

State of Florida



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Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M- COMMISSION CLERK

DATE: August 2, 2011
TO: Ann Cole, Commission Clerk, Office of Commission Clerk
FROM: Jay Williams, Engineering Specialist I, Division of Economic Regulation *JW*
RE: Docket No. 100408-WS, Application for amendment of Certificate Nos. 387-W and 331-S to extend water and wastewater territory in Martin County by Indiantown Company, Inc.

Please add the following documents, submitted by Indiantown Company as responses to my February 14, 2011 letter requesting more information, to the Docket File. Thank you.

DOCUMENT NUMBER-DATE

05418 AUG-2 =

FPSC-COMMISSION CLERK

PAYMENT OFFICE
15925 SW Warfield Blvd.
P. O. Box 277
Indiantown, FL 34956
772-597-2111



PLANT OFFICE
15851 SW Farms Road
P. O. Box 397
Indiantown, FL 34956
772-597-2121
Fax 772-597-5067

INDIANTOWN COMPANY, INC.
"The Community Planned for Pleasant Living"

COMMISSION
CLERK

July 28, 2011

Clerk of the commission
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Indiantown Company, Inc
Docket 100408-WS
Application for certification to add territory in Martin County, Florida

Clerk of the commission,

In accordance with rule 25-30.036 (3) (b) find enclosed the financial section of our 2010 annual report. This should show the financial position of Indiantown Company, Inc. to provide service to the requested added territory in Martin County, Florida.

If at all possible can you forward this information to Mr. Jay Williams at the Public Service Commission.

If you have any questions or need any further information I can be reached at 772-597-3646.

Yours sincerely,

Mike Abramson

Controller



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DOCUMENT NUMBER-DATE

05418 AUG-2 =

FPSC-COMMISSION CLERK

11 JUL 29 PM 2:14
FLORIDA PUBLIC SERVICE
COMMISSION
ECONOMIC REGULATION

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | PREVIOUS YEAR (d) | CURRENT YEAR (e) |
|---------------------------------------|--|---------------|-------------------|------------------|
| UTILITY PLANT | | | | |
| 101-106 | Utility Plant | F-7 | \$ 10,895,750 | \$ 11,137,364 |
| 108-110 | Less: Accumulated Depreciation and Amortization | F-8 | 3,702,667 | 4,049,439 |
| Net Plant | | | \$ 7,193,083 | \$ 7,087,925 |
| 114-115 | Utility Plant Acquisition adjustment (Net) | F-7 | | 0 |
| 116 * | Other Utility Plant Adjustments | | | |
| Total Net Utility Plant | | | \$ 7,193,083 | \$ 7,087,925 |
| OTHER PROPERTY AND INVESTMENTS | | | | |
| 121 | Nonutility Property | F-9 | \$ 0 | \$ 0 |
| 122 | Less: Accumulated Depreciation and Amortization | | | |
| Net Nonutility Property | | | \$ 0 | \$ 0 |
| 123 | Investment in Associated Companies | F-10 | | 0 |
| 124 | Utility Investments | F-10 | | 0 |
| 125 | Other Investments | F-10 | | 0 |
| 126-127 | Special Funds | F-10 | | 0 |
| Total Other Property & Investments | | | \$ 0 | \$ 0 |
| CURRENT AND ACCRUED ASSETS | | | | |
| 131 | Cash | | \$ | \$ |
| 132 | Special Deposits | F-9 | | 0 |
| 133 | Other Special Deposits | F-9 | | 0 |
| 134 | Working Funds | | | |
| 135 | Temporary Cash Investments | | | |
| 141-144 | Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts | F-11 | 138,169 | 358,038 |
| 145 | Accounts Receivable from Associated Companies | F-12 | | 0 |
| 146 | Notes Receivable from Associated Companies | F-12 | | 0 |
| 151-153 | Material and Supplies | | 17,803 | 18,336 |
| 161 | Stores Expense | | | |
| 162 | Prepayments | | 78,065 | 60,855 |
| 171 | Accrued Interest and Dividends Receivable | | | |
| 172 * | Rents Receivable | | | |
| 173 * | Accrued Utility Revenues | | | |
| 174 | Miscellaneous Current and Accrued Assets | F-12 | 5,940 | 5,940 |
| Total Current and Accrued Assets | | | \$ 239,977 | \$ 443,169 |

* Not Applicable for Class B Utilities

F-1(a)

DOCUMENT NUMBER - DATE

05418 AUG -2 =

FPSC-COMMISSION CLERK

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | PREVIOUS YEAR (d) | CURRENT YEAR (e) |
|--------------------------------------|--|---------------------|-------------------------|------------------------|
| DEFERRED DEBITS | | | | |
| 181 | Unamortized Debt Discount & Expense | F-13 | \$ 530 | \$ 2,032 |
| 182 | Extraordinary Property Losses | F-13 | | 0 |
| 183 | Preliminary Survey & Investigation Charges | | | |
| 184 | Clearing Accounts | | | |
| 185 * | Temporary Facilities | | | |
| 186 | Miscellaneous Deferred Debits | F-14 | 0 | 0 |
| 187 * | Research & Development Expenditures | | | |
| 190 | Accumulated Deferred Income Taxes | | 233,482 | 233,482 |
| Total Deferred Debits | | | \$ 234,012 | \$ 235,514 |
| TOTAL ASSETS AND OTHER DEBITS | | | \$ <u>7,667,072</u> | \$ <u>7,766,608</u> |

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | PREVIOUS YEAR (d) | CURRENT YEAR (e) |
|--|--|------------------|----------------------|---------------------|
| EQUITY CAPITAL | | | | |
| 201 | Common Stock Issued | F-15 | \$ 100 | \$ 100 |
| 204 | Preferred Stock Issued | F-15 | | 0 |
| 202,205 * | Capital Stock Subscribed | | | |
| 203,206 * | Capital Stock Liability for Conversion | | | |
| 207 * | Premium on Capital Stock | | | |
| 209 * | Reduction in Par or Stated Value of Capital Stock | | | |
| 210 * | Gain on Resale or Cancellation of Reacquired Capital Stock | | | |
| 211 | Other Paid - In Capital | | 5,178,175 | 5,178,175 |
| 212 | Discount On Capital Stock | | | |
| 213 | Capital Stock Expense | | | |
| 214-215 | Retained Earnings | F-16 | (1,393,570) | (954,540) |
| 216 | Reacquired Capital Stock | | | |
| 218 | Proprietary Capital (Proprietorship and Partnership Only) | | (290,700) | |
| Total Equity Capital | | | \$ 3,494,005 | \$ 4,223,735 |
| LONG TERM DEBT | | | | |
| 221 | Bonds | F-15 | | 0 |
| 222 * | Reacquired Bonds | | | |
| 223 | Advances from Associated Companies | F-17 | | 0 |
| 224 | Other Long Term Debt | F-17 | 629,555 | 612,743 |
| Total Long Term Debt | | | \$ 629,555 | \$ 612,743 |
| CURRENT AND ACCRUED LIABILITIES | | | | |
| 231 | Accounts Payable | | 230,059 | 138,384 |
| 232 | Notes Payable | F-18 | | 0 |
| 233 | Accounts Payable to Associated Companies | F-18 | | 0 |
| 234 | Notes Payable to Associated Companies | F-18 | | 0 |
| 235 | Customer Deposits | | 65,490 | 68,220 |
| 236 | Accrued Taxes | W/S-3 | 40,919 | 52,842 |
| 237 | Accrued Interest | F-19 | 990 | 0 |
| 238 | Accrued Dividends | | | |
| 239 | Matured Long Term Debt | | | |
| 240 | Matured Interest | | | |
| 241 | Miscellaneous Current & Accrued Liabilities | F-20 | 314,991 | 276,804 |
| Total Current & Accrued Liabilities | | | \$ 652,449 | \$ 536,250 |

* Not Applicable for Class B Utilities

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | PREVIOUS YEAR (d) | CURRENT YEAR (e) |
|---|--|---------------|---------------------|---------------------|
| DEFERRED CREDITS | | | | |
| 251 | Unamortized Premium On Debt | F-13 | \$ _____ | \$ _____ 0 |
| 252 | Advances For Construction | F-20 | _____ (14,533) | _____ (11,659) |
| 253 | Other Deferred Credits | F-21 | _____ 1,366,157 | _____ 1,101,662 |
| 255 | Accumulated Deferred Investment Tax Credits | | | |
| Total Deferred Credits | | | \$ _____ 1,351,624 | \$ _____ 1,090,003 |
| OPERATING RESERVES | | | | |
| 261 | Property Insurance Reserve | | \$ _____ | \$ _____ |
| 262 | Injuries & Damages Reserve | | _____ | _____ |
| 263 | Pensions and Benefits Reserve | | _____ | _____ |
| 265 | Miscellaneous Operating Reserves | | _____ | _____ |
| Total Operating Reserves | | | \$ _____ 0 | \$ _____ 0 |
| CONTRIBUTIONS IN AID OF CONSTRUCTION | | | | |
| 271 | Contributions in Aid of Construction | F-22 | \$ _____ 7,369,627 | \$ _____ 7,808,180 |
| 272 | Accumulated Amortization of Contributions in Aid of Construction | F-22 | _____ 2,551,239 | _____ (2,760,964) |
| Total Net CIAC | | | \$ _____ 4,818,388 | \$ _____ 5,047,216 |
| ACCUMULATED DEFERRED INCOME TAXES | | | | |
| 281 | Accumulated Deferred Income Taxes - Accelerated Depreciation | | \$ _____ 484,280 | \$ _____ 484,280 |
| 282 | Accumulated Deferred Income Taxes - Liberalized Depreciation | | _____ | _____ |
| 283 | Accumulated Deferred Income Taxes - Other | | _____ | _____ |
| Total Accumulated Deferred Income Tax | | | \$ _____ 484,280 | \$ _____ 484,280 |
| TOTAL EQUITY CAPITAL AND LIABILITIES | | | \$ _____ 11,430,301 | \$ _____ 11,994,227 |

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT

December 31, 2010

COMPARATIVE OPERATING STATEMENT

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | PREVIOUS YEAR (d) | CURRENT YEAR * (e) |
|--|--|---------------|-------------------|--------------------|
| UTILITY OPERATING INCOME | | | | |
| 400 | Operating Revenues | F-3(b) | \$ 1,884,270 | \$ 2,080,045 |
| 469, 530 | Less: Guaranteed Revenue and AFPI | F-3(b) | 93,716 | 29,092 |
| Net Operating Revenues | | | \$ 1,790,554 | \$ 2,050,953 |
| 401 | Operating Expenses | F-3(b) | \$ 1,683,068 | \$ 1,828,941 |
| 403 | Depreciation Expense: | F-3(b) | \$ 221,615 | \$ 346,772 |
| | Less: Amortization of CIAC | F-22 | 182,350 | 209,725 |
| Net Depreciation Expense | | | \$ 39,265 | \$ 137,047 |
| 406 | Amortization of Utility Plant Acquisition Adjustment | F-3(b) | | 0 |
| 407 | Amortization Expense (Other than CIAC) | F-3(b) | | 0 |
| 408 | Taxes Other Than Income | W/S-3 | 160,922 | 222,844 |
| 409 | Current Income Taxes | W/S-3 | | 0 |
| 410.1 | Deferred Federal Income Taxes | W/S-3 | | 0 |
| 410.11 | Deferred State Income Taxes | W/S-3 | | 0 |
| 411.1 | Provision for Deferred Income Taxes - Credit | W/S-3 | | 0 |
| 412.1 | Investment Tax Credits Deferred to Future Periods | W/S-3 | | 0 |
| 412.11 | Investment Tax Credits Restored to Operating Income | W/S-3 | | 0 |
| Utility Operating Expenses | | | \$ 1,883,255 | \$ 2,188,832 |
| Net Utility Operating Income | | | \$ (92,701) | \$ (137,879) |
| 469, 530 | Add Back: Guaranteed Revenue and AFPI | F-3(b) | 93,716 | 58,183 |
| 413 | Income From Utility Plant Leased to Others | | | 0 |
| 414 | Gains (losses) From Disposition of Utility Property | | | 0 |
| 420 | Allowance for Funds Used During Construction | | 48,461 | 91,500 |
| Total Utility Operating Income [Enter here and on Page F-3(c)] | | | \$ 49,476 | \$ 11,804 |

* For each account, Column e should agree with Columns f, g and h on F-3(b)

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT

COMPARATIVE OPERATING STATEMENT (Cont'd)

| WATER SCHEDULE W-3 * (f) | WASTEWATER SCHEDULE S-3 * (g) | OTHER THAN REPORTING SYSTEMS (h) |
|---|--|---|
| \$ <u>958,653</u> <u>29,092</u> | \$ <u>1,121,392</u> <u>0</u> | \$ _____ |
| \$ <u>929,561</u> | \$ <u>1,121,392</u> | \$ <u>0</u> |
| \$ <u>865,618</u> | \$ <u>963,323</u> | \$ _____ |
| <u>75,471</u> <u>89,758</u> | <u>271,301</u> <u>119,967</u> | _____ |
| \$ <u>(14,287)</u> | \$ <u>151,334</u> | \$ <u>0</u> |
| <u>0</u> <u>0</u> <u>83,695</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> | <u>0</u> <u>0</u> <u>139,149</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u> | _____ _____ _____ _____ _____ _____ _____ _____ _____ |
| \$ <u>935,026</u> | \$ <u>1,253,806</u> | \$ <u>0</u> |
| \$ <u>(5,465)</u> | \$ <u>(132,414)</u> | \$ <u>0</u> |
| <u>29,092</u> <u>0</u> <u>0</u> <u>57,868</u> | <u>29,091</u> <u>0</u> <u>0</u> <u>33,632</u> | _____ _____ _____ _____ |
| \$ <u>81,495</u> | \$ <u>(69,691)</u> | \$ <u>0</u> |

* Total of Schedules W-3 / S-3 for all rate groups.

COMPARATIVE OPERATING STATEMENT (Cont'd)

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | PREVIOUS YEAR (d) | CURRENT YEAR (e) |
|---|--|---------------|-------------------|------------------|
| Total Utility Operating Income [from page F-3(a)] | | | \$ 49,476 | \$ 11,804 |
| OTHER INCOME AND DEDUCTIONS | | | | |
| 415 | Revenues-Merchandising, Jobbing, and Contract Deductions | | \$ | \$ |
| 416 | Costs & Expenses of Merchandising Jobbing, and Contract Work | | | |
| 419 | Interest and Dividend Income | | | |
| 421 | Nonutility Income | | | 91,500 |
| 426 | Miscellaneous Nonutility Expenses | | (153,959) | (25,416) |
| Total Other Income and Deductions | | | \$ (153,959) | \$ 66,084 |
| TAXES APPLICABLE TO OTHER INCOME | | | | |
| 408.2 | Taxes Other Than Income | | \$ | \$ |
| 409.2 | Income Taxes | | | |
| 410.2 | Provision for Deferred Income Taxes | | | |
| 411.2 | Provision for Deferred Income Taxes - Credit | | | |
| 412.2 | Investment Tax Credits - Net | | | |
| 412.3 | Investment Tax Credits Restored to Operating Income | | | |
| Total Taxes Applicable To Other Income | | | \$ 0 | \$ 0 |
| INTEREST EXPENSE | | | | |
| 427 | Interest Expense | F-19 | \$ 55,882 | \$ 50,244 |
| 428 | Amortization of Debt Discount & Expense | F-13 | 815 | 531 |
| 429 | Amortization of Premium on Debt | F-13 | | 0 |
| Total Interest Expense | | | \$ 56,697 | \$ 50,775 |
| EXTRAORDINARY ITEMS | | | | |
| 433 | Extraordinary Income | | \$ | \$ |
| 434 | Extraordinary Deductions | | | |
| 409.3 | Income Taxes, Extraordinary Items | | | |
| Total Extraordinary Items | | | \$ 0 | \$ 0 |
| NET INCOME | | | \$ (161,180) | \$ 27,113 |

Explain Extraordinary Income:

SCHEDULE OF YEAR END RATE BASE

| ACCT. NO. (a) | ACCOUNT NAME (b) | REF. PAGE (c) | WATER UTILITY (d) | WASTEWATER UTILITY (e) |
|--|--|---------------|-------------------|------------------------|
| 101 | Utility Plant In Service | F-7 | \$ 2,898,978 | \$ 8,098,546 |
| | Less: | | | |
| | Nonused and Useful Plant (1) | | | |
| 108 | Accumulated Depreciation | F-8 | 1,283,391 | 2,766,048 |
| 110 | Accumulated Amortization | F-8 | 0 | 0 |
| 271 | Contributions in Aid of Construction | F-22 | 3,691,764 | 4,116,416 |
| 252 | Advances for Construction | F-20 | | |
| Subtotal | | | \$ (2,076,177) | \$ 1,216,082 |
| 272 | Add: | | | |
| | Accumulated Amortization of Contributions in Aid of Construction | F-22 | 1,256,748 | 1,504,216 |
| Subtotal | | | \$ (819,429) | \$ 2,720,298 |
| | Plus or Minus: | | | |
| 114 | Acquisition Adjustments (2) | F-7 | 0 | 0 |
| 115 | Accumulated Amortization of Acquisition Adjustments (2) | F-7 | 0 | 0 |
| | Working Capital Allowance (3) | | 108,202 | 120,415 |
| | Other (Specify): | | | |
| | _____ | | | |
| | _____ | | | |
| | _____ | | | |
| RATE BASE | | | \$ (711,227) | \$ 2,840,713 |
| NET UTILITY OPERATING INCOME | | | \$ (5,465) | \$ (132,414) |
| ACHIEVED RATE OF RETURN (Operating Income / Rate Base) | | | 0.77% | -4.66% |

NOTES :

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

| CLASS OF CAPITAL (a) | DOLLAR AMOUNT (2) (b) | PERCENTAGE OF CAPITAL (c) | ACTUAL COST RATES (3) (d) | WEIGHTED COST (c x d) (e) |
|-----------------------------|--------------------------|------------------------------|------------------------------|---------------------------------|
| Common Equity | \$ 4,846,987 | 83.77% | 10.13% | 8.49% |
| Preferred Stock | 0 | 0.00% | | 0.00% |
| Long Term Debt | 621,149 | 10.74% | 7.10% | 0.76% |
| Customer Deposits | 66,855 | 1.16% | 6.00% | 0.07% |
| Tax Credits - Zero Cost | 0 | 0.00% | | 0.00% |
| Tax Credits - Weighted Cost | 0 | 0.00% | | 0.00% |
| Deferred Income Taxes | 250,798 | 4.33% | | 0.00% |
| Other (Explain) | 0 | 0.00% | | 0.00% |
| | 0 | 0.00% | | 0.00% |
| Total | \$ 5,785,789 | 100.00% | | 9.32% |

(1) If the utility's capital structure is not used, explain which capital structure is used.

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

APPROVED RETURN ON EQUITY

| | |
|--|------------------|
| Current Commission Return on Equity: | <u>10.13%</u> |
| Commission order approving Return on Equity: | <u>040450-WS</u> |

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

| | |
|---|------------------|
| Current Commission Approved AFUDC rate: | <u>8.63%</u> |
| Commission order approving AFUDC rate: | <u>990939-WS</u> |

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

**UTILITY PLANT
ACCOUNTS 101 - 106**

| ACCT. NO. (a) | DESCRIPTION (b) | WATER (c) | WASTEWATER (d) | OTHER THAN REPORTING SYSTEMS (e) | TOTAL (f) |
|---------------|---|---------------------|---------------------|----------------------------------|----------------------|
| 101 | Plant Accounts: Utility Plant In Service | \$ 2,898,978 | \$ 8,098,546 | \$ | \$ 10,997,524 |
| 102 | Utility Plant Leased to Other | | | | 0 |
| 103 | Property Held for Future Use | 75,947 | | | 75,947 |
| 104 | Utility Plant Purchased or Sold | | | | 0 |
| 105 | Construction Work in Progress | 27,975 | 35,918 | | 63,893 |
| 106 | Completed Construction Not Classified | | | | 0 |
| | Total Utility Plant | \$ 3,002,900 | \$ 8,134,464 | \$ 0 | \$ 11,137,364 |

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.
For any acquisition adjustments approved by the Commission, include the Order Number.

| ACCT. NO. (a) | DESCRIPTION (b) | WATER (c) | WASTEWATER (d) | OTHER THAN REPORTING SYSTEMS (e) | TOTAL (f) |
|---------------|--|-------------|----------------|----------------------------------|-------------|
| 114 | Acquisition Adjustment | \$ | \$ | \$ | \$ 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | Total Plant Acquisition Adjustments | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| 115 | Accumulated Amortization | \$ | \$ | \$ | \$ 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | Total Accumulated Amortization | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| | Net Acquisition Adjustments | \$ 0 | \$ 0 | \$ 0 | \$ 0 |

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

| DESCRIPTION (a) | WATER (b) | WASTEWATER (c) | OTHER THAN REPORTING SYSTEMS (d) | TOTAL (e) |
|---------------------------------|---------------------|---------------------|---|---------------------|
| ACCUMULATED DEPRECIATION | | | | |
| Account 108 | | | | |
| Balance first of year | \$ 1,207,920 | \$ 2,494,747 | \$ | \$ 3,702,667 |
| Credit during year: | | | | |
| Accruals charged to: | | | | |
| Account 108.1 (1) | \$ 75,471 | \$ 271,301 | \$ | \$ 346,772 |
| Account 108.2 (2) | | | | 0 |
| Account 108.3 (2) | | | | 0 |
| Other Accounts (specify): | | | | 0 |
| | | | | 0 |
| Salvage | | | | 0 |
| Other Credits (Specify): | | | | 0 |
| | | | | 0 |
| Total Credits | \$ 75,471 | \$ 271,301 | \$ 0 | \$ 346,772 |
| Debits during year: | | | | |
| Book cost of plant retired | | | | 0 |
| Cost of Removal | | | | 0 |
| Other Debits (specify): | | | | 0 |
| | | | | 0 |
| Total Debits | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Balance end of year | \$ <u>1,283,391</u> | \$ <u>2,766,048</u> | \$ <u>0</u> | \$ <u>4,049,439</u> |
| ACCUMULATED AMORTIZATION | | | | |
| Account 110 | | | | |
| Balance first of year | \$ | \$ | \$ | \$ 0 |
| Credit during year: | | | | |
| Accruals charged to: | | | | |
| Account 110.2 (3) | \$ | \$ | \$ | \$ 0 |
| Other Accounts (specify): | | | | 0 |
| | | | | 0 |
| Total credits | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Debits during year: | | | | |
| Book cost of plant retired | | | | 0 |
| Other debits (specify): | | | | 0 |
| | | | | 0 |
| Total Debits | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Balance end of year | \$ <u>0</u> | \$ <u>0</u> | \$ <u>0</u> | \$ <u>0</u> |

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

| DESCRIPTION OF CASE (DOCKET NO.) (a) | EXPENSE INCURRED DURING YEAR (b) | CHARGED OFF DURING YEAR | |
|--|---|----------------------------|---------------|
| | | ACCT. (d) | AMOUNT (e) |
| _____ | \$ _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Total | \$ <u>0</u> | | \$ <u>0</u> |

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.
Other Items may be grouped by classes of property.

| DESCRIPTION (a) | BEGINNING YEAR (b) | ADDITIONS (c) | REDUCTIONS (d) | ENDING YEAR BALANCE (e) |
|---------------------------|--------------------------|------------------|-------------------|-------------------------------|
| _____ | \$ _____ | \$ _____ | \$ _____ | \$ _____ 0 |
| _____ | _____ | _____ | _____ | _____ 0 |
| _____ | _____ | _____ | _____ | _____ 0 |
| _____ | _____ | _____ | _____ | _____ 0 |
| Total Nonutility Property | \$ <u>0</u> | \$ <u>0</u> | \$ <u>0</u> | \$ <u>0</u> |

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

| DESCRIPTION OF SPECIAL DEPOSITS (a) | YEAR END BOOK COST (b) |
|--|------------------------------|
| SPECIAL DEPOSITS (Account 132): _____ _____ _____ | \$ _____ _____ _____ |
| Total Special Deposits | \$ <u>0</u> |
| OTHER SPECIAL DEPOSITS (Account 133): _____ _____ _____ | \$ _____ _____ _____ |
| Total Other Special Deposits | \$ <u>0</u> |

UTILITY NAME: Indiantown Company, Inc.

| |
|--|
| YEAR OF REPORT December 31, 2010 |
|--|

INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

| DESCRIPTION OF SECURITY OR SPECIAL FUND (a) | FACE OR PAR VALUE (b) | YEAR END BOOK COST (c) |
|--|-------------------------------------|-------------------------------------|
| INVESTMENT IN ASSOCIATED COMPANIES (Account 123): _____ _____ _____ _____ | \$ _____ _____ _____ _____ | \$ _____ _____ _____ _____ |
| Total Investment in Associated Companies | | \$ <u> 0</u> |
| UTILITY INVESTMENTS (Account 124): _____ _____ _____ _____ | \$ _____ _____ _____ _____ | \$ _____ _____ _____ _____ |
| Total Utility Investment | | \$ <u> 0</u> |
| OTHER INVESTMENTS (Account 125): _____ _____ _____ _____ | \$ _____ _____ _____ _____ | \$ _____ _____ _____ _____ |
| Total Other Investment | | \$ <u> 0</u> |
| SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): _____ _____ _____ _____ | | \$ _____ _____ _____ _____ |
| Total Special Funds | | \$ <u> 0</u> |

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT

December 31, 2010

ACCOUNTS AND NOTES RECEIVABLE - NET

ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in
Amounts included in Accounts 142 and 144 should be listed individually.

| DESCRIPTION (a) | TOTAL (b) |
|--|-------------------|
| CUSTOMER ACCOUNTS RECEIVABLE (Account 141): | |
| Water | \$ 133,607 |
| Wastewater | 213,334 |
| Other | |
| Total Customer Accounts Receivable | \$ 346,941 |
| OTHER ACCOUNTS RECEIVABLE (Account 142): | |
| Intercompany Water | \$ 12,687 |
| Intercompany Wastewater | 2,110 |
| Total Other Accounts Receivable | \$ 14,797 |
| NOTES RECEIVABLE (Account 144): | |
| | \$ |
| | |
| | |
| Total Notes Receivable | \$ 0 |
| Total Accounts and Notes Receivable | \$ 361,738 |
| ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143) | |
| Balance first of year | \$ 3,700 |
| Add: Provision for uncollectibles for current year | \$ |
| Collection of accounts previously written off | |
| Utility Accounts | |
| Others | |
| Total Additions | \$ 0 |
| Deduct accounts written off during year: | |
| Utility Accounts | |
| Others | |
| Total accounts written off | \$ 0 |
| Balance end of year | \$ 3,700 |
| TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET | \$ 358,038 |

UTILITY NAME: Indiantown Company, Inc.

| |
|----------------|
| YEAR OF REPORT |
|----------------|

**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

| DESCRIPTION (a) | AMOUNT WRITTEN OFF DURING YEAR (b) | YEAR END BALANCE (c) |
|--|---|----------------------------|
| UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): Loan costs - Wastewater Slurry Plant | 531 | 2,032 |
| | | |
| | | |
| | | |
| Total Unamortized Debt Discount and Expense | \$ 531 | \$ 2,032 |
| UNAMORTIZED PREMIUM ON DEBT (Account 251): | \$ | \$ |
| | | |
| | | |
| | | |
| Total Unamortized Premium on Debt | \$ 0 | \$ 0 |

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

| DESCRIPTION (a) | TOTAL (b) |
|-------------------------------------|--------------|
| | \$ |
| | |
| | |
| Total Extraordinary Property Losses | \$ 0 |

UTILITY NAME: Indiantown Company, Inc.

| |
|----------------|
| YEAR OF REPORT |
|----------------|

**MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186**

| DESCRIPTION - Provide itemized listing (a) | AMOUNT WRITTEN OFF DURING YEAR (b) | YEAR END BALANCE (c) |
|---|---|----------------------------|
| DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1) | \$ _____ | \$ _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total Deferred Rate Case Expense | \$ <u>0</u> | \$ <u>0</u> |
| OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2): | \$ _____ | \$ _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total Other Deferred Debits | \$ <u>0</u> | \$ <u>0</u> |
| REGULATORY ASSETS (Class A Utilities: Account. 186.3): | \$ _____ | \$ _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total Regulatory Assets | \$ <u>0</u> | \$ <u>0</u> |
| TOTAL MISCELLANEOUS DEFERRED DEBITS | \$ <u>0</u> | \$ <u>0</u> |

UTILITY NAME: Indiantown Company, Inc.

| |
|--|
| YEAR OF REPORT December 31, 2010 |
|--|

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

| DESCRIPTION (a) | RATE (b) | TOTAL (c) |
|---------------------------------------|-------------|--------------|
| COMMON STOCK | | |
| Par or stated value per share | % | \$ 1 |
| Shares authorized | | 10,000 |
| Shares issued and outstanding | | 100 |
| Total par value of stock issued | % | \$ 100 |
| Dividends declared per share for year | % | \$ |
| PREFERRED STOCK | | |
| Par or stated value per share | % | \$ |
| Shares authorized | None | |
| Shares issued and outstanding | None | |
| Total par value of stock issued | % | \$ |
| Dividends declared per share for year | % | \$ |

* Account 204 not applicable for Class B utilities.

**BONDS
ACCOUNT 221**

| DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a) | INTEREST | | PRINCIPAL AMOUNT PER BALANCE SHEET (d) |
|--|-----------------------|-------------------------------|---|
| | ANNUAL RATE (b) | FIXED OR VARIABLE * (c) | |
| | % | | \$ |
| | % | | |
| | % | | |
| | % | | |
| | % | | |
| | % | | |
| | % | | |
| | % | | |
| | % | | |
| | % | | |
| Total | | | \$ 0 |

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
2. Show separately the state and federal income tax effect of items shown in Account No. 439.

| ACCT. NO. (a) | DESCRIPTION (b) | AMOUNTS (c) |
|--|--|----------------|
| 215 | Unappropriated Retained Earnings: Balance Beginning of Year | \$ (981,653) |
| 439 | Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____ | \$ _____ |
| | Total Credits: | \$ 0 |
| | Debits: _____ | \$ _____ |
| | Total Debits: | \$ 0 |
| 435 | Balance Transferred from Income | \$ 27,113 |
| 436 | Appropriations of Retained Earnings: _____ | _____ |
| | Total Appropriations of Retained Earnings | \$ 0 |
| 437 | Dividends Declared: Preferred Stock Dividends Declared _____ | _____ |
| 438 | Common Stock Dividends Declared _____ | _____ |
| | Total Dividends Declared | \$ 0 |
| 215 | Year end Balance | \$ (954,540) |
| 214 | Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____ | _____ |
| 214 | Total Appropriated Retained Earnings | \$ 0 |
| Total Retained Earnings | | \$ (954,540) |
| Notes to Statement of Retained Earnings: | | |

UTILITY NAME: Indiantown Company, Inc.

YEAR OF REPORT
December 31, 2010

**NOTES PAYABLE
ACCOUNTS 232 AND 234**

| DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a) | INTEREST | | PRINCIPAL AMOUNT PER BALANCE SHEET (d) |
|--|-----------------------|-------------------------------|---|
| | ANNUAL RATE (b) | FIXED OR VARIABLE * (c) | |
| NOTES PAYABLE (Account 232): | | | |
| _____ | % | | \$ _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| Total Account 232 | | | \$ <u>0</u> |
| NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): | | | |
| _____ | % | | \$ _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| _____ | % | | _____ |
| Total Account 234 | | | \$ <u>0</u> |

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately.

| DESCRIPTION (a) | TOTAL (b) |
|--------------------|--------------|
| _____ | \$ _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| Total | \$ <u>0</u> |

UTILITY NAME: Indiantown Company, Inc.

| |
|--|
| YEAR OF REPORT December 31, 2010 |
|--|

**ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427**

| DESCRIPTION OF DEBIT (a) | BALANCE BEGINNING OF YEAR (b) | INTEREST ACCRUED DURING YEAR | | INTEREST PAID DURING YEAR (e) | BALANCE END OF YEAR (f) |
|---|----------------------------------|------------------------------|---------------|----------------------------------|----------------------------|
| | | ACCT. DEBIT (c) | AMOUNT (d) | | |
| ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt Wastewater Lime Stabilization Plant | \$ 990 | 427 | \$ 44,433 | \$ 45,423 | \$ |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Account 237.1 | \$ 990 | | \$ 44,433 | \$ 45,423 | \$ 0 |
| ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities | | | | | |
| Customer Deposits Water | \$ 0 | 427 | \$ 2,136 | \$ 2,136 | \$ |
| Customer Deposits Wastewater | 0 | 427 | 3,675 | 3,675 | |
| | | | | | |
| | | | | | |
| Total Account 237.2 | \$ 0 | | \$ 5,811 | \$ 5,811 | \$ 0 |
| Total Account 237 (1) | \$ 990 | | \$ 50,244 | \$ 51,234 | \$ 0 |
| INTEREST EXPENSED: | | | | | |
| Total accrual Account 237 | | 237 | \$ 50,244 | | |
| Less Capitalized Interest Portion of AFUDC: | | | | | |
| | | | | | |
| | | | | | |
| Net Interest Expensed to Account No. 427 (2) | | | \$ 50,244 | | |

(1) Must agree to F-2 (a), Beginning and Ending Balance of Accrued Interest.
(2) Must agree to F-3 (c), Current Year Interest Expense

UTILITY NAME: Indiantown Company, Inc.

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

| DESCRIPTION - Provide itemized listing (a) | BALANCE END OF YEAR (b) |
|---|-------------------------------|
| Deferred CIAC administrative fees - Water | \$ 139,554 |
| Deferred CIAC administrative fees - Wastewater | <u>137,250</u> |
| | |
| | |
| | |
| Total Miscellaneous Current and Accrued Liabilities | \$ <u>276,804</u> |

**ADVANCES FOR CONSTRUCTION
ACCOUNT 252**

| NAME OF PAYOR * (a) | BALANCE BEGINNING OF YEAR (b) | DEBITS | | CREDITS (e) | BALANCE END OF YEAR (f) |
|-------------------------------------|--|-----------------------|------------------|------------------|-------------------------------|
| | | ACCT. DEBIT (c) | AMOUNT (d) | | |
| Advance guaranteed revenues - Water | \$ (14,533) | | \$ 71,003 | \$ 68,129 | \$ (11,659) |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| | | | | | 0 |
| Total | \$ <u>(14,533)</u> | | \$ <u>71,003</u> | \$ <u>68,129</u> | \$ <u>(11,659)</u> |

* Report advances separately by reporting group, designating water or wastewater in column (a).

**OTHER DEFERRED CREDITS
ACCOUNT 253**

| DESCRIPTION - Provide itemized listing (a) | AMOUNT WRITTEN OFF DURING YEAR (b) | YEAR END BALANCE (c) |
|--|---|----------------------------|
| REGULATORY LIABILITIES (Class A Utilities: Account 253.1): | | |
| _____ | \$ _____ | \$ _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total Regulatory Liabilities | \$ <u>_____</u> | \$ <u>_____</u> |
| OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2): | | |
| Prepaid Capacity Charges - Water | \$ 997,460 | \$ 804,260 |
| Prepaid Capacity Charges - Wastewater | 368,697 | 297,402 |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Total Other Deferred Liabilities | \$ <u>1,366,157</u> | \$ <u>1,101,662</u> |
| TOTAL OTHER DEFERRED CREDITS | \$ <u>1,366,157</u> | \$ <u>1,101,662</u> |

CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271

| DESCRIPTION (a) | WATER (W-7) (b) | WASTEWATER (S-7) (c) | W & WW OTHER THAN SYSTEM REPORTING (d) | TOTAL (e) |
|--|----------------------------|----------------------------|---|----------------------------|
| Balance first of year | \$ <u>3,444,694</u> | \$ <u>3,924,933</u> | \$ _____ | \$ <u>7,369,627</u> |
| Add credits during year: | \$ <u>247,070</u> | \$ <u>191,483</u> | \$ _____ | \$ <u>438,553</u> |
| Less debit charged during the year | \$ <u>0</u> | \$ <u>0</u> | \$ _____ | \$ <u>0</u> |
| Total Contribution In Aid of Construction | \$ <u><u>3,691,764</u></u> | \$ <u><u>4,116,416</u></u> | \$ <u><u>0</u></u> | \$ <u><u>7,808,180</u></u> |

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272

| DESCRIPTION (a) | WATER (W-8(a)) (b) | WASTEWATER (S-8(a)) (c) | W & WW OTHER THAN SYSTEM REPORTING (d) | TOTAL (e) |
|--|----------------------------|-------------------------------|---|----------------------------|
| Balance first of year | \$ <u>1,166,990</u> | \$ <u>1,384,249</u> | \$ _____ | \$ <u>2,551,239</u> |
| Debits during the year: | \$ <u>89,758</u> | \$ <u>119,967</u> | \$ _____ | \$ <u>209,725</u> |
| Credits during the year | \$ <u>0</u> | \$ <u>0</u> | \$ _____ | \$ <u>0</u> |
| Total Accumulated Amortization of Contributions In Aid of Construction | \$ <u><u>1,256,748</u></u> | \$ <u><u>1,504,216</u></u> | \$ <u><u>0</u></u> | \$ <u><u>2,760,964</u></u> |

RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)

- The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.
- If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

| DESCRIPTION (a) | REF. NO. (b) | AMOUNT (c) |
|---|-----------------|---------------|
| Net income for the year | F-3(c) | \$ 27,113 |
| Reconciling items for the year: | | |
| Taxable income not reported on books: | | |
| _____ | | _____ |
| _____ | | _____ |
| _____ | | _____ |
| Deductions recorded on books not deducted for return: | | |
| Book Depreciation | | 346,772 |
| _____ | | _____ |
| _____ | | _____ |
| Income recorded on books not included in return: | | |
| Amortization of CIAC | | (209,725) |
| _____ | | _____ |
| _____ | | _____ |
| Deduction on return not charged against book income: | | |
| Tax Depreciation (Estimated) | | (166,000) |
| _____ | | _____ |
| _____ | | _____ |
| Federal tax net income | | \$ (1,840) |

Computation of tax :

**David B. Erwin
Attorney At Law**

127 Riversink Road
Crawfordville, Florida 32327

Office: 850.926.9331
Cell: 850.570.0827
d.b.erwin@gmail.com

February 3, 2011

Jay Williams
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0350

Re: Application of Indiantown Company, Inc. for
Amendment of Certificates to Add Territory in Martin County
Docket No. 100408-WS

Dear Mr. Williams:

You have requested more information about the development plans for the territory Indiantown Company, Inc. seeks to include in its service territory in Martin County.

Attached is an email from the developer, Consolidated Citrus/King Ranch, Incorporated, that sets forth further details about development plans for their "Okeechobee Waterway Parcel," which is adjacent to the existing certificated territory of Indiantown Company, Inc.

I trust that this information will suffice to permit you to continue processing Indiantown Company, Inc.'s application.

Sincerely,



David B. Erwin, Attorney
for Indiantown Company, Inc.

Copy: Mike Abramson, Indiantown Co.
Mitch Hutchcraft, Consolidated Citrus/King Ranch



David Erwin <d.b.erwin@gmail.com>

FW: Concept Plan for Consolidated Citrus's Okeechobee Waterway Parcel

Mike Abramson <mikea@itstelecom.net>
To: David Erwin <d.b.erwin@gmail.com>

Thu, Feb 3, 2011 at 10:10 AM

Did you get this from Mitch?

From: Mitch Hutchcraft [mailto:mhutchcraft@cclpcitrus.com]
Sent: Monday, January 24, 2011 3:34 PM
To: 'mikea@itstelecom.net'
Subject: RE: Concept Plan for Consolidated Citrus's Okeechobee Waterway Parcel

Mike –

As requested, I am providing some additional data and analysis that we have developed during the Project Planning phase of our Okeechobee Waterway Parcel, located in Indiantown, Florida.

Market Overview:

Based on our evaluation of the market, our site has a favorable location based on it's proximity to 3 SIS facilities (Strategic Intermodal Systems, namely SR 710, SR 76 and the St. Lucie Canal), its proximity to I-95, its significant frontage on the St. Lucie River, and its reasonable commute distance to Okeechobee County, St. Lucie County, Palm Beach and the City of Stuart, and its proximity to I-95. All of these communities are within a 30-40 minute drive, and the site is within the critical 1 hour distance to a major international airport. These factors are all very important, for the following reasons:

- Presently, 30 – 50% of workers in Okeechobee, St. Lucie and Martin Counties leave their respective counties for work, with the vast majority of those commute trips heading to the south in Palm Beach or Broward counties. This site will provide a far more reasonable location from which to commute.
- Our market is likely to consist of three significant components: Northeastern retirees, working families looking for a higher standard of living at a lower price, and individuals who desire a less urban environment – but with reasonable proximity to services and amenities.
- These buyers will be driven to the site as a result of its ease of access, proximity to major amenities

and urban centers, reasonable commute distance to an international airport, and higher quality of living (less crowds, more space, water front, natural preserves, small community) at a lower price point.

- Our project will represent a higher average price point than what can typically be found in Western Martin County, but will offer a high quality lifestyle at a meaningful discount to the coastal communities of Stuart, Palm Beach, Jensen Beach, Fort Lauderdale, etc.
- We anticipate that our buyers will demonstrate a strong preference for single family housing units, with the vast majority of those being detached units. As a result, we anticipate a density in the 1.5 units per acre to 3.0 units per acre range.
- Access to water, walking trails, parks and preserves will provide significant amenities that can not be matched by other competitors. When combined with direct boat access to Lake Okeechobee, the St. Lucie River, the Atlantic Ocean and Gulf of Mexico (all at discounts from the coastal communities), we anticipate an ever growing absorption rate.
- The desire for open space and lower densities, are significantly enhanced by the availability of water and sewer service (which currently runs along our property line), as septic tanks and wells typically have a lower buyer preference, and are frequently linked with environmental challenges such as water supply and water quality.

Based on these factors, our Conceptual Site Plan had been tailored to maximize our target market's preferences, price points and amenities. The resulting plan includes a variety of housing types (with a heavy emphasis on detached, single family units), significant open space, modest density, community access to parks and river frontage, etc.

Our **Preliminary Development Program** reflects the following:

- Multi-family Units (4 plex) – 56 units
- Attached Single Family - 44 units
- 45' single family lots - 69 units
- 50' single family lots - 14 units
- 60' single family lots - 34 units
- 75' single family lots - 20 units
- 80' single family lots - 17 units
- Estate lots (100' +) - 59 units

Total Estimated Lot Count - 313 units (on approximately 178 acres – for a gross density of 1.76)

While we anticipate refinements in product mix and pricing, we believe that a development plan that resembles this preliminary program has pent up demand, and will uniquely target the expected market during the real estate recovery and beyond

If you need any additional information, please do not hesitate to let me know.

Best regards,

Mitch Hutchcraft, ASLA, AICP

Consolidated Citrus/King Ranch Incorporated

4210 Metro Parkway

Suite 250

Fort Myers, Florida 33916

e-mail: mhutchcraft@cclpcitrus.com

cell: 239-405-1694

Office: 239-275-4060 ext. 223

This communication is confidential and is intended to be privileged pursuant to applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, please notify Consolidated Citrus, LP immediately by telephone (239-275-4060) and by electronic mail to: mhutchcraft@cclpcitrus.com and then delete this message and all copies and backups thereof.

From: Mitch Hutchcraft

Sent: Wednesday, January 05, 2011 4:18 PM

To: 'mikea@itstelecom.net'

Subject: Concept Plan for Consolidated Citrus's Okeechobee Waterway Parcel

Mike –

As discussed, I am forwarding to you one of our "Study Plans" for the Okeechobee Waterway parcel, and a sketch and description of the parcel. We have considered multiple different layouts and mix of uses, but this one illustrates a concept that is clearly consistent with the existing Future Land Use designation and the new Urban Services Boundary approved by Martin County.

As I am sure you know, water and sewer lines are already in the ground in this general vicinity, and we relied on the availability of that service in developing our conceptual master plans.

If you have any other questions, please feel free to contact me.

Best regards,

Mitch Hutchcraft, ASLA, AICP

Consolidated Citrus/King Ranch Incorporated

4210 Metro Parkway

Suite 250

Fort Myers, Florida 33916

e-mail: mhutchcraft@cclpcitrus.com

cell: 239-405-1694

Office: 239-275-4060 ext. 223

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PAYMENT OFFICE
15925 SW Warfield Blvd.
P. O. Box 277
Indiantown, FL 34956
772-597-2111



PLANT OFFICE
15851 SW Farms Road
P. O. Box 397
Indiantown, FL 34956
772-597-2121
Fax 772-597-5067

INDIANTOWN COMPANY, INC.

"The Community Planned for Pleasant Living"

Florida Public Service Commission
Attn: Mr. Jay Williams, Engineering Specialist
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399

Re: Docket No.# 100408-WS

Dear Mr. Williams;

The Indiantown Company, Inc. has a 12 inch water main along the entrance to the proposed development with a rated capacity of 5 million gallons a day and an existing usage of approx. 150,000 gallons a day.

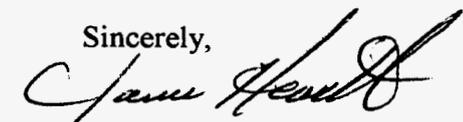
The Indiantown Company, Inc. also has an 8 inch gravity sewer main at the North East corner of the property that has a rated capacity of 2 million gallons a day and an existing usage of approx. 50,000 gallons a day.

The Indiantown Company, Inc. also has a 12 inch Re-Use Water Main along the entrance to the proposed development with a rated capacity of 5 million gallons a day and an existing usage of approx. 450,000 gallons a day.

The Indiantown Company, Inc. Water Treatment Plant is rated and permitted for 1,296,000 gallons a day and an existing usage of approx. 550,000 gallons a day.

The Indiantown Company, Inc. Wastewater Treatment Plant is rated for 1 million gallons a day with a permitted capacity of 750,000 gallons a day as of this day and an existing usage of approx. 450,000 gallons a day. We are increasing our permitted capacity with the Florida Department of Environmental Protection during this permitting cycle to 1 million gallons a day.

Sincerely,



James Hewitt
Superintendent W/WW

Cc: Jeff Leslie/President
Don Pittman



RECEIVED
INDIANTOWN PUBLIC SERVICE
11 MAY 17 AM 9:37
CONORAL REGULATION

Letter of Transmittal



Date: May 17th, 2011

To:
Jay Williams
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850
850-413-6447

From:
Mitch Hutchcraft
King Ranch/Consolidated Citrus
4210 Metro Parkway, Suite 250
Fort Myers, FL 33916

Re: Okeechobee Waterway Utility Plan - Indiantown Utility Company Service Expansion

Mr. Jay Williams:

Attached, please find two copies of our preliminary Public Water Supply Utility Plan, and two copies of our Preliminary Wastewater Utility Plan. Both of these plans are for the site plan and development program established for our "Okeechobee Waterway" site, which is located in Indiantown, Florida.

As per our phone conference, you required a utility plan showing distribution and collection within the site. This plan reflects our preliminary design for the site plan we have established. Upon approval of the expansion of Indiantown's Service Area, we will be able to proceed with County zoning and development submittals.

If you have any questions, please do not hesitate to contact me at the following:

Mitch Hutchcraft
Vice President, Real Estate
King Ranch/Consolidated Citrus
mhutchcraft@cclpcitrus.com
Cell Phone: 239-405-1694

Best regards,

Mitch Hutchcraft

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