8	Utility Tech II		26,571.48						
9	Utility Tech II		25,601.00						
10	Utility Tech II		26,700.00						
11	Utility Tech II		24,914.00	Hours/Year					
12	Field Employees Average Base		<u>30,113.38</u>	2,080		<u>14.48</u>			
13				Rate					
14	P/R Overhead			30.0%		4.34			
15	Field/Office Overhead			10.0%		1.45			
16	Field Employees Loaded Cost					<u>20.27</u>			
17									
18	Office Employee								
19	Administrative Assistant		29,537.19						
20	Administrative Assistant		36,468.07						
21	New Business Coordinator		47,362.58						
22	Office Clerk		23,493.54						
23	Operations Support Coordinator		55,941.12	Hours/Year					
24	Office Employees Average Salary		<u>38,560.50</u>	2,080		<u>18.54</u>			
25				Rate					
26	P/R Overhead			30.0%		5.56			
27	Field/Office Overhead			15.0%		2.78			
28	Office Employees Loaded Cost					<u>26.88</u>			
29									
30	Calculation of Miscellaneous Service Charges								
31		Description	# Hours	Hourly Rate	Labor Cost	Other Cost	Total Cost	Proposed Fee	
32		Collect Delinquent Account							
33		(CSR takes average 1 hour to process the delinquent account work.)							
34		Office	1	26.88	26.88	-	<u>26.88</u>	<u>25.00</u>	
35									
36		Connections, Premises Visits / Service Calls in Normal Hours							
37		(Technician to respond, evaluate, fix and complete service order takes average 1.5 hours. Customer service takes average 45 minutes to handle call, prepare work order, and close out work order when technician completes work.)							
38									
39		Field	1.5	20.27	30.40	-	30.40		
40		Office	0.75	26.88	20.16	-	<u>20.16</u>		
41		Total			<u>50.56</u>	-	<u>50.56</u>	<u>50.00</u>	
42									
43		Connections, Premises Visits / Service Calls After Hours							
44		= 1.5 X Connections in Normal Hours above			75.85	-	<u>75.85</u>	<u>75.00</u>	
45									
46		Reconnect Disconnected Service in Normal Hours							
47		(= Collect Del. Acct + Connections in Normal Hours above)			77.44	-	<u>77.44</u>	<u>75.00</u>	
48									
49		Reconnect Disconnected Service After Hours							
50		(1.5 X Sum of Reconnection and Collection Delinquent Account. During this period an answering service receives customer calls and dispatches to our FSRs on call.)							
51									
52		= 1.5 X Reconnect in Normal Hours above			116.17	-	116.17		
53		Answering Service Cost				2.00	<u>2.00</u>		
54		Total			<u>116.17</u>	<u>2.00</u>	<u>118.17</u>	<u>115.00</u>	
55									
56		Customer requested change of mailing address							
57		Office	0.12	26.88	3.23	-	<u>3.23</u>	<u>3.00</u>	

Miscellaneous Service Charge Revenue

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-5
 Page: 1 of 1
 Preparer: S Szczygiel

Explanation: Provide a schedule by month of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges, if applicable. If a monthly schedule is not furnished, annual totals or by periods will be acceptable. If periods are not by-month, state what periods are used.

Line No.	(1) Month/ Year	(2) Initial Connection	(3) Normal Reconnect	(4) Violation Reconnect	(5) Premises Visit	(6) Other Charges	(7) Total
WATER							
1	Jan-07	45	0	0	0	0	45
2	Feb-07	30	0	0	0	20	50
3	Mar-07	45	30	0	0	0	75
4	Apr-07	60	0	0	0	0	60
5	May-07	0	0	0	0	20	20
6	Jun-07	45	30	0	0	20	95
7	Jul-07	15	60	0	0	20	95
8	Aug-07	45	30	0	0	0	75
9	Sep-07	45	15	0	0	0	60
10	Oct-07	120	0	0	0	20	140
11	Nov-07	90	0	0	0	0	90
12	Dec-07	15	0	0	0	0	15
13							
14	Total Water	555	165	0	0	100	820
15	Annual Events	37	11	0	0		
16							
17	Proposed Rate	50	50	75	50	5	
18	Proposed Revenue	1,850	550	0	0	100	2,500
SEWER							
19	Jan-07	0	0	0	0	0	0
20	Feb-07	0	0	0	0	0	0
21	Mar-07	0	0	0	0	0	0
22	Apr-07	0	0	0	0	0	0
23	May-07	0	0	0	0	0	0
24	Jun-07	0	0	0	0	0	0
25	Jul-07	0	0	0	0	0	0
26	Aug-07	0	0	0	0	20	20
27	Sep-07	0	0	0	0	20	20
28	Oct-07	0	0	0	0	0	0
29	Nov-07	0	0	0	0	0	0
30	Dec-07	0	0	0	0	0	0
31							
32	Total Sewer	0	0	0	0	40	40
33	Annual Events	0	0	0	0		
34							
35	Proposed Rate	50	50 Actual cost		50	5	
36	Proposed Revenue	0	0	0	0	40	40

Public Fire Hydrants Schedule

Florida Public Service Commission

Valencia Terrace

Schedule: E-6

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Water [X] or Sewer []

Explanation: Provide a schedule of public fire hydrants (including standpipes, etc.) by size. This schedule is not required for a sewer only rate application.

(1) Line No.	(2) Size	(3) Type	(4) Quantity
-----------------	-------------	-------------	-----------------

1 **Any fire hydrant information is detailed on enclosed system maps**

Private Fire Protection Service**Florida Public Service Commission****Valencia Terrace**

Schedule: E-7

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Water [X] or Sewer []

Explanation: Provide a schedule of private fire protection service by size of connection.
This schedule is not required for a sewer only rate application.

(1) Line No.	(2) Size	(3) Type	(4) Quantity
-----------------	-------------	-------------	-----------------

1 **Any fire hydrant information is detailed on enclosed system maps**

Contracts and Agreements Schedule

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: E-8

Page: 1 of 1

Preparer: J Lihvarcik

Explanation: Provide a list of all outstanding contracts or agreements having rates or conditions different from those on approved tariffs. Describe with whom, the purpose and the elements of each contract shown.

Line No.	(1) Type	(2) Description
-------------	-------------	--------------------

None

Tax or Franchise Fee Schedule

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-9
 Page: 1 of 1
 Preparer: S Szczygiel

Explanation: Provide a schedule of state, municipal, city or county franchise taxes or fees paid (or payable).
 State the type of agreement (i.e. contract, tax).

Line No.	(1) Type Tax or Fee	(2) To Whom Paid	(3) Amount	(4) How collected From Customers	(5) Type Agreement
WATER					
1	Regulatory Assessment Fee	Florida Public Service Comm.	4,211	Included in overall cost of service	None

SEWER

2	Regulatory Assessment Fee	Florida Public Service Comm.	5,756	Included in overall cost of service	None
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Service Availability Charges Schedule

Florida Public Service Commission

Valencia Terrace

Schedule: E-10

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Explanation: Provide a schedule of present and proposed service availability charges.
 (See Rule 25-20.580, F.A.C.) If no change is proposed, then this schedule is not required.

Line No.	(1) Type Charge	(2) Size Unit	(3) Present Charges	(4) Proposed Charges
WATER				
1	Service Installation Charge	5/8"	143.00	1,000.00
2		3/4"	143.00	Actual Costs
3	(Service Line Size)	1"	154.00	Actual Costs
4		1 1/2"	202.00	Actual Costs
5		2"	245.00	Actual Costs
6		Over 2"	Actual Costs	Actual Costs
7				
8	Meter Installation Fee	5/8"	90.00	210.00
9	(Meter Size)	3/4"	110.00	Actual Costs
10		1"	140.00	Actual Costs
11		1 1/2"	300.00	Actual Costs
12		2"	385.00	Actual Costs
13		Over 2"	Actual Costs	Actual Costs
14				
15	Back Flow Preventor Installation Fee	All sizes	Actual Costs	Actual Costs
16				
17				
18				
19				
20				
21				
22	Plant Capacity Charge	ERC	700.00	700.00
23		Per Gallon Equivalent	-	2.75
24				
25	Main Extension Charge	ERC	446.00	446.00
26		Per Foot Equivalent	-	5.37
SEWER				
27	Service Installation Charge	=<4"		2,000.00
28		>4"		Actual Costs
29				
28				
29		4" unpaved	-	
30		4" paved	548.00	
31		6" unpaved	-	
32		6" paved	-	
33				
34	Plant Capacity Charge	ERC	1,300.00	1,300.00
35		Per Gallon Equivalent	7.59	7.60
36				
37	Main Extension Charge	ERC	480.00	480.00
38		Per Foot Equivalent	7.38	7.38
39				
40				
41				
42				
43				
44				

Guaranteed Revenues Received

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-11
 Page: 1 of 1
 Preparer: J Lihvarcik

Water [X] or Sewer [X]

Explanation: Provide copies of all guaranteed revenue contracts with a schedule of billing and receipts by month by class.

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Other	(5) Total
1					
2					
3			N/A		
4					
5					
6					
7					
8					
9					
10					
11					
12					
	Total	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Class A Utility Cost of Service Study

Florida Public Service Commission

Valencia Terrace

Schedule: E-12

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: N/A

Water [X] or Sewer [X]

Explanation: All Class A utilities whose service classes include industrial customers, whose utilization exceeds an average of 350,000 GPD, shall provide a fully allocated class cost of service study showing customer, base (commodity), and extra capacity (demand) components under present and proposed rates. This study shall include rate of return by class and load (demand) research studies used in the cost allocation. The analysis shall be based upon the AWWA Manual No. 1 and shall comply with current AWWA procedures and standard industrial practices for utilities providing water and wastewater service.

Line
No.

Not applicable; no industrial customers.

Billing Analysis Schedules

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Water [X] or Sewer [X]
 Customer Class:
 Meter Size:

Schedule: E-14
 Page: 1 of 1
 Preparer: G Prettyman

Explanation: Provide a billing analysis for each class of service by meter size. For applicants having master metered multiple dwellings, provide number of bills at each level by meter size or number of bills categorized by the number of units. Round consumption to nearest 1,000 gallons and begin at zero. If a rate change occurred during the test year, provide a separate billing analysis which coincides with each period.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Line No.	Consumption Level	Number of Bills	Cumulative Bills	Gallons Consumed (1) X (2)	Cumulative Gallons	Reversed Bills	Consolidated Factor [(1)X(6)]+(5)	Percentage of Total

See attached Bill Analyses

**Valencia Terrace
ENGINEERING SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Gallons of Water Pumped, Sold & Unaccounted For	F-1	129
Gallons of Wastewater Treated	F-2	130
Water Treatment Plant Data	F-3	131
Wastewater Treatment Plant Data	F-4	132
Used and Useful Calculations - Water Treatment Plant	F-5	133
Used and Useful Calculations - Sewer Treatment Plant	F-6	134
Used and Useful Calculation - Distribution & Collection Systems	F-7	135
Margin Reserve Calculations	F-8	136
Equivalent Residential Connections Calculation - Water	F-9	137
Equivalent Residential Connections Calculation - Sewer	F-10	138

**Gallons of Water Pumped, Sold and Unaccounted For
In Thousands of Gallons**

Florida Public Service Commission

Valencia Terrace

Schedule: F-1

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Explanation: Provide a schedule of gallons of water pumped, sold and unaccounted for each month of the test year. The gallons pumped should match the flows shown on the monthly operating reports sent to DEP. The other uses may include plant use, flushing of hydrants and water and sewer lines, line breakages and fire flows. Provide all calculations to substantiate the other uses. If unaccounted for water is greater than 10%, provide an explanation as to the reasons why.

Line No.	Month	(1) Gallons Pumped	(2) Gallons Purchased	(3) Gallons Sold	(4) Other Uses	(5) Unaccounted For Water (1)+(2)-(3)-(4)	(6) % Unaccounted For Water
1	Jan-07	2,530	0	2,034	70	426	
2	Feb-07	2,167	0	1,742	127	298	
3	Mar-07	2,843	0	2,285	527	30	
4	Apr-07	2,855	0	2,295	95	465	
5	May-07	2,969	0	2,414	350	205	
6	Jun-07	2,358	0	1,917	15	426	
7	Jul-07	2,089	0	1,699	142	249	
8	Aug-07	2,715	0	2,207	947	(439)	
9	Sep-07	1,948	0	1,831	15	102	
10	Oct-07	1,609	0	1,513	253	(157)	
11	Nov-07	1,845	0	1,734	70	41	
12	Dec-07	1,814	0	1,705	95	14	
13	TOTAL	27,741	0	23,375	2,706	1,660	6.0%

**Gallons of Wastewater Treated & Unaccounted For
In Thousands of Gallons**

Florida Public Service Commission

Valencia Terrace

Schedule: F-2

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Explanation: Provide a schedule of gallons of wastewater treated by individual plant for each month of the historical test year. Flow data should match the monthly operating reports sent to DEP.

Line No.	Month 2005	(1)	(2)	(3)	(4)	(5)	(6)
		STP#1	Individual Plant Flows (Name)	(Name)	(Name)	Total Plant Flows	Total Purch. Sewage Treatment
1	Jan	1,320	0	0	0	1,320	0
2	Feb	1,260	0	0	0	1,260	0
3	Mar	1,308	0	0	0	1,308	0
4	Apr	1,160	0	0	0	1,160	0
5	May	981	0	0	0	981	0
6	Jun	901	0	0	0	901	0
7	Jul	954	0	0	0	954	0
8	Aug	924	0	0	0	924	0
9	Sep	963	0	0	0	963	0
10	Oct	1,450	0	0	0	1,450	0
11	Nov	1,134	0	0	0	1,134	0
12	Dec	1,074	0	0	0	1,074	0
13	Total	13,429	0	0	0	13,429	0

Water Treatment Plant Data

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: F-3
 Page: 1 of 1
 Preparer: J Lihvarcik

Explanation: Provide the following information for each water treatment plant. If the system has water plants that are interconnected, the data for these plants may be combined. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Protection.

Line No.	Description	Date	GPD
1	Plant Capacity: The hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		720,000
2	Maximum Day: The single day with the highest pumpage rate for the test year. Explain, on a separate page, if fire flow, line-breaks or other unusual occurrences affected the flow this day.	05/12/07	150,600
3	Five-Day Max Year: The five days with the highest pumpage rate from any one month in the test year. Provide an explanation if fire flow, line-breaks or other unusual occurrences affected the flows on these days.	Day	
		1	05/12/07 150,600
		2	05/09/07 149,400
		3	05/03/07 136,900
		4	05/02/07 121,600
		5	05/05/07 120,500
		Average	<u>135,800</u>
4	Average Daily Flow		76,003
5	Required Fire Flow The standards will be those as set by the Insurance Service Organization or by a governmental agency ordinance. Provide documents to support this calculation.		60,000

Sewer Treatment Plant Data

Florida Public Service Commission

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: F-4
 Page: 1 of 1
 Preparer: J Lihvarcik

Explanation: Provide the following information for each sewer treatment plant. If the system has sewer plants that are interconnected, the data for these plants may be combined. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Protection.

Line No.	Description	Month	GPD
1	Plant Capacity: The hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		<u>80,000</u>
2	Average Daily Flow Max Month An average of the daily flows during the peak usage month during the test year. Explain, on a separate page, if this peak month was influenced by abnormal infiltration due to rainfall periods.	<u>March</u>	<u>47,000</u>

**Used and Useful Calculations
Water Treatment Plant**

Florida Public Service Commission

**Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007**

Schedule: F-5
Page: 1 of 1
Preparer: J Guastella

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water treatment plant(s) for the historical test year and the projected test year (if applicable).

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
WELLS, Interim													
Line No.	Storage	Max Day (GPM)	Peak Hour, MD X 2 (GPM)	Excess Unaccounted for Water (GPM)	MD less Excess Unaccounted for Water (GPM)	PH less Excess Unaccounted for Water (GPM)	Interim Margin Reserve Ratio	Demand (GPM)	Maximum Supply Well (GPM)	Total Well Capacity (GPM)	Remaining Well Capacity (GPM)	Wells Interim U&U Calculated	Wells Interim U&U Used
1	no	104.58	209.17	-	-	209.17	1.01	211.08	750	1,000	250	84.43%	84.43%

WELLS, Permanent														
Line No.	Storage	Multiple Wells	Max Day (GPM)	Margin Reserve Ratio	Excess Unaccounted for Water (GPM)	Fire Flow (GPM)	Peak Hour Demand for Systems with No Storage (GPM)	Max Day Demand for Systems with Storage (GPD)	Maximum Supply Well (GPM)	Total Well Capacity (GPM)	Firm Reliable Capacity for Systems with No Storage (GPM)	Firm Reliable Capacity for Systems with Storage (GPD)	Wells Permanent U&U Calculated	Wells Permanent U&U Used *
2	no	yes	104.58	1.01	-	41.67	252.75	-	750	1,000	250	-	101.10%	100.00%
3														
4														
5														

STORAGE														
Line No.	Average 5 Max Day Demand	Peak Hour A5MDD X 2	Reliable Storage	Interim Storage U&U Calculated	Interim Storage U&U Used	Bottom Drain	Max Day (GPD)	Margin Reserve Ratio	Excess Unaccounted for Water (GPD)	Fire Flow (GPD)	Peak Day Demand (GPD)	Usable Storage (Gal.)	Permanent Storage U&U Calculated	Permanent Storage U&U Used
6	135,800	271,600	-	na	100.00%	-	150,600	1.01	-	60,000	211,981	-	na	100.00%

**Used and Useful Calculations
Sewer Treatment Plant**

Florida Public Service Commission

**Valencia Terrace
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007**

Schedule: F-6
Page: 1 of 1
Preparer: J Guastella

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the sewer treatment plant(s) for the historical test year and the projected test year (if applicable).

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Line No.	Average Daily Demand (GPD)	Treated (GPD)	I&I%	Excess I&I (GPD)	Margin Reserve Ratio	Adjusted Average Daily Demand (GPD)	Plant Capacity (GPD)	Treatment U&U Calculated	Treatment U&U Used	
1	36,792	37,753	N/A	-	0.99	36,260	80,000	45.33%	100.00%	

2 This system is fully developed as planned. Accordingly, all facilities and assets are considered 100% Used and Useful.

Inflow and Infiltration Calculations

	8" Gravity Sewer Ft	8" Gravity Sewer Inch Ft	6" Gravity Sewer	6" Gravity Sewer Inch Ft	Total Inch Ft	Total Inch Miles	Daily Allowance - 500 GPD / In Mile	Annual Acceptable Infiltration	Inflow @ 10% of Water Sold	Acceptable I&I	Gallons Sold - Sewer Customers
3	14,941	119,528	-	-	119,528	22.64	11,319	4,131,413	2,330,820	6,462,233	23,308,200
	Residential % of Gallons Sold	Residential Water Sold	Residential Estimated Return 80%	General Service Water Sold	General Service Estimated Return 96%	Acceptable Amount of Wastewater	Acceptable Wastewater and I&I	Treated Gal	Total Excess I&I	% of Excess I&I Calculated	% of Excess I&I Used
4	77.75%	18,121,600	14,497,280	5,186,600	4,979,136	19,476,416	25,938,649	13,430,000	(12,508,649)	N/A	N/A
5											

**Used and Useful Calculations
Water Distribution and Sewer Collection Systems**

Florida Public Service Commission

**Valencia Terrace
Docket No. 080121-WS**

Schedule: F-7
Page: 1 of 1
Preparer: J Guastella

Historical Test Year Ending December 31, 2007

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water distribution and wastewater collection systems for the historical test year and the projected test year (if applicable). The capacity should be in terms of ability to serve a designated number of connections. It should then be related to actual connected density for historical year calculations. Explain all assumptions for projected calculations. If the distribution and collection systems are entirely contributed or built-out, this schedule is not required.

Line No.	(1) ERCs 2012*	(2) Lots Fronting Mains	(3) U&U as Calculated	(4) Interim U&U Used	(5) Permanent U&U Used
Water					
1	463.3	361	na	100.00%	100.00%
Sewer					
2	572.5	361	158.59%	100.00%	100.00%

* 2012 Trended ERCs based on Consumption & Map Counts

Margin Reserve Calculations - Water & Sewer

Florida Public Service Commission

Valencia Terrace

Schedule: F-8

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Guastella

Explanation: If a margin reserve is requested, provide all calculations and analyses used to determine the amount of margin reserve for each portion of used and useful plant

Calculation for Historical Test Year 2005 (interim rates) and Projected Test Year 2007 (permanent rates):
 Linear regression analysis using average ERCs for the last five years and trended for the five years beyond test period(s).

Line No.	(1) Year	(2) Average Meters	(3) Average ERCs	(4) Trend	(5) Increase
WATER					
1	2003	350.0	382.0	382.3	
2	2004	351.1	382.6	383.1	
3	2005	352.8	386.7	384.0	
4	2006	353.3	382.3	384.8	
5	2007	356.8	386.3	385.7	
6	2008			386.5	0.22%
7	2009			387.4	0.22%
8	2010			388.2	0.22%
9	2011			389.0	0.22%
10	2012			389.9	0.22% 5 yrs beyond 2007
X Coefficient(s)				0.842	
SEWER					
11	2003	345.0	372.0	370.1	
12	2004	346.0	369.0	369.8	
13	2005	347.0	368.8	369.4	
14	2006	347.3	364.8	369.1	
15	2007	349.8	372.3	368.7	
16	2008			368.3	-0.09%
17	2009			368.0	-0.10%
18	2010			367.6	-0.10%
19	2011			367.3	-0.10%
20	2012			366.9	-0.10% 5 yrs beyond 2005
X Coefficient(s)				(0.350)	

Equivalent Residential Connections - Water

Florida Public Service Commission

Valencia Terrace

Schedule: F-9

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Guastella

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1)	(2) SFR Customers		(4)	(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Sold	Gallons/SFR (5)/(4)	Total Gallons Sold	Total ERCs (7)/(6)	Annual % Incr. in ERCs
1	2003	324	324	324.0	18,955	58.503	21,809	372.8	
2	2004	324	324	324.0	19,113	58.991	23,986	406.6	9.07%
3	2005	324	319	321.5	16,591	51.605	20,458	396.4	-2.50%
4	2006	319	332	325.5	20,042	61.573	25,055	406.9	2.64%
5	2007	332	318	325.0	18,806	57.865	24,175	417.8	2.67%
Average Growth Through 5-Year Period (Col. 8)									2.89%

Equivalent Residential Connections - Sewer

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: F-10
 Page: 1 of 1
 Preparer: J Guastella

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1)	(2) SFR Customers		(4)	(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Treated	Gallons/SFR (5)/(4)	Total Gallons Treated	Total ERCs (7)/(6)	Annual % Incr. in ERCs
1	2003	323	318	320.5	11,936	37.242	13,141	352.9	
2	2004	318	325	321.5	11,938	37.132	15,491	417.2	18.23%
3	2005	325	317	321.0	11,409	35.542	14,966	421.1	0.93%
4	2006	317	332	324.5	12,290	37.874	16,600	438.3	4.09%
5	2007	332	316	324.0	12,011	37.071	16,817	453.6	3.50%
Average Growth Through 5-Year Period (Col. 8)									6.48%

Valencia Terrace
INTERIM RATE SCHEDULES
Revision 1

<u>SCHEDULE TITLE</u>	Revision 1 <u>SCHEDULE</u> <u>NUMBER</u>	<u>PAGE</u> <u>NUMBER</u>
Rate Schedule - Interim Rates	G-1	141
Schedule of Rate Base - Interim Rates	G-2	142
Schedule of Adjustments to Rate Base - Interim	G-3	143
Schedule of Net Operating Income - Interim	G-4	144
Schedule of Adjustments to Operating Income - Interim	G-5	145
Schedule of Requested Cost of Capital - Interim	G-6	146

Rate Schedule - Interim Rates

Valencia Terrace
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Water [X] Sewer [X]

Florida Public Service Commission

Schedule: G-1
 Page: 1 of 1
 Preparer: T Rendell

Explanation: Provide a schedule of present and proposed interim rates

Line No.	(1) Class/Meter Size	(2) Present Rates	(3) Unlimited Interim Rates	(4) Limited Interim Rates
	WATER		49.9%	49.9%
1	Residential			
2	5/8" X 3/4"	9.90	14.84	14.84
3	3/4"	14.86	22.27	22.27
4	1"	24.76	37.11	37.11
5	1-1/2"	49.49	74.18	74.18
6	2"	79.20	118.71	118.71
7	3"	158.39	237.41	237.41
8	4"	247.48	370.94	370.94
9	6"	494.98	741.92	741.92
10	8"	791.96	1,187.06	1,187.06
11	10"	1,138.43	1,706.37	1,706.37
12	Gallonge, Block 1	2.14	3.21	3.21
13	Block 2	2.14	3.21	3.21
14	Block 3	2.14	3.21	3.21
15	General Service			
16	5/8" X 3/4"	9.90	14.84	14.84
17	3/4"	14.86	22.27	22.27
18	1"	24.76	37.11	37.11
19	1-1/2"	49.49	74.18	74.18
20	2"	79.20	118.71	118.71
21	3"	158.39	237.41	237.41
22	4"	247.48	370.94	370.94
23	6"	494.98	741.92	741.92
24	8"	791.96	1,187.06	1,187.06
25	10"	1,138.43	1,706.37	1,706.37
26	Gallonge charge	2.14	3.21	3.21
27	Fire Protection			
28	2"	6.58	9.86	9.86
29	3"	13.21	19.80	19.80
30	4"	20.63	30.92	30.92
31	6"	41.25	61.83	61.83
32	8"	66.00	98.93	98.93
33	10"	94.87	142.20	142.20

Class/Meter Size	(6) Present Rates	(7) Unlimited Interim Rates	(8) Limited Interim Rates
SEWER		104.1%	104.1%
Residential			
All Meter Sizes	16.30	33.26	33.26
3/4"	-	-	-
1"	-	-	-
1-1/2"	-	-	-
2"	-	-	-
3"	-	-	-
4"	-	-	-
6"	-	-	-
8"	-	-	-
10"	-	-	-
Gallonge cap (gallons)	6,000	6,000	6,000
Gallonge charge	3.30	6.73	6.73
General Service			
5/8" X 3/4"	16.30	33.26	33.26
3/4"	24.41	49.81	49.81
1"	40.72	83.10	83.10
1-1/2"	81.40	166.11	166.11
2"	130.23	265.76	265.76
3"	260.46	531.52	531.52
4"	406.96	830.48	830.48
6"	813.92	1,660.95	1,660.95
8"	1,302.27	2,657.52	2,657.52
10"	1,872.01	3,820.18	3,820.18
Gallonge charge	3.96	8.08	8.08
Flat Rate			
Res. Wastewater Only	28.94	59.06	59.06
Com. Wastewater Only	28.94	59.06	59.06
Sprinkler Heads	-	-	-
Reuse	-	-	-

Supporting Schedules: G-4

Schedule of Rate Base - Interim Rates

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: G-2
 Page: 1 of 1
 Preparer: R Griffin/J Guastella

Explanation: Provide a schedule of the rate base used for Interim Rates

	(1)	(2)	(3)	(4)	(5)	(6)
Line No.	Description	Adjusted Average Balance	Adjustments for Non-U&U	Adjustments Last Rate Case	Interim Rate Base	Supporting Schedule(s)
WATER						
1	Utility Plant in Service	297,588	(12,489)	0	285,099	A-5
2	Utility Land & Land Rights	1,191		0	1,191	A-5
3	Construction Work in Progress	0		0	0	A-1
4	Less: Accumulated Depreciation	(23,189)	2,024	0	(21,165)	A-9
5	Less: CIAC	(42,611)	0	0	(42,611)	A-12
6	Accumulated Amortization of CIAC	15,631	0	0	15,631	A-14
7	Acquisition Adjustments	0		0	0	A-1
8	Less: Accum. Amort. of Acq. Adjustments	0		0	0	A-1
9	Less: Advances For Construction	0		0	0	A-1
10	Working Capital Allowance	39,983		0	39,983	A-1
11	Total Rate Base	<u>288,594</u>	<u>(10,466)</u>	<u>0</u>	<u>278,128</u>	
SEWER						
12	Utility Plant in Service	486,621	0	0	486,621	A-6
13	Utility Land & Land Rights	2,460		0	2,460	A-6
14	Construction Work in Progress	0		0	0	A-2
15	Less: Accumulated Depreciation	(236,493)	0	0	(236,493)	A-10
16	Less: CIAC	(39,496)	0	0	(39,496)	A-12
17	Accumulated Amortization of CIAC	13,511	0	0	13,511	A-14
18	Less: Accum. Amort. of Acq. Adjustments	0		0	0	A-2
19	Less: Advances For Construction	0		0	0	A-2
20	Working Capital Allowance	47,876		0	47,876	A-2
21	Total Rate Base	<u>274,479</u>	<u>0</u>	<u>0</u>	<u>274,479</u>	

Schedule of Adjustments to Rate Base - Interim

Florida Public Service Commission

Valencia Terrace

Schedule: G-3

Docket No. 080121-WS

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Historical Test Year Ending December 31, 2007

Preparer: R Griffin

Historical Projected Water Sewer

Explanation: Provide an explanation of adjustments to reach the Interim Rate Base

Line No.	(1) Description	(2) Interim Water	(3) Interim Sewer
1	USED & USEFUL ADJUSTMENT TO 2007 TEST YEAR RATE BASE FOR INTERIM RATE PURPOSES		
2			
3	Utility Plant in Service	<u>(12,489)</u>	<u>0</u>
4	For Water details see schedules A-5, F-5, and F-7		
5	For Sewer details see schedules A-6, F-6, and F-7		
6			
7	Accumulated Depreciation	<u>2,024</u>	<u>0</u>
8	For Water details see schedules A-9, F-5, and F-7		
9	For Sewer details see schedules A-10, F-6, and F-7		
10			
11			
12	Total Rate Base	<u><u>(10,466)</u></u>	<u><u>0</u></u>

Schedule of Net Operating Income - Interim

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []
 Water [X] Sewer [X]

Schedule: G-4
 Page: 1 of 1
 Preparer: S Szczygiel

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
Line No. Description	Utility Adjusted Test Year	Adjustments for Non-U&U	Utility Interim Adjustments	Adjusted Interim Test Year	Interim Increase	Requested Interim Revenues	Standalone % Increase	FWS Consol. Unlimited % Increase	Supporting Schedules	
Water										
1	Water Sales Revenues	92,138		0	92,138	34,025	126,162	36.93%	49.9%	E-2w
2	Other Revenues	820		0	820	0	820			E-2w
3	OPERATING REVENUES	92,958	0	0	92,958	34,025	126,982			
4	Operation & Maintenance	69,924		0	69,924	502	70,426			B-5
5	Depreciation, net of CIAC Amort.	11,705	0	0	11,705		11,705			B-13
6	Amortization	2,140		0	2,140		2,140			
7	Taxes Other Than Income	9,348	(75)	0	9,273	1,530	10,803			B-15
8	Provision for Income Taxes	(2,145)		0	(2,145)	12,341	10,196			C-1
9	OPERATING EXPENSES	90,972	(75)	0	90,897	14,373	105,270			
10	NET OPERATING INCOME	1,986	75	0	2,061	19,651	21,712			
11	RATE BASE	288,594			288,594		288,594			A-1
12	RATE OF RETURN	0.69%			0.71%		7.52%			
Sewer										
13	Sewer Sales Revenues	126,559		0	126,559	39,945	166,504	31.56%	104.1%	E-2s
14	Other Revenues	0		0	0	0	0			E-2s
15	OPERATING REVENUES	126,559	0	0	126,559	39,945	166,504			
16	Operation & Maintenance	100,847		0	100,847	590	101,437			B-6
17	Depreciation, net of CIAC Amort.	20,351	0	0	20,351		20,351			B-14
18	Amortization	2,154		0	2,154		2,154			
19	Taxes Other Than Income	5,053	5,300	0	10,353	1,796	12,150			B-15
20	Provision for Income Taxes	(4,771)		0	(4,771)	14,488	9,717			C-1
21	OPERATING EXPENSES	123,634	5,300	0	128,935	16,874	145,809			
22	NET OPERATING INCOME	2,924	(5,300)	0	(2,376)	23,070	20,694			
23	RATE BASE	274,479			274,479		274,479			A-2
24	RATE OF RETURN	1.07%			-0.87%		7.54%			

Schedule of Adjustments to Operating Income - Interim

Florida Public Service Commission

Valencia Terrace

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Water [X] Sewer [X]

Schedule: G-5

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide an explanation of adjustments to calculate Interim Operating Expenses

Line No.	(1) Description	(2) Interim Water	(3) Interim Sewer
USED & USEFUL ADJUSTMENT TO 2005 TEST YEAR			
1	Depreciation Expense for Interim Rate purposes	0	0
2	For Water details see schedules B-13, F-5, and F-7		
3	For Sewer details see schedules B-14, F-6, and F-7		
4			
5	Property Taxes for Interim Rate purposes	(75)	5,300
6	For details see schedule B-15		
UTILITY PROJECTED REVENUE REQUIREMENT ADJUSTMENTS			
7	NET OPERATING REVENUE		
8	Required Revenue Adjustment	34,025	39,945
9			
10	OPERATIONS & MAINTENANCE		
11	Impact of Revenue Increase on Bad Debt Expense	502	590
12			
13	TAXES OTHER THAN INCOME TAX		
14	RAF on Revenue Adjustment @ 4.50%	1,531	1,798
15			
16	INCOME TAX ADJUSTMENT		
17	Rate Year Revenue at Present Rates	92,958	126,559
18	Plus Required Revenue Adjustment	34,025	39,945
19	Rate Year Revenue at Proposed Rates	126,982	166,504
20			
21	Less Operating Expenses Before Income Taxes	(95,074)	(136,092)
22	Less Interest Expense	(5,476)	(5,221)
23	Taxable Income	26,432	25,191
24	Income Tax at Composite Rate of 38.58%	10,196	9,717
25	Less Income Tax at Present Rates	2,145	4,771
26			
27	Income Tax Adjustment	12,341	14,488

Schedule of Requested Cost of Capital

Florida Public Service Commission

Valencia Terrace
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [] Projected []
 Water [X] Sewer [X]

Schedule: G-6
 Page: 1 of 1
 Preparer: S Anzaldo

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Line No. Class of Capital	Reconciled To Requested Rate Base	Ratio	Cost Rate	Weighted Cost Rate	Cost	Supporting Schedules
WATER						
1 Long-Term Debt	106,216	36.80%	5.10%	1.88%	5,420	D-2
2 Short-Term Debt	0	0.00%		0.00%	0	D-2
3 Preferred Stock	0	0.00%		0.00%	0	D-2
4 Common Stock	175,572	60.84%	9.25%	5.63%	16,236	D-2
5 Customer Deposits	934	0.32%	6.00%	0.02%	56	D-2
6 Accumulated Deferred Income Taxes	5,872	2.03%	0.00%	0.00%	0	D-2
7 Total	<u>288,594</u>	<u>100.00%</u>		<u>7.52%</u>	<u>21,712</u>	
SEWER						
8 Long-Term Debt	101,229	36.88%	5.10%	1.88%	5,166	D-2
9 Short-Term Debt	0	0.00%	0.00%	0.00%	0	D-2
10 Preferred Stock	0	0.00%	0.00%	0.00%	0	D-2
11 Common Stock	167,328	60.96%	9.25%	5.64%	15,473	D-2
12 Customer Deposits	921	0.34%	6.00%	0.02%	55	D-2
13 Accumulated Deferred Income Taxes	5,000	1.82%	0.00%	0.00%	0	D-2
14 Total	<u>274,479</u>	<u>100.00%</u>		<u>7.54%</u>	<u>20,694</u>	

Note: Common stock cost rate established at low limit of equity return range