

REDACTED

February 6, 2013

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COMMISSION
CLERK

Ms. Ann Cole, Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 090459-WS, application for original certificates for proposed water and wastewater system and request for initial rates and charges in Martin and St. Lucie Counties by Bluefield Utilities, LLC.

Dear Ms. Cole,

Please accept this letter as the response of Bluefield Utilities, LLC ("Bluefield") to staff's letter of January 3, 2012. For your ready reference, excerpts of each numbered paragraph are cut from your letter and italicized below:

1. *Financial Ability, Technical Ability, and Need. Please provide updated statements of Bluefield's financial and technical ability, as well as an updated statement of the need for service in the proposed area.*

Response: The 2009 Funding Agreement executed by Evans Properties, Inc. ("Evans") (Appendix VII to the application of Bluefield), the landowner and related party of Bluefield, remains in full force and effect, and Evans stands by its commitment therein. For further information responsive to this request, please see the response to staff question #7.

Evans still has access to the personnel it has retained in order to provide the operational and technical expertise Bluefield will need to operate, as described in Exhibit I to the application and Appendix VII to the application. If anything, the experience of Evans has only been honed and strengthened by the process of filing the application.

Just as it did on the date the application in this docket was filed, Bluefield proposes to provide water and wastewater to the public for compensation. Evans remains actively engaged in an ongoing effort to transition its properties from exclusively agricultural to a more varied and adaptable posture. This transition occurs during the waning of Florida's citrus industry; the most volatile state economy (particularly and including the housing market) in decades; an increasing interest by private and public entities in the formation of public/private partnerships to facilitate treatment and disposal of wastewater and the harnessing and availability of water; the most significant overhaul in Florida's growth management laws since the implementation of that concept, and the ebb and flow of state and/or federal monies available to assist in such projects. Projects under consideration include residential and commercial development; projects in coordination with the water management districts or other state agencies; the possible demand

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for innovative wastewater services upon the implementation of new nutrient standards; the filling of funding gaps currently being experienced by local government with regard to the property and infrastructure needed for water retention and water cleansing; the production of biofuels; and the construction of and the provision of service to housing for onsite workers.

Evans, and therefore Bluefield, has worked closely with local government and state agencies to explain and coordinate its plan for the transition of these properties.

Attached hereto as attachment 1, please find letters from the South Florida Water Management District and the Department of Agriculture and Consumer Services which are supportive of the certification of Bluefield as well as a letter from the Department of Community Affairs withdrawing any objections it may have had to the certification of Bluefield.

2. *Service Date. Please provide a revised date by which Bluefield intends to begin providing service to customers.*

Response: No hard and fast date for the initiation of utility service exists. Bluefield will be postured such that the initiation of service can commence in a timely fashion once any of the various potential demands for water or wastewater service arise.

3. *Equivalent Residential Connections (ERCs). Please provide revised water and wastewater ERCs for each Phase of the development as well as any changes to the types of anticipated customers.*

Response: See attachment 2

4. *Proof of Ownership. Appendix IV and VI of the application contain executed water and wastewater lease agreements, respectively, for the primary term of 20 years.*

a. *Please clarify whether these lease agreements were terminated on the one-year anniversary of the execution date, September 2, 2009, pursuant to Item 6 of the lease agreements, or whether they remained in effect by payment of delay rentals in Item 6 or the provisions of force majeure in Item 11 of the lease agreements.*

Response: The Water Lease Agreement and Wastewater Lease Agreement between Evans and Bluefield dated September 2, 2009 have not terminated. Attachment 3, the First Amendment to Water Lease Agreement and First Amendment to Wastewater Lease Agreement, executed February 15, 2012, amended Paragraph 6 of both leases to provide that the Lessee has one (1) year from the date when Lessee is granted its certificate in order to commence operations, or Lessee must pay a delay rental. If the certificate is not granted within five (5) years from the Effective Date of the lease (i.e. September 2, 2014), then either Lessor or Lessee may terminate the lease.

b. *If still effective, please resubmit the lease agreements with a revised definition of "Leased Premises" in Item 1 and attaching the legal descriptions of the proposed Phase I water and wastewater leased premises.*

Response: Evans and Bluefield executed a Second Amendment to Water Lease Agreement and Second Amendment to Wastewater Lease Agreement dated January 22, 2013 (see attachment 3), amending the Water Lease Agreement and Wastewater Lease Agreement to remove all reference to Martin County and provide that the Leased Premises are only located in St. Lucie County. The Second Amendments include aerial photographs identifying the Leased Premises and require that legal descriptions of the Leased Premises will be prepared by the parties upon completion of the engineering plans for Phase I of the utility system improvements.

- c. *If the lease agreements were terminated, please provide instruments which show that Bluefield will either own or have long-term use of the land under the proposed Phase I water and wastewater treatment facilities, including attached legal descriptions of the leased premises. The instruments need not be executed until an order is issued granting certificates.*

Response: Not applicable.

5. *Territory. With regard to the settlement agreements filed by the City of Port St. Lucie on April 5, 2010 and Martin County on December 4, 2012, Bluefield agreed to remove certain territory from its application. With respect to these settlement agreements, and any other settlement agreements in which territory was altered or removed, please provide the following:*

- a. *Identification of the parcels to be removed or altered.*

Response: See attachment 4

- b. *Revised Exhibit P to the application showing the revised territory proposed to be served by Bluefield.*

Response: See attachment 4

- c. *Revised Figure 1(a), under Appendix I, to the application.*

Response: See attachment 4

- d. *Identification of which Figures D, F, and Q are no longer relevant. Or, if the figures need to be revised in part, provide the revised figures.*

Response: See attachment 4

- e. *Verification whether Martin County is to be removed in total from the territory sought in the application and, hence, the docket title changed.*

Response: All Martin County properties should be removed from the territory sought in the application.

6. *Capacities and Facilities. Please restate the capacities and provide descriptions of the facilities as modified for the reconfigured territory.*

Response: See attachment 5

7. *Financial Statements. Please provide a detailed financial statement for Bluefield or a list of all entities upon which it is relying to provide funding and explanation of manner and amount of funding, including the entities' most recent financial statement and any financial agreements with Bluefield.*

Response: The Funding Agreement between Bluefield and Evans contained in Appendix VII of the application remains in full force and effect. Evans is fully committed to the success and financial stability of Bluefield. Contemporaneous with the filing of this response, Evans has filed its most recent audited financial statements prepared as of December 31, 2011. The 2012 statements are not yet available. Evans' December 31, 2011 audited financial statement is the subject of a request for a confidential classification filed on the date of this response, a copy of which is attached hereto as attachment 6.

8. *Cost Study. If rates and charges are not to be considered at this time, please submit a motion for waiver or temporary variance of the rules, which includes a statement that service to existing customers will be provided without compensation pursuant to Section 367.021(12), Florida Statutes. Otherwise, please provide an updated cost study in hard copy and electronic version.*

a. *The updated cost study should reflect revised:*

- *ERCs and usage estimates based on reconfigured territory,*
- *Capital structure schedule based on current cost of debt and equity,*
- *Plant schedules based on reconfigured territory, current construction costs, and construction of electrical facilities, if applicable,*
- *Depreciation, contributions in aid of construction (CIAC) and amortization of CIAC schedules which support the above revisions,*
- *Service rates and charges which support the above revisions, and*
- *Water and wastewater tariffs which support the above revisions.*

Response: See attachment 7

b. *Please include an explanation of the basis for the allocation of revenue requirements between the base facility charge and the gallonage charge.*

Response: See attachment 7

Ms. Ann Cole
February 4, 2013
Page 5

c. *Please include a revised service availability policy and charges for water and wastewater main extensions in lieu of donated lines and water meter installation charges.*

Response: See attachment 7

d. *Please indicate if the utility wishes to collect an allowance for funds used during construction.*

Response: See attachment 7

If you have questions regarding any of the information requested above, please feel free to contact me at your earliest convenience.

Sincerely,



John L. Wharton
For the Firm

JLW/bsr

cc: Mr. Ron Edwards
Michael Minton, Esquire
Ms. Pat Brady

Bluefield/letter to Ann Cole Feb 6.doc

Attachment 1

Letter from the South Florida Water Management District

Letter from the Department of Agriculture and Consumer Services

Letter from Department of Community Affairs



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 26, 2011

Mr. Art Graham, Chairman
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Dear Chairman Graham:

Subject: Evans Utilities Company, Inc.

This letter is written to provide you with information regarding the South Florida Water Management District's (District) consumptive use permitting program's requirements as related to the proposed Evans Utilities Company, Inc. (Evans). My staff and I have been briefed by representatives of Evans regarding their formation of Grove Land Utilities, LLC and Bluefield Utilities, LLC. Consistent with engineering reports that the District has previously commissioned by the consulting firms of Post, Buckley, Schuh and Jernigan and HDR, Evans is proposing a public-private partnership to capture excess water discharges to the Indian River Lagoon for storage, treatment and distribution to customers through these utilities. In order to provide information to assist in the Public Service Commission's (PSC) consideration of Evans' utility certification applications, I am writing to provide you with an overview of the requirements of the District's consumptive use permitting program.

For an entity to function as a utility and sell water for public water supply, a water right must be established by meeting the three part test for consumptive use permits established in Section 373.22, Florida Statutes. These general criteria are explained in detail in the District's Basis of Review (BOR) for Water Use Permit Applications within the South Florida Water Management District. This letter will focus on a few, select provisions in the BOR, which I anticipate will be most helpful to you in your consideration of Evans' certification application.

Public water supply users must, in significant part, demonstrate the proposed use is reasonable-beneficial. The most germane aspect of this requirement is that the applicant must show a need or demand for the water in the requested amount. For public water supply utilities, this demonstration centers first upon a showing of a legal right and obligation to supply the requested allocation. As to public water suppliers regulated by the PSC, the BOR indicates the proposed supplier must receive a service area certificate or order of exemption from the PSC prior to issuance of a water use permit. In this matter, the District is assured that it is not "locking up" water in permitted allocations that are not needed (See BOR at criterion 2.1). As can be seen, Evans' certification application is a threshold consideration in the demonstration of

Chairman Art Graham
May 26, 2011
Page 2

demand for this proposed public water supply. It is important to note that additional criteria would also need to be addressed as a part of the consumptive use permitting process.

Evans Utilities Company, Inc. has suggested the potential of utilizing a PSC certificated utility to form a public-private partnership between Evans and South Florida Water Management District and potentially St. Johns River Water Management District, to capture this fresh water within the water management system. While the District is not in a financial position to pursue such a project at this time due to reductions in its ad valorem property tax revenues, utilization of a publically regulated utility may provide a viable and transparent entity through which to accomplish a public-private partnership.

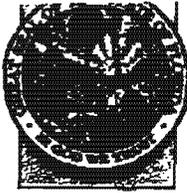
Should you have any questions or require additional information, please feel free to contact me at (561) 682-6283.

Sincerely,



Robert M. Brown, Director
Water Resource Regulation Department
South Florida Water Management District

RMB/d



Florida Department of Agriculture and Consumer Services
CHARLES H. BRONSON, Commissioner
The Capitol • Tallahassee, FL 32399-0800
www.doacs.state.fl.us

Please Respond to:

Office of Agricultural Water Policy
1203 Governor's Square Blvd.
Suite 200
Tallahassee, FL 32301
Phone: 850/617-1700

January 28, 2010

Nancy Argenziano, Chairman
Florida Public Service Commission
2546 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Dear Commissioner Argenziano:

We understand that Evans Properties, Inc. ("Evans") has created a wholly owned utility company subsidiary (Evans Utility, Inc.) and has filed utility certification applications with the Florida Public Service Commission for three subsidiaries thereof, including Skyland Utilities, LLC, Grove Land Utilities, LLC and Bluefield Utilities, LLC. The applications include properties owned by Evans in Okaloosa, St. Lucia, Martin, Indian River, Hernando, and Pasco counties.

We are encouraged to see Evans Properties – a family-owned agricultural company with more than a half century of experience in citrus production and one that utilizes best management practices for their operations – looking ahead in a progressive way to prepare for potential opportunities to provide environmental services to the general public while keeping land in private ownership.

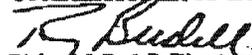
The Department supports agricultural landowners statewide in their efforts to store and retain water on their properties, provide for enhanced aquifer-recharge, rehydrate previously drained wetland areas and provide water quality improvement through effective implementation of stormwater treatment practices.

Citrus growers are facing unprecedented challenges due to the devastating impacts of citrus greening and canker as well as poor market conditions and global competition. Utility certification is one way for Florida's agricultural landowners to diversify their business activities and develop new and necessary tools to deal with the challenges facing the agriculture industry and help it remain sustainable.

We applaud Evans for taking the lead in researching innovative potential uses for its agricultural land and moving forward with the utility certification process.

Sincerely,

CHARLES H. BRONSON
COMMISSIONER OF AGRICULTURE


Richard I. Budell, Director
Office of Agricultural Water Policy



Florida Agriculture and Forest Products
Over \$100 Billion for Florida's Economy



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

RICK SCOTT
Governor

BILLY BUZZETT
Secretary

July 14, 2011

Ms. Patti Daniel, Public Utilities Supervisor
Bureau of Certification, Economics and Tariffs
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Application for original certificates for proposed water and wastewater systems in Indian River, Okeechobee, and St. Lucie Counties by Grove Land Utilities, LLC; PSC Docket No. 090445-WS
Our File No. 44072.01

Application for original certificates for proposed water and wastewater system and request for initial rates and charges in Martin and St. Lucie Counties by Bluefield Utilities, LLC; PSC Docket No. 090459-WS
Our File No. 44073.01

Dear Ms. Daniel:

The Department of Community Affairs' letters of January 7, 2010, to you, expressed comprehensive planning concerns on the above applications. The Department of Community Affairs has determined that we no longer have any objections to the applications for certification of the proposed utilities, given the new, more focused role of the Department as established in HB 7207(2011), which also provides local governments with the primary role to comment on consistency of proposed utilities with their comprehensive plans.

If you should have any questions, please call me at 850-922-1751.

Sincerely,

J. Thomas Beck, AICP
Director, Division of Community Planning

JTB/bf

cc: Mr. William D. Royce, Director, Okeechobee County Planning Department
Mr. Peter Jones, AIA, Planning Manager, St. Lucie County Growth Management
Ms. Nicki Van Vonno, AICP, Director, Growth Management, Martin County
Michael D. Minton, Attorney, Dean, Mead, Minton & Swemer

Attachment 2

Response to paragraph 3 – Equivalent Residential Connections

DEFICIENCY 3 - EQUIVALENT RESIDENTIAL CONNECTIONS

Rule 25-30.033(1)(h) and (i), F.A.C., requires the number of ERCs proposed to be served, by meter size and customer class, as well as a description of the types of customers anticipated. Please provide revised water and wastewater ERCs for each Phase of the development as well as any changes to the types of anticipated customers.

Exhibit D (water) and Exhibit F (wastewater) of the filing contain the original information requested to be updated by Deficiency 3. There is no change to the types of anticipated customers because of the settlement agreements with Port St. Lucie (removal of ID 3, 6, and 11 from Figure 1(a) of original filing) and Martin County (removal of ID 7, 12, 16, 19 and 20 from Figure 1(a) of original filing). It is still anticipated that all customers, other than bulk, would be served by 5/8" by 3/4" meters. It is anticipated that Phase I will have approximately 5 general service ERCs to service existing shops and offices. It is anticipated that existing structures would not be provided central wastewater service and would remain on septic tanks. There will be a change to the number of phases (original Phase V and VI were only in Martin County) and the number of ERCs per phase related to the removal of certain parcels of land from the filing related to the settlement agreements. ERCs and consumption for Phase II – Phase IV are based on maximum allowable densities for the parcels of land for that Phase. This information is shown on Revised Figure 1(a) provided in response to Deficiency 5(c). Please see the revised water and wastewater ERCs for each Phase of utility service demand on Table D3-1 and D3-2.

Table D3-1
Water
Meter Size, Maximum Number of Meters, and Demand
Per Utility Service Demand Phase

Phase ⁽¹⁾	Meter Size	Maximum # of Meters	Maximum # of ERCs	Gallons Per Day	Total Gallons
I	5/8"	261	261	350	91,350
II	5/8"	454	454	350	158,900
III	5/8"	877	877	350	306,950
IV	5/8"	281	281	350	98,350
Total		1,873	1,873		655,550

⁽¹⁾ Phase II – Phase IV ERCs based on maximum allowed density in land parcels included in the Phase. No conceptual design has been completed at this time for Phase II – Phase IV.

Table D3-2
Wastewater
Meter Size, Maximum Number of Meters, and Demand
Per Utility Service Demand Phase

Phase ⁽¹⁾	Meter Size	Maximum # of Meters	Maximum # of ERCs	Gallons Per Day	Total Treated Gallons
I	5/8"	241	241	270	65,070
II	5/8"	454	454	270	122,580
III	5/8"	877	877	270	236,790
IV	5/8"	281	281	270	75,870
Total		1,853	1,853		500,310

⁽¹⁾ Phase II – Phase IV ERCs based on maximum allowed density in land parcels included in the Phase. No conceptual design has been completed at this time for Phase II – Phase IV.

Attachment 3

First Amendment to Water Lease Agreement

First Amendment to Wastewater Lease Agreement

Second Amendment to Water Lease Agreement

Second Amendment to Wastewater Lease Agreement

FIRST AMENDMENT TO WATER LEASE AGREEMENT

THIS FIRST AMENDMENT TO WATER LEASE AGREEMENT (this "Amendment") is hereby entered into by and between EVANS PROPERTIES, INC., a Florida corporation ("Lessor"), and BLUEFIELD UTILITIES, LLC, a Florida limited liability company ("Lessee") on February 15, 2012.

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Water Lease Agreement (the "Lease") dated September 2, 2009.

WHEREAS, Lessor and Lessee have deemed it in their best interest to amend the terms of the Lease as provided hereinbelow.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The first sentence of Paragraph 6 of the Lease is hereby deleted and the following is substituted in lieu thereof:

If operations for drilling are not commenced on the Leased Premises on or before one (1) year from the date when LESSEE is granted a utility certificate by the Florida Public Service Commission (the "Certificate"), this Lease will terminate unless on or before such anniversary date LESSEE pays LESSOR a delay rental of One Dollar (\$1.00) per acre, which shall cover the privilege of deferring commencement of drilling operations for 12 months. If the Certificate is not granted on or before five (5) years from the Effective Date, either LESSOR or LESSEE may terminate this Lease by delivering written notice thereof to the other.

2. Except as otherwise provided herein, all provisions of the Lease shall remain in full force and effect as amended hereby.

3. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Water Lease Agreement on the date shown above.

LESSOR:

EVANS PROPERTIES, INC., a
Florida corporation

By: Ronald L Edwards
Ronald L. Edwards, President

LESSEE:

BLUEFIELD UTILITIES, LLC, a Florida
limited liability company

By: Ronald L Edwards
Ronald L. Edwards, Manager

[CORPORATE SEAL]

FIRST AMENDMENT TO WASTEWATER LEASE AGREEMENT

THIS FIRST AMENDMENT TO WASTEWATER LEASE AGREEMENT (this "Amendment") is hereby entered into by and between EVANS PROPERTIES, INC., a Florida corporation ("Lessor"), and BLUEFIELD UTILITIES, LLC, a Florida limited liability company ("Lessee") on February 15, 2012.

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Wastewater Lease Agreement (the "Lease") dated September 2, 2009.

WHEREAS, Lessor and Lessee have deemed it in their best interest to amend the terms of the Lease as provided hereinbelow.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The first sentence of Paragraph 6 of the Lease is hereby deleted and the following is substituted in lieu thereof:

If operations are not commenced on the Leased Premises on or before one (1) year from the date when LESSEE is granted a utility certificate by the Florida Public Service Commission (the "Certificate"), this Lease will terminate unless on or before such anniversary date LESSEE pays LESSOR a delay rental of One Dollar (\$1.00) per acre, which shall cover the privilege of deferring commencement of operations for 12 months. If the Certificate is not granted on or before five (5) years from the Effective Date, either LESSOR or LESSEE may terminate this Lease by delivering written notice thereof to the other.

2. Except as otherwise provided herein, all provisions of the Lease shall remain in full force and effect as amended hereby.

3. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Wastewater Lease Agreement on the date shown above.

LESSOR:

EVANS PROPERTIES, INC., a
Florida corporation

By: Ronald L. Edwards
Ronald L. Edwards, President

LESSEE:

BLUEFIELD UTILITIES, LLC, a Florida
limited liability company

By: Ronald L. Edwards
Ronald L. Edwards, Manager

[CORPORATE SEAL]

SECOND AMENDMENT TO WATER LEASE AGREEMENT

THIS SECOND AMENDMENT TO WATER LEASE AGREEMENT (this "Amendment") is hereby entered into by and between EVANS PROPERTIES, INC., a Florida corporation ("Lessor"), and BLUEFIELD UTILITIES, LLC, a Florida limited liability company ("Lessee") on January 22, 2013.

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Water Lease Agreement (the "Water Lease Agreement") dated September 2, 2009.

WHEREAS, Lessor and Lessee executed that certain First Amendment to Water Lease Agreement dated February 15, 2012 (the "First Amendment"). (The Water Lease Agreement, as amended by the First Amendment, shall hereinafter be collectively referred to as the "Lease").

WHEREAS, Lessor and Lessee have deemed it in their best interest to amend the terms of the Lease as provided hereinbelow.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Paragraph 9 of the Lease is hereby deleted and the following is substituted in lieu thereof:

9. Renewal of Term. As long as LESSEE is not then in default in the performance of its covenants and obligations under this Lease, upon the end of the Primary Term of this Lease, this Lease shall automatically renew for additional terms of ten (10) years each (hereinafter referred to as "Renewal Terms"), each such Renewal Term to commence at the expiration of the then current Primary Term or Renewal Term of this Lease. Such renewal of this Lease shall be upon the same terms and conditions of this Lease, without the necessity for the execution of any further instrument, except that LESSEE shall have no option to renew this Lease beyond 99 years after the Effective Date. LESSEE, at LESSEE's sole option, may elect not to renew the term of this Lease by delivering written notice of such election to LESSOR at least 60 days prior to the expiration of the then current Primary Term or Renewal Term of this Lease.

2. Paragraph 1 of the Water Lease Agreement is hereby amended to provide that the Leased Premises are approximately 16 acres, more or less, located in St. Lucie County, Florida. No part of the Leased Premises is located in Martin County, Florida, and any reference to Martin County in the Water Lease Agreement is hereby deleted. Lessor and Lessee hereby agree that the term "Leased Premises" as used in the Lease shall refer to the proposed water

treatment plant sites and well sites depicted in Exhibit "A", attached hereto and made a part hereof, as if such Exhibit "A" had been attached to the Water Lease Agreement at the time of its execution. Lessor and Lessee also agree that upon the completion of engineering plans for Phase 1 of the utility system improvements to be constructed by Lessee on the Leased Premises, Exhibit "A" shall be replaced by legal descriptions to be mutually agreed upon by Lessor and Lessee, based upon a survey of the real property on which such utility system improvements will be constructed. Such survey shall be obtained by Lessee at Lessee's sole cost.

3. Except as otherwise provided herein, all provisions of the Lease shall remain in full force and effect as amended hereby.

4. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Water Lease Agreement on the date shown above.

LESSOR:

EVANS PROPERTIES, INC., a
Florida corporation

By: Ronald L Edwards
Ronald L. Edwards, President

LESSEE:

BLUEFIELD UTILITIES, LLC, a Florida
limited liability company

By: Ronald L Edwards
Ronald L. Edwards, Manager

[CORPORATE SEAL]



ID1-W1

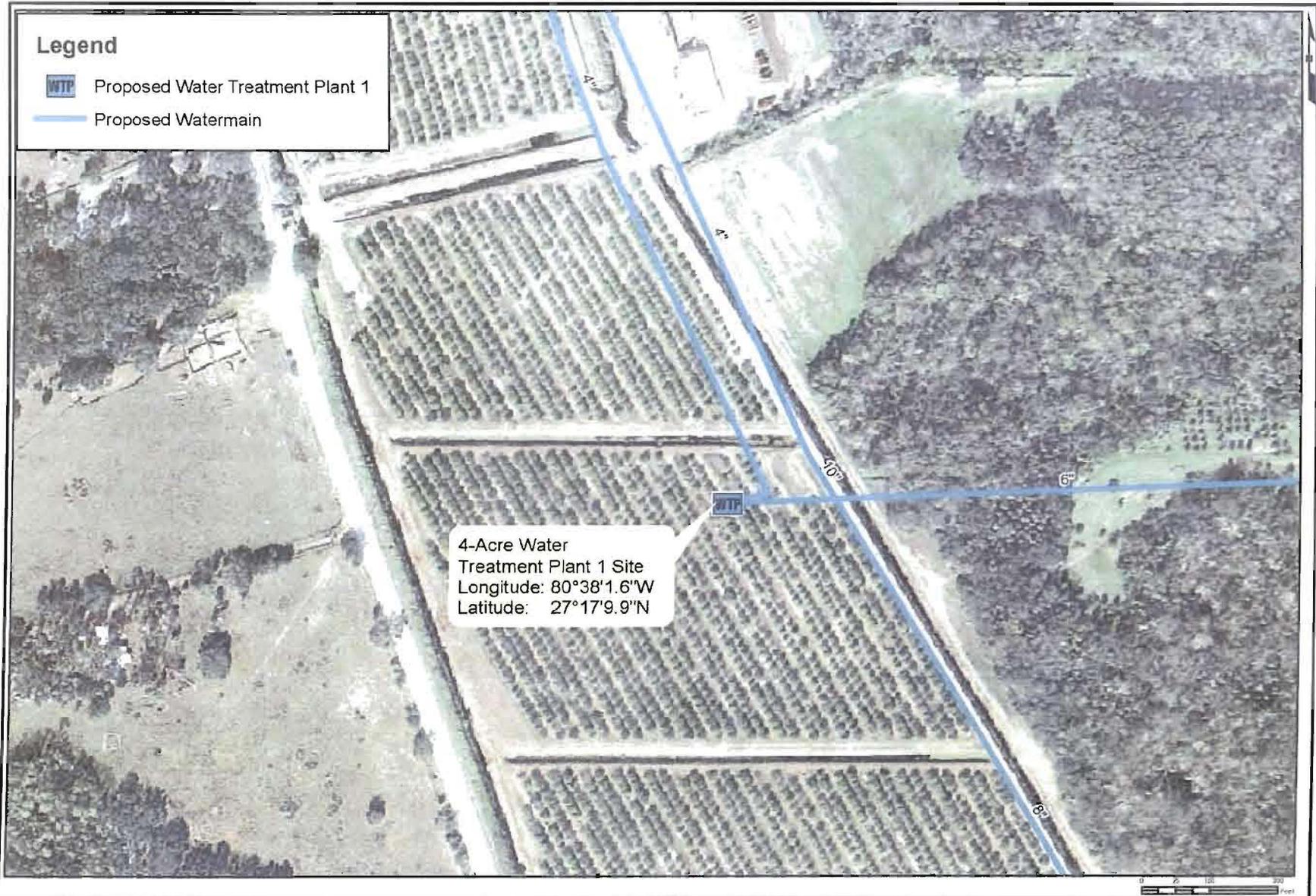
FIGURE

BLUEFIELD UTILITIES, LLC
 ST LUCIE COUNTY ID 1
 CONCEPTUAL WATER TREATMENT PLANT SITE

PO #675380



gai consultants
 transforming Ideas Into reality.
 301 E. Pine Street - Suite 1020
 Orlando, Florida 32802
 Phone 407.425.8390 Fax 407.843.1670



ID2-W1

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WATER TREATMENT PLANT 1 SITE

PO #675380

gai consultants
transforming Ideas into reality.
303 E. Pine Street - Suite 1020
Orlando, Florida 32803
Phone 407.423.6798 Fax 407.843.3070



ID2-W2

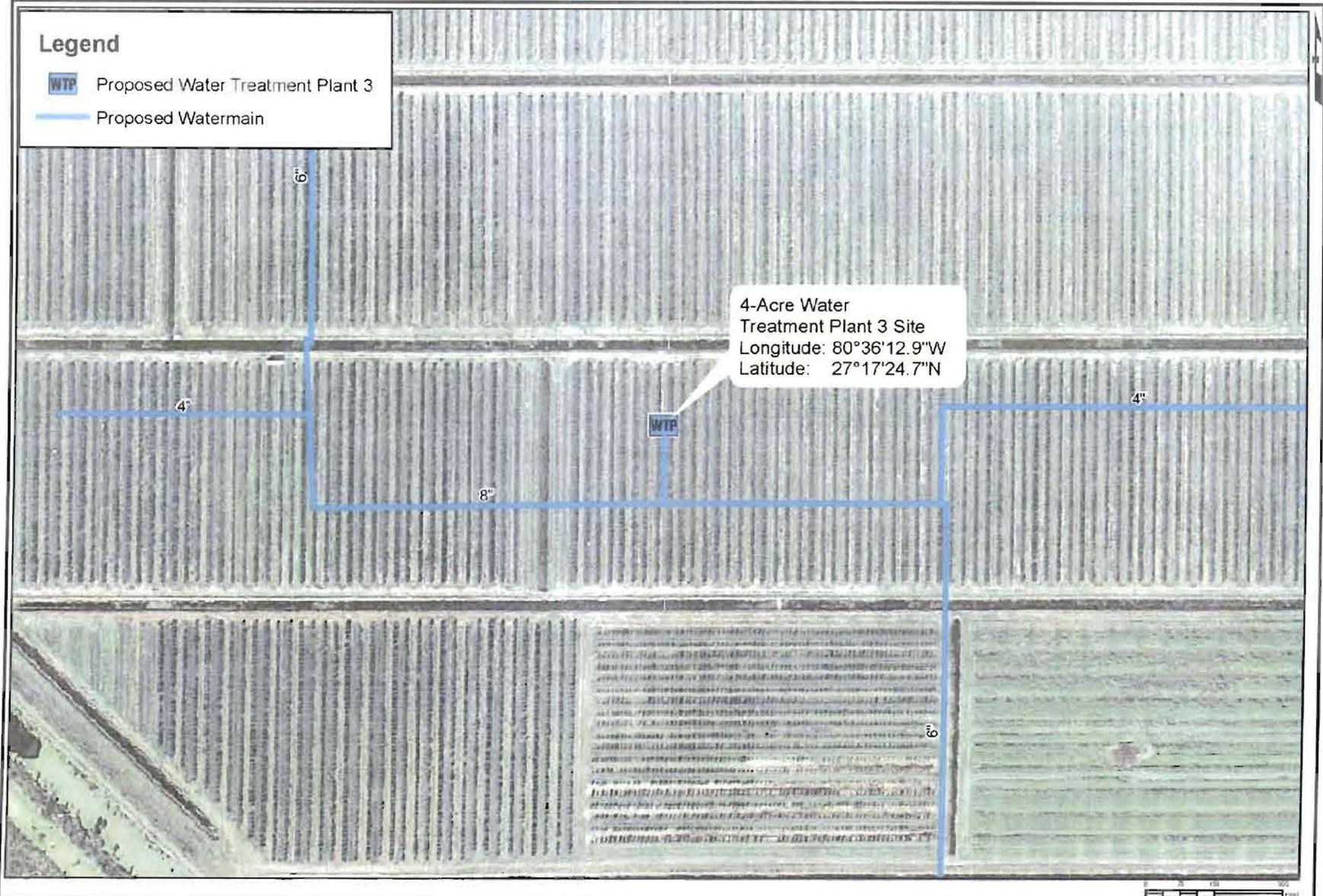
FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WATER TREATMENT PLANT 2 SITE

PO #675380



gai consultants
transforming ideas into reality.SM
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407 423 6398 Fax 407 843 1878



ID2-W3
FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WATER TREATMENT PLANT 3 SITE

PO #675380



gai consultants
transforming ideas into reality
301 E. Pine Street, Suite 1000
Orlando, Florida 32808
Phone: 407.429.8288 Fax: 407.681.1870

SECOND AMENDMENT TO WASTEWATER LEASE AGREEMENT

THIS SECOND AMENDMENT TO WASTEWATER LEASE AGREEMENT (this "Amendment") is hereby entered into by and between EVANS PROPERTIES, INC., a Florida corporation ("Lessor"), and BLUEFIELD UTILITIES, LLC, a Florida limited liability company ("Lessee") on January 22, 2013.

WITNESSETH:

WHEREAS, Lessor and Lessee entered into that certain Wastewater Lease Agreement (the "Wastewater Lease Agreement") dated September 2, 2009.

WHEREAS, Lessor and Lessee executed that certain First Amendment to Wastewater Lease Agreement dated February 15, 2012 (the "First Amendment"). (The Wastewater Lease Agreement, as amended by the First Amendment, shall hereinafter be collectively referred to as the "Lease").

WHEREAS, Lessor and Lessee have deemed it in their best interest to amend the terms of the Lease as provided hereinbelow.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Paragraph 5 of the Lease is hereby deleted and the following is substituted in lieu thereof:

5. Lease Term. Subject to the provisions below, this Lease is for a term of twenty (20) years from the Effective Date (the "Primary Term"). As long as LESSEE is not then in default in the performance of its covenants and obligations under this Lease, upon the end of the Primary Term of this Lease, this Lease shall automatically renew for additional terms of ten (10) years each (hereinafter referred to as "Renewal Terms"), each such Renewal Term to commence at the expiration of the then current Primary Term or Renewal Term of this Lease. Such renewal of this Lease shall be upon the same terms and conditions of this Lease, without the necessity for the execution of any further instrument, except that LESSEE shall have no option to renew this Lease beyond 99 years after the Effective Date. LESSEE, at LESSEE's sole option, may elect not to renew the term of this Lease by delivering written notice of such election to LESSOR at least 60 days prior to the expiration of the then current Primary Term or Renewal Term of this Lease.

2. Paragraph 1 of the Wastewater Lease Agreement is hereby amended to provide that the Leased Premises are approximately 16 acres, more or less, located in St. Lucie County, Florida. No part of the Leased Premises is located in Martin County, Florida, and any

reference to Martin County in the Wastewater Lease Agreement is hereby deleted. Lessor and Lessee hereby agree that the term "Leased Premises" as used in the Lease shall refer to the proposed wastewater treatment plant sites depicted in Exhibit "A", attached hereto and made a part hereof, as if such Exhibit "A" had been attached to the Wastewater Lease Agreement at the time of its execution. Lessor and Lessee also agree that upon the completion of engineering plans for Phase 1 of the utility system improvements to be constructed by Lessee on the Leased Premises, Exhibit "A" shall be replaced by legal descriptions to be mutually agreed upon by Lessor and Lessee, based upon a survey of the real property on which such utility system improvements will be constructed. Such survey shall be obtained by Lessee at Lessee's sole cost.

3. Except as otherwise provided herein, all provisions of the Lease shall remain in full force and effect as amended hereby.

4. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Wastewater Lease Agreement on the date shown above.

LESSOR:

LESSEE:

EVANS PROPERTIES, INC., a
Florida corporation

BLUEFIELD UTILITIES, LLC, a Florida
limited liability company

By: Ronald L. Edwards
Ronald L. Edwards, President

By: Ronald L. Edwards
Ronald L. Edwards, Manager

[CORPORATE SEAL]



ID1-WW-1
FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 1
CONCEPTUAL WASTEWATER TREATMENT PLANT 1 SITE

PO #675380

gai consultants
 transforming Ideas into realitySM
 301 E. Pine Street - Suite 1020
 Ocala, Florida 32903
 Phone: 407.423.8098 Fax: 407.843.3970



ID1-WW2

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 1
CONCEPTUAL WASTEWATER TREATMENT PLANT 2 SITE

PO #675380

gai consultants
transforming Ideas into realitySM
303 E. Pine Street - Suite 1020
Orlando, Florida 32802
Phone 407.423.8300 Fax 407.843.1070



ID2-WW-1

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WASTEWATER TREATMENT PLANT 1 SITE

PO #675380



gai consultants
transforming Ideas into reality
303 E. Pineda Street - Suite 1020
Orlando, Florida 32804
Phone 407.423.6298 Fax 407.843.1070



ID2-WW2

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WASTEWATER TREATMENT PLANT 2 SITE

PO #675380



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301 E. Pine Street - Suite 1020
Orlando, Florida 32805
Phone 407.423.8398 Fax 407.849.3070

Attachment 4

Response to paragraph 5 – Territory

DEFICIENCY 5 – TERRITORY

Rule 25-30.033(1)(1), F.A.C., requires a description of the proposed territory to be served. With regard to the settlement agreements filed by the City of Port St. Lucie on April 5, 2010 and Martin County on December 4, 2012, Bluefield agreed to remove certain territory from its application. With respect to these settlement agreements, and any other settlement agreements in which territory was altered or removed, please provide the following:

- a) Identification of the parcels to be removed or altered.

Please see attached Informational Figure 1. This figure contains the same parcel ID numbers as the filed territory shown on Figure 1(a), Appendix I from the original filing. Informational Figure 1 shows that parcel ID 3, ID 6 and ID 11 are being removed from the requested service territory as a result of the City of Port St. Lucie Settlement Agreement. Additionally, parcel ID 7, ID 12, ID 16, ID 19 and ID 20 (all of Martin County) are being removed from the requested service territory as a result of the Martin County Settlement Agreement.

- b) Revised Exhibit P to the application showing the revised territory proposed to be served by Bluefield.

Please see attached Revised Exhibit P reflecting the proposed service territory for Bluefield.

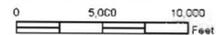
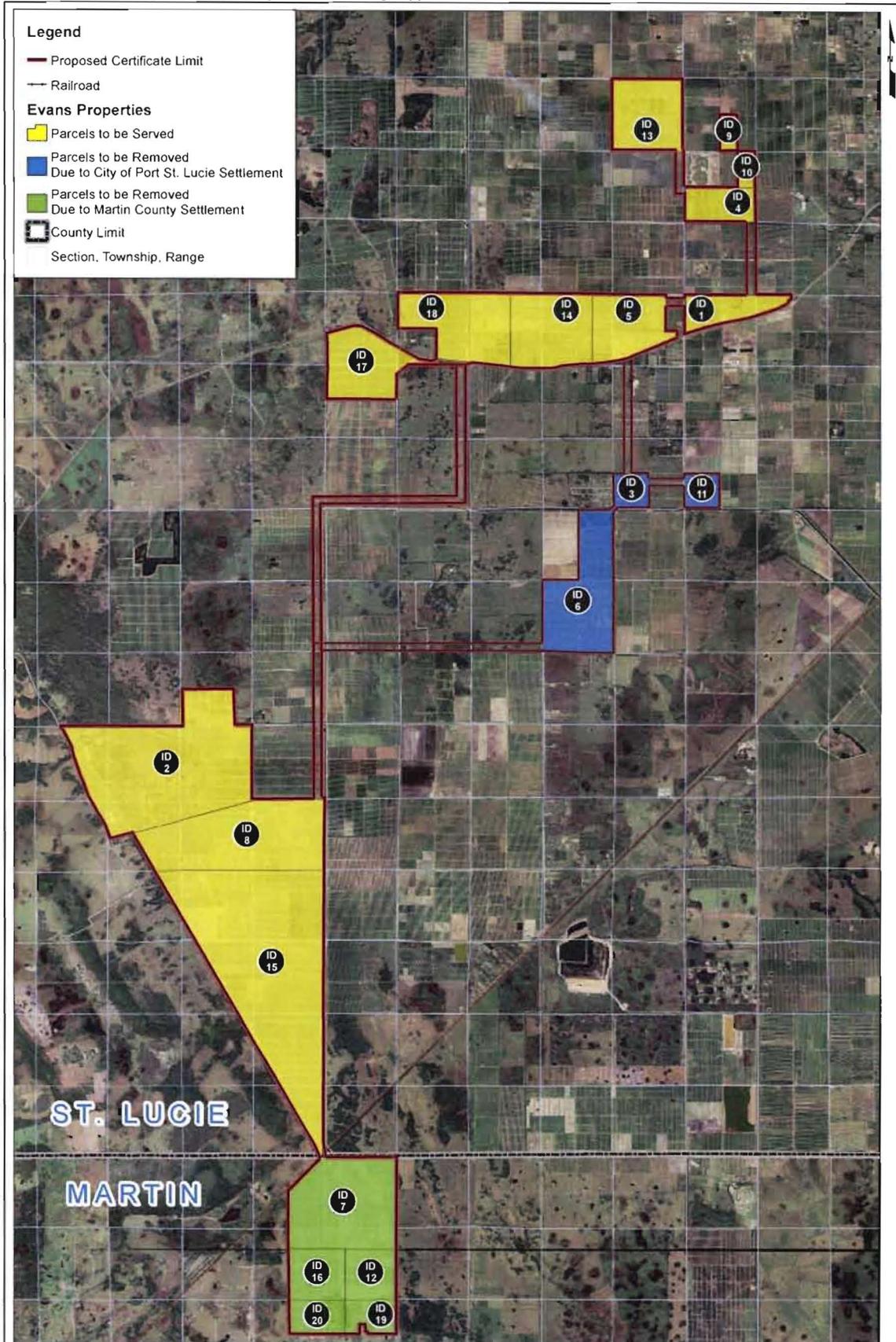
- c) Revised Figure 1(a), under Appendix I, to the application.

Please see attached Revised Figure 1(a) reflecting the proposed service territory for Bluefield.

- d) Identification of which Figures D, F, and Q are no longer relevant. Or, if the figures need to be revised in part, provide the revised figures.

Figures D-3A and D-3B from Appendix III of the original filing are no longer relevant. They reflect water facilities associated with Martin County which has

been removed from the proposed service territory. Figures F-3A and F-3B from Appendix V of the original filing are no longer relevant. They reflect wastewater facilities associated with Martin County which has been removed from the proposed service territory. Figures D-3B and F-3B from Appendix IX of the original filing are no longer relevant. They reflect water and wastewater facilities, respectively, associated with Martin County which has been removed from the proposed service territory. Figures Q-6, Q-7 and Q-13 from Appendix IX of the original filing are no longer relevant. Figures Q-6 and Q-7 reflect proposed service territory from the original filing which is being removed as a result of the settlement agreement with the City of Port St. Lucie while Figure Q-13 reflects proposed service territory from the original filing which is being removed as a result of the settlement agreement with Martin County. Figure Q from the original filing has been revised to reflect the removal of the parcels associated with the City of Port St. Lucie and Martin County settlements and is attached hereto.



INFORMATIONAL
FIGURE
1

BLUEFIELD UTILITIES, LLC
REVISED SERVICE TERRITORY



618 E. South St, Suite 700, Orlando, FL 32801
P 407.423.8398, F 407.843.1070

Revised Exhibit P

Revised Exhibit P provides the territory descriptions, using township, range and section references as specified in Rule 25-30.030(2), F.A.C. The water and wastewater service territories are the same.

DESCRIPTION ID Parcel 1

Section 1 Township 36 South, Range 38 East & Section 6 Township 36 South Range 39 East, St Lucie County

That part of the NE 1/4 of Section 1, Township 36 South, Range 38 East, LESS the North 48 feet; AND that part of the NW 1/4 of Section 6, Township 36 South Range 39 East, LESS the following described land; Begin at the intersection of the North right of way line of State Rd 70 (Okeechobee Road) and the West right of way line of County Road 609A' thence North 250.19 feet; thence S 65° W, 208.71 feet; thence South, 250.19 feet ; thence N 65° E 208.71 feet to the point of beginning. TOGETHER WITH That part of the West 1/2 of Section 1, Township 36 South, Range 38 East, Less the canal right of way,

All land lying North of State Rd 70 (Okeechobee Rd) and it's associated widening to date in St Lucie County.

DESCRIPTION ID Parcel 2, 8 & 15

Section 2-4, 9-15, 23-26 & 36 Township 37 South Range 37 East, & Section 35 Township 36 South, Range 37 East St Lucie County

Section 2 LESS the North 125 feet AND all of Section 3 less the North 125 feet AND that portion of Section 4 & 9, lying East of the following described line; Commence at the South line of the North 100 feet of said Section 4 run West 3500 feet to the point of beginning; thence S 28° E, 1550 feet; thence S 14°E, 950 feet; thence S 20° E, 1700 feet; thence S 23° E, 600 feet; thence S 20° E, 550 feet; thence S 30° E, 2550 feet; thence S 21° E 400 feet to the East line of said Section 9 all lying in Township 37 South, Range 37 East in St Lucie County Florida.

TOGETHER WITH portions of Sections 10,11,12,13,14,15,23,24,25,26 and 36 all lying in Township 37 South, Range 37 East in St Lucie County Florida, more particularly described as follows; Begin at the Northwest corner of Section 10 and run South 2170 feet; thence S 21° E 800 feet; thence N 73° 42'00" E along said South line, 1646.50 feet; thence S 30° 44' 17" E a total distance of 24,491 feet to the South line of Section 36, thence East along said South line for 110 feet to a line 140 feet West of the East line of said Sections 36, 25, 24 and 13; thence along said parallel line North 3 miles to the South line of Section 12; thence East along said South line 5 feet to a line parallel with

and 135 feet West of the East line of said Section 12; thence North 1 mile to the North line of Section 12, thence West along said North line Section 12, 11 & 10 for 3 miles to the point of beginning.

TOGETHER WITH the W 3/4 of the S 1/2 of Section 35, Township 36 South, Range 37 East in St Lucie County, Florida.

DESCRIPTION ID Parcel 4 & 10

Section 25 Township 35 South Range 38 East, St Lucie County

The East 1/2 of the NE 1/4 and the South 1/2 of Section 25 Township 35 South Range 38 East in St Lucie County LESS the road and canal rights of way.

DESCRIPTION ID Parcel 5, 14 & 18

Section 2-5 & Section 9-10 Township 36 South Range 38 East, St Lucie County

The West 3/4 and that part of the Northeast 1/4 of the SE 1/4 of Sections 2 LESS canal right of way, AND that part of Sections 3 & 4, LESS road and canal rights of way AND the E 1/2 and NW 1/4 of Section 5, less road and canal rights of way, AND that part of Section 9, the NW 1/4 of Section 10, all lying North of SR 70 (Okeechobee Rd) and the associated widening all in Township 36 South Range 38 East in St Lucie County Florida

DESCRIPTION ID Parcel 9

Section 24 Township 35 South Range 38 East, St Lucie County

The W 1/2 of the SE 1/4 of Section 24 Township 35 South Range 38 East in St Lucie County LESS the East 25 feet, the West 51 feet and the South 25 feet thereof.

DESCRIPTION ID Parcel 13

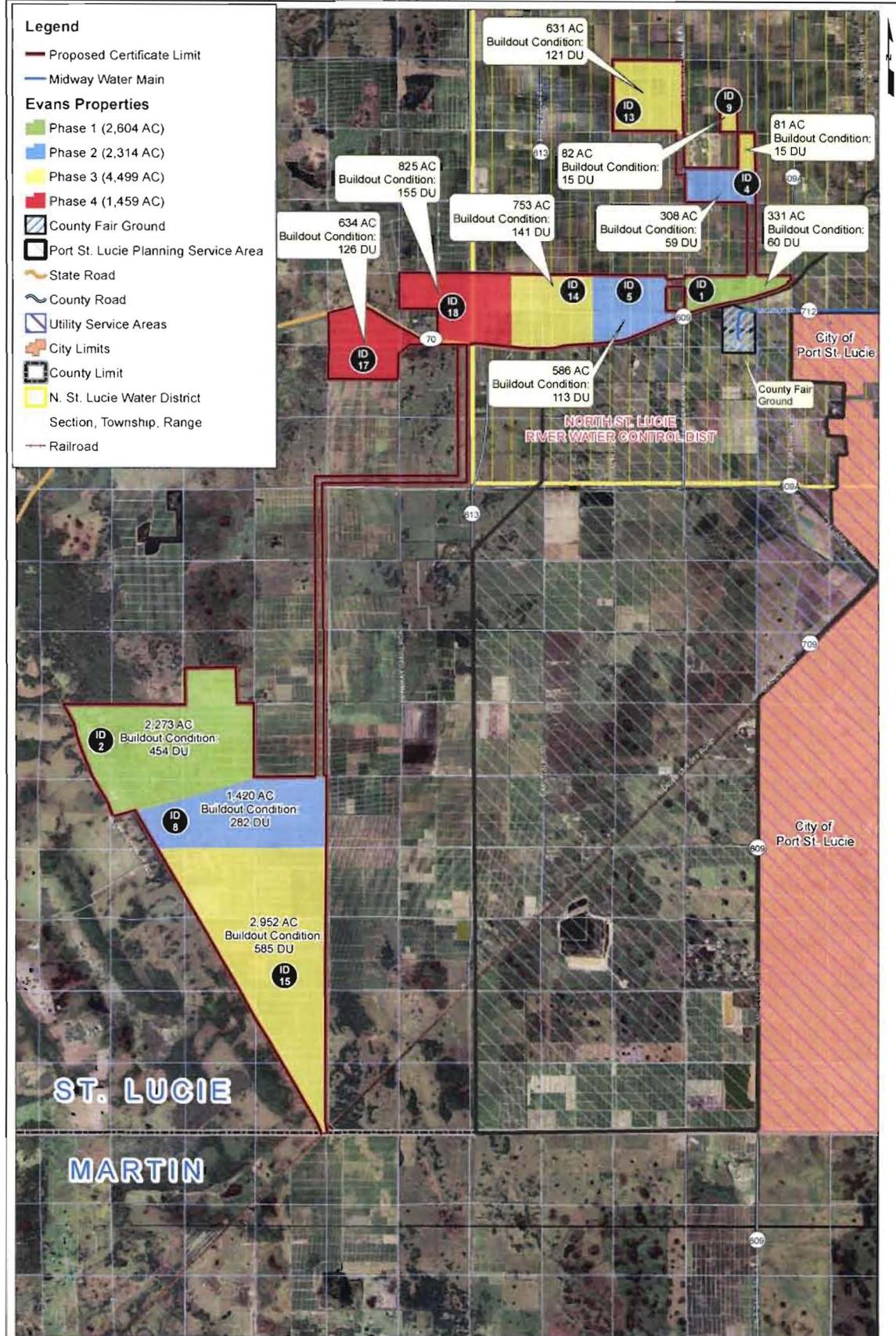
Section 23 Township 35 South Range 38 East, St Lucie County

Section 23 Township 35 South, Range 38 East in St Lucie County Florida LESS road and canal rights of way.

DESCRIPTION ID Parcel 17

Section 5-8 Township 36 South Range 38 East, St Lucie County

That part of Section 5, LESS canal & road right of way AND that Part of Section 6, AND the North 1/2 of Section 7, Less the South 50 feet and LESS the road right of way TOGETHER WITH that part of Section 8 that lies North and West of Summerlin Road all in Township 36 Range 38 East, lying South of SR 70 (Okeechobee RD) and its associated widening in St Lucie County Florida.



REVISED
FIGURE
1(a)
01/24/2013

**REVISED DEVELOPMENT PHASES
BLUEFIELD UTILITIES
REFLECTING PARCELS REMOVED DUE TO SETTLEMENTS**

gai consultants
Business Planning • Economic Impact Analysis
618 E. South St., Suite 700, Orlando, FL 32801
P 407.423.8398, F 407.843.1070

Attachment 5

Response to paragraph 6 – Capacities and Facilities

DEFICIENCY 6 – CAPACITIES AND FACILITIES

Rule 25-30.033(1)(o), (p) and (q), F.A.C., requires statements of the separate capacities of the proposed lines and treatment facilities as well as a description of the facilities and method of effluent disposal, with specifications regarding reuse. Please restate the capacities and provide descriptions of the facilities as modified for the reconfigured territory.

Water

The capacities and facilities from the original filing were provided for Phase I of utility service. Future Phases were not conceptually designed but capacities were provided using the number of ERCs (by applying allowable densities to acreage) at 350 gallons per day (gpd). Please see response to deficiency 3 for detailed information. The change to Phase I service from the original filing is the removal of Martin County ID 16 (from Figure 1(a)) due to a settlement reached with Martin County. There were originally 18 ERCs coming on line in Phase I from Martin County.

The potable water facilities will provide chlorination via a hypochlorinator for disinfection purposes. For Phase I there are 4 proposed water facilities that will serve the approximately 261 ERCs across the service territory (ID 1 and ID 2 from Figure 1(a)). These facilities will vary in size from 3" to 12" with a total system capacity of 91,350 gallons per day to serve the 261 planned ERCs. Appendix III of the original filing contains schematics and conceptual layout of utility facilities for each of the areas (ID 1 and ID 2) in Phase I. These 2 areas are in St. Lucie County for Phase I. Figures D-1A, D-2A, D-1B, and D-2B in Appendix III of the original filing are the water treatment plant conceptual schematic and conceptual water distribution system layout including plant sites for ID 1 and ID 2 respectively and are attached for convenience. The water treatment process denoted in each is standard utilizing 50 gallon day tanks with 500 gallon hypochlorite bulk storage and hydro tanks. The transmission and distribution

lines have been sized to provide adequate pressure and fire flow for the 261 ERCs utilizing 91,350 gpd.

Wastewater

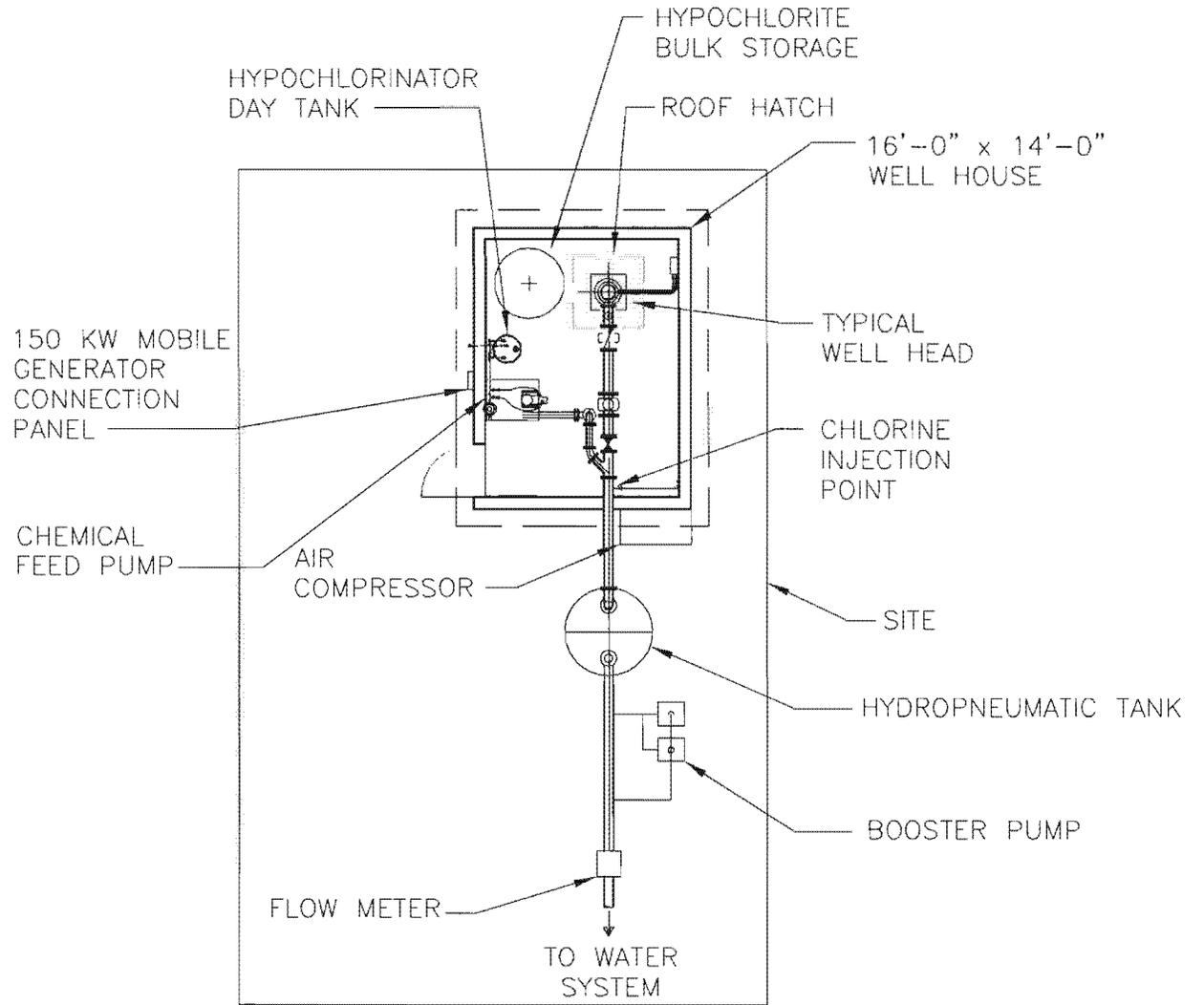
The capacities and facilities from the original filing were provided for Phase I of utility service. Future Phases were not conceptually designed but capacities were provided using the number of ERCs (by applying allowable densities to acreage) at 270 gallons per day (gpd). Please see response to deficiency 3 for detailed information. The change to Phase I service from the original filing is the removal of Martin County ID 16 (from Figure 1(a)) due to a settlement reached with Martin County. There were originally 18 ERCs coming on line in Phase I from Martin County.

There will be four (4) separate wastewater treatment plants (WWTPs). The WWTPs will be pre-engineered secondary wastewater treatment plants utilizing extended aeration with an MLE process. For land parcel designated with the ID 1(Figure 1(a)), the intent is to have two (2) 10,000 gpd plants. The first plant to be installed at the end of Year 1 and the second plant will be installed at the end of Year 2. For land parcel designated with the ID 2 the intent is to have two (2) 25,000 gpd plants. The first plant to be installed at the beginning of Year 4 and the second plant will be installed at the beginning of Year 6. The 20 water ERCs either existing or coming online in the first 3 years will use on-site septic systems. For Phase I, the aforementioned WWTPs will serve approximately 241 equivalent residential connections (ERCs) across the service territory. These facilities will have a total system capacity of 65,070 gallons per day to serve the 241 planned wastewater ERCs. Appendix V of the original filing contains schematics and conceptual layout of utility facilities for both of the areas in Phase I. Figures F-1A, F-2A, F-1B, and F-2B in Appendix V of the original filing are the wastewater treatment plant conceptual schematic and conceptual wastewater collection system layout including plant sites for ID 1, and ID 2 respectively. Those figures have

been attached here for convenience. ID 1 schematics denote a 10,000 gpd pre-engineered plant utilizing an EA/MLE process and ID 2 schematics denote a 25,000 gpd pre-engineered plant utilizing an EA/MLE.

Effluent disposal will be by percolation ponds. As stated in Exhibit G of the original filing Bluefield is proposing to not use reuse as a means of effluent disposal during Phase I. The provision of reuse would not be financially feasible for Phase I customers. Reuse disposal will be considered for future Phases.

WELL ID #	1
WELL SIZE (INCHES)	8
WELL CAPACITY (GPM)	600
HYDRO PNEUMATIC TANK (GAL)	3,000
HYPOCHLORITE BULK STORAGE (GAL)	500
HYPOCHLORINATOR DAY TANK (GAL)	50
AIR COMPRESSOR (HP)	1.25
BOOSTER PUMPS (HP)	-
SITE SIZE (ACRES)	4



D-1A
FIGURE

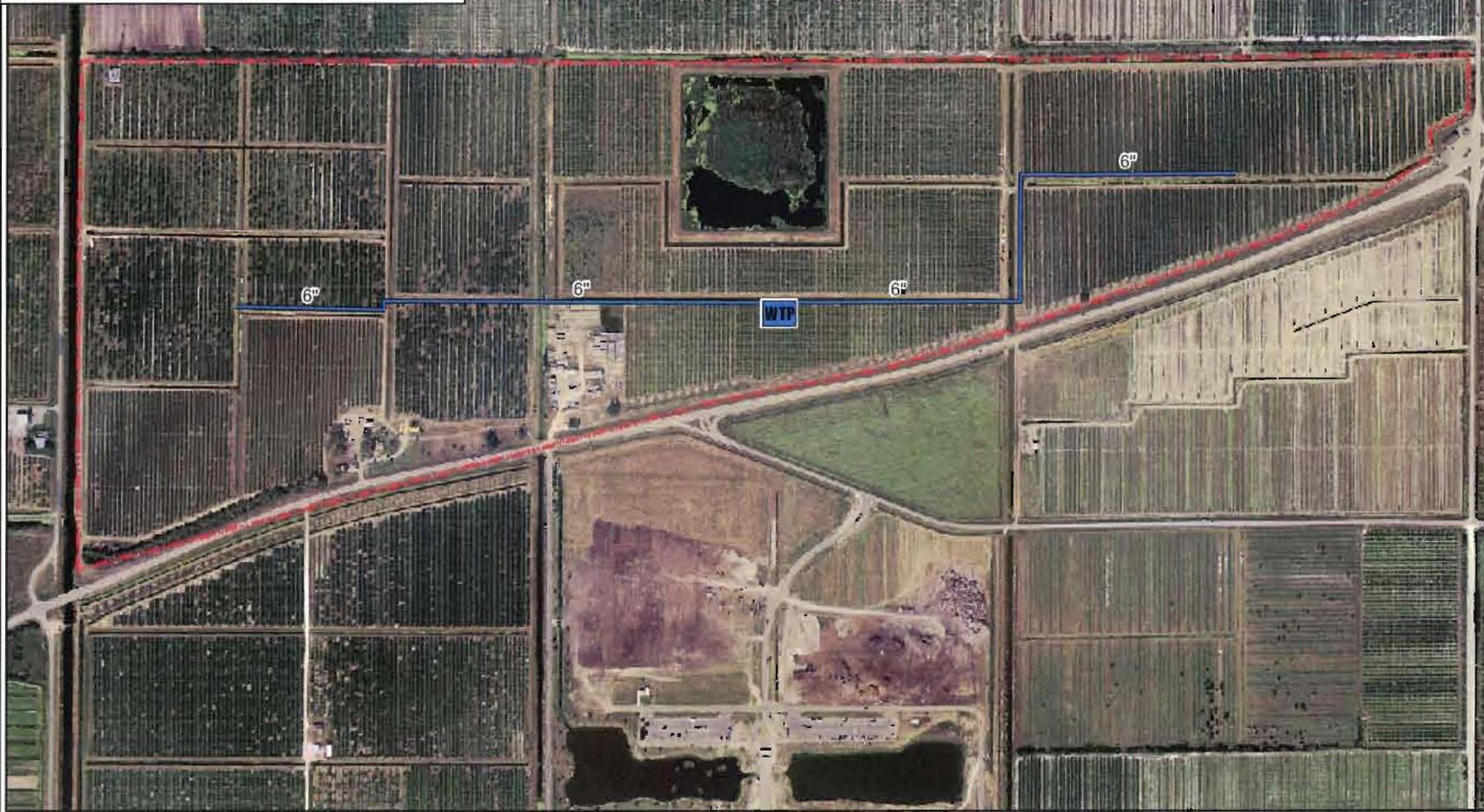
BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 1
CONCEPTUAL WTP SCHEMATIC

PO #675380

gai consultants
transforming ideas into reality
301 E. Pine Street - Suite 1020
Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

Legend

-  Proposed Water Treatment Plant
-  Proposed Watermain
-  Service Boundary



0 200 400 600 Feet

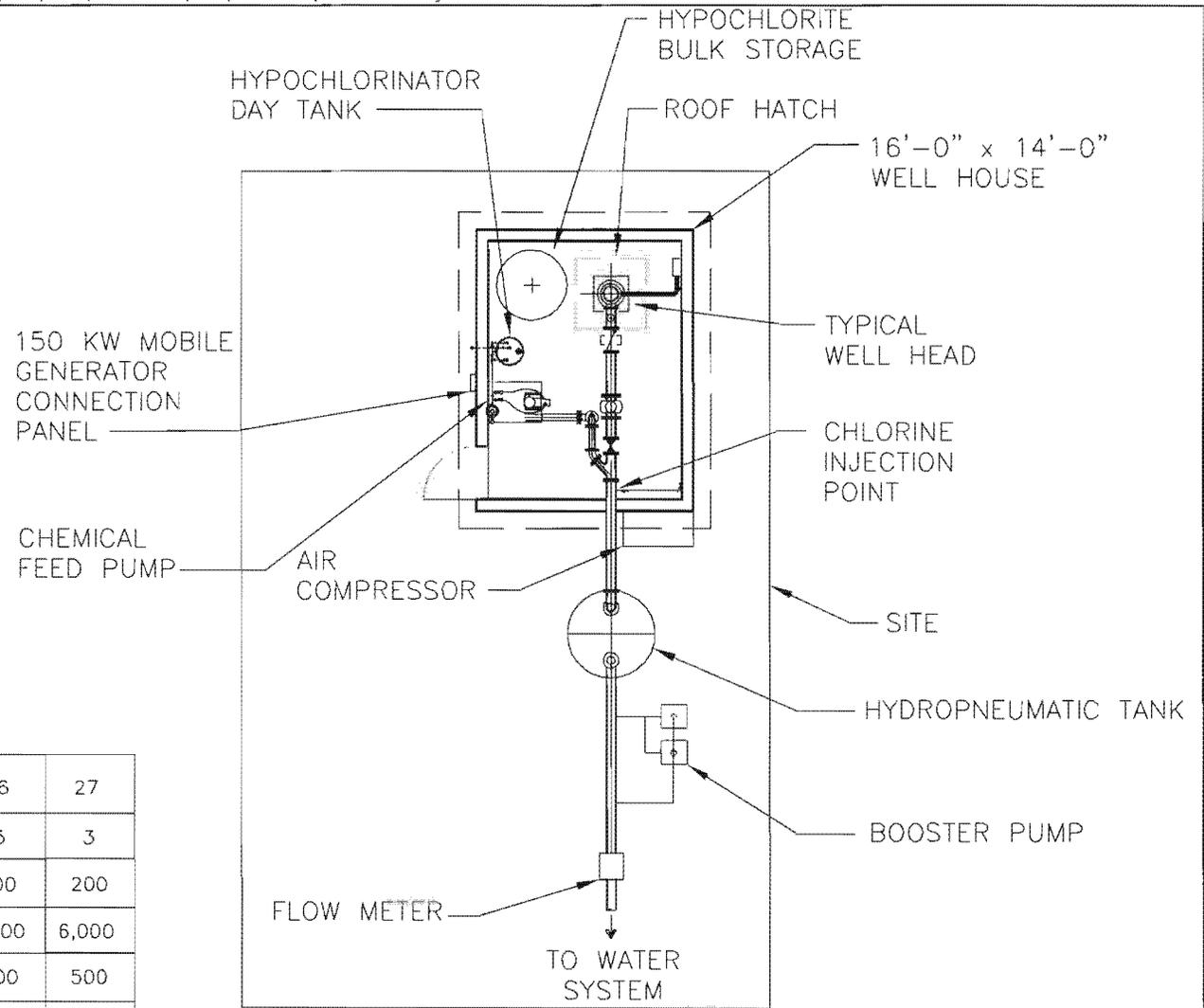
D-1B

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 1
CONCEPTUAL WATER DISTRIBUTION SYSTEM LAYOUT

PO #675380

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Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070



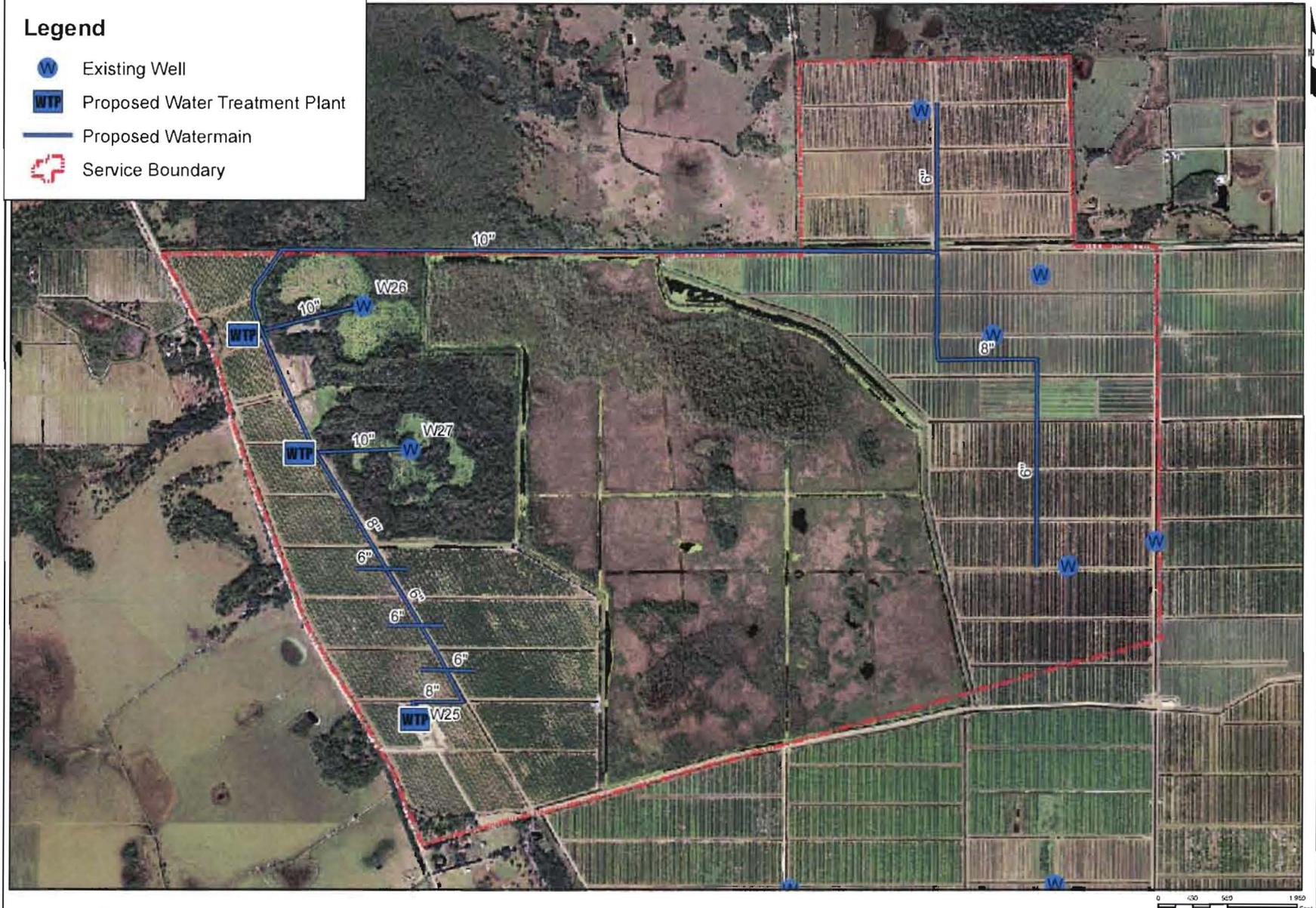
WELL ID #	25	26	27
WELL SIZE (INCHES)	12	5	3
WELL CAPACITY (GPM)	600	100	200
HYDRO PNEUMATIC TANK (GAL)	-	3,000	6,000
HYPOCHLORITE BULK STORAGE (GAL)	-	500	500
HYPOCHLORINATOR DAY TANK (GAL)	50	50	50
AIR COMPRESSOR (HP)	-	1	1
BOOSTER PUMPS (HP)	-	-	-
SITE SIZE (ACRES)	4	4	4

D-2A
FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WTP SCHEMATIC

PO #675380

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Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070



Legend

-  Existing Well
-  Proposed Water Treatment Plant
-  Proposed Watermain
-  Service Boundary

0 30 60 1950 Feet

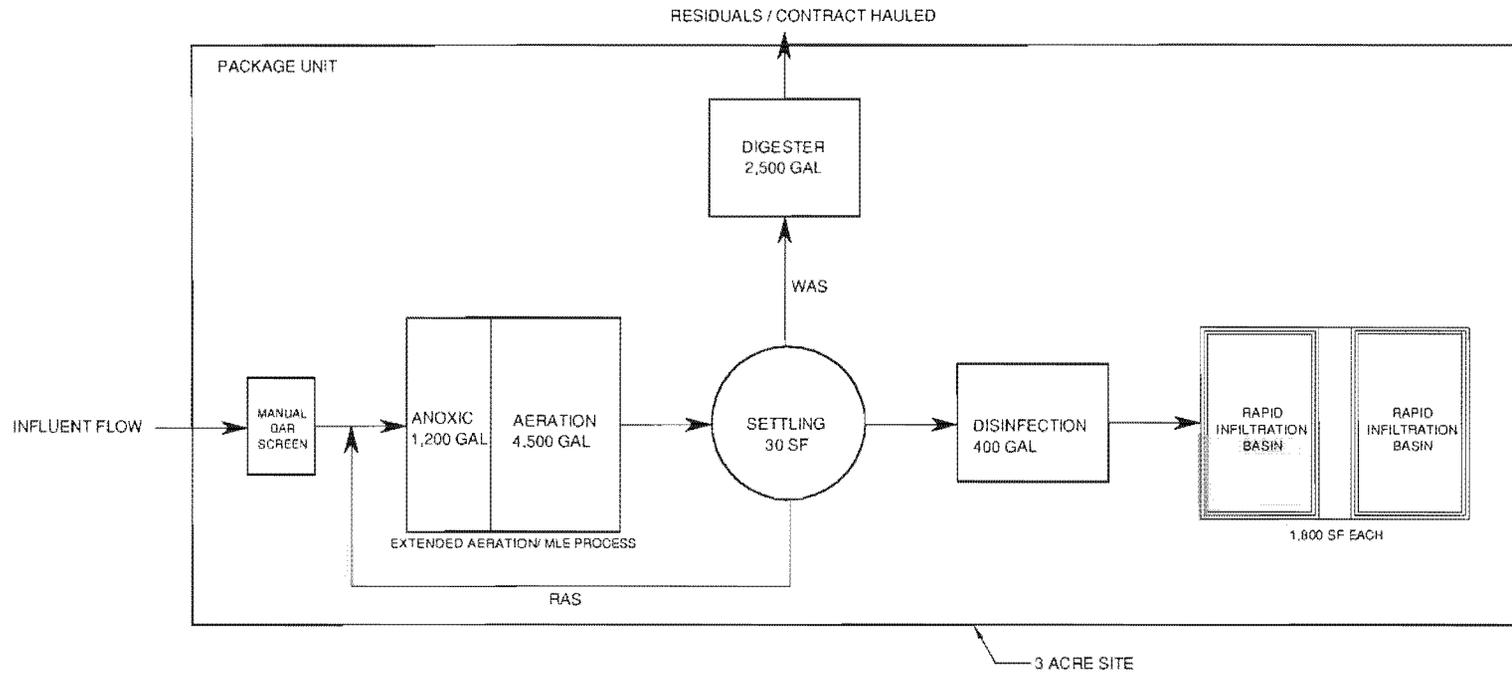
D-2B
FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WATER DISTRIBUTION SYSTEM LAYOUT

PO #675380



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Orlando, Florida 32801
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F-1A
FIGURE

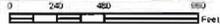
BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 1
CONCEPTUAL 10,000 GPD WWTP SCHEMATIC

PO #675380



Legend

-  Proposed Pump Station & Wastewater Treatment Plant
-  Proposed Gravity Collection System
-  Service Boundary



F-11B

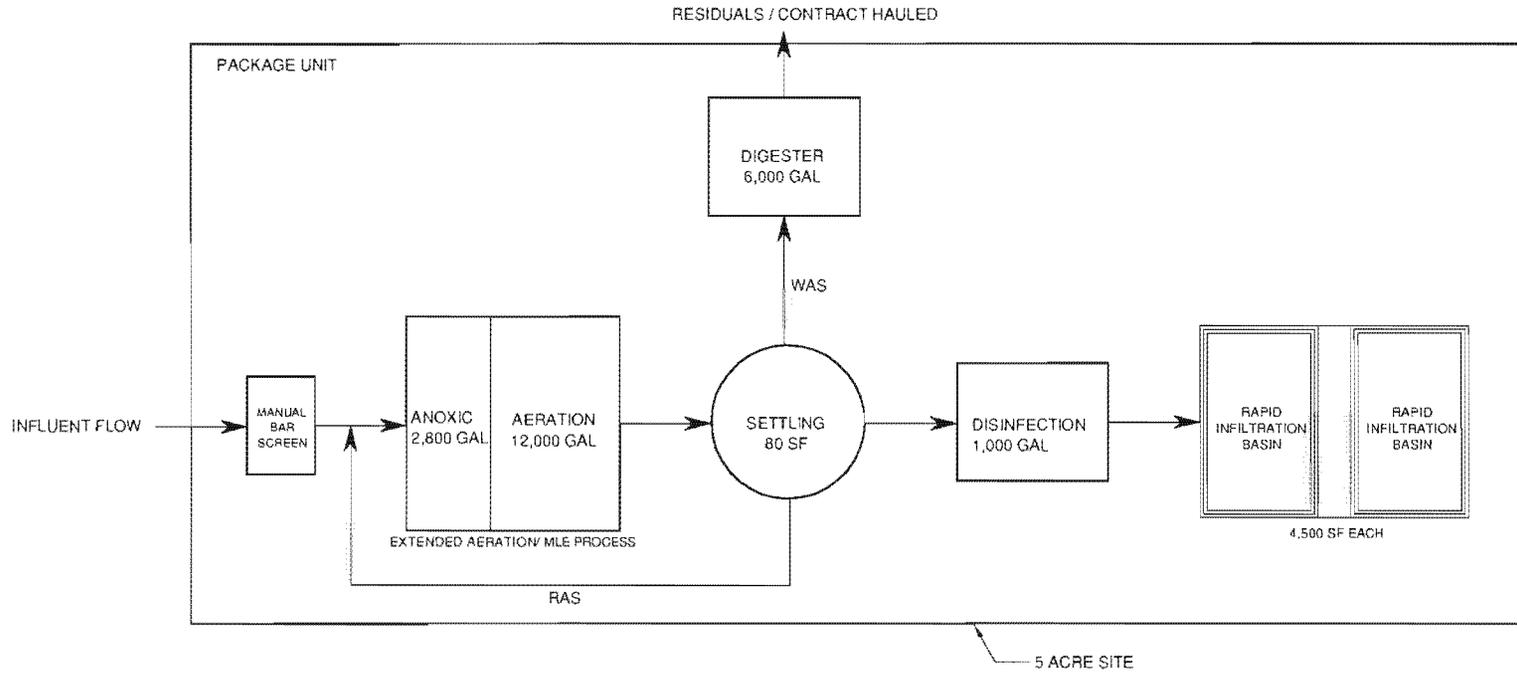
FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 1
CONCEPTUAL WASTEWATER COLLECTION SYSTEM LAYOUT

PO #675380



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Phone 407.423.8398 Fax 407.843.1070



F-2A

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL 25,000 GPD WWTP SCHEMATIC

PO #675380

Legend

-  Proposed Pump Station & Wastewater Treatment Plant
-  Proposed Gravity Collection System
-  Service Boundary



0 450 910 1820
Feet

F-2B

FIGURE

BLUEFIELD UTILITIES, LLC
ST LUCIE COUNTY ID 2
CONCEPTUAL WASTEWATER COLLECTION SYSTEM LAYOUT

PO #675380

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Orlando, Florida 32801
Phone 407.423.8398 Fax 407.843.1070

Attachment 6

Request for Confidential Treatment of Audited Financial Statement

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Bluefield Utilities, LLC
to operate a Water and Wastewater Utility
in Martin and St. Lucie Counties, Florida.

Docket No. 090445-WS
Filed: February 4, 2013

REQUEST FOR CONFIDENTIAL CLASSIFICATION

BLUEFIELD UTILITIES, LLC ("Bluefield"), by and through its undersigned counsel, and pursuant to Section 367.156, Florida Statutes, and Rule 25-22.006, Florida Administrative Code, hereby requests confidential classification of certain materials provided as responsive to a staff request dated January 3, 2012. Attached to this Request is an envelope marked "CONFIDENTIAL" containing the sole copy of the confidential information being provided. Two public, redacted versions of the confidential information are also provided with this Request. In support of this Request, Bluefield states as follows:

1. Subsection 367.156(1), Florida Statutes, provides that upon request, records received by the PSC which are "found by the commission to be proprietary confidential business information shall be kept confidential and shall be exempt from s.119.07(1)."

2. "Proprietary confidential business information" is defined for the purposes of this request as meaning information, regardless of form or characteristics, which is intended to be and is treated by Bluefield as private in that the disclosure of the information would cause harm to the ratepayer or Bluefield's business operations, and has not been disclosed unless disclosed pursuant to a statutory provision, an order of a court or administrative body, or private agreement that provides that the information will not be released to the public. Section 367.156(3), Florida Statutes.

3. Proprietary confidential business information includes, but is not limited to, information concerning:

- (a) trade secrets;
- (b) internal auditing controls and reports of internal auditors;
- (c) security measures, systems, or procedures;
- (d) Information concerning bids or other contractual data, the

disclosure of which would impair the efforts of the public utility or its affiliates to contract for goods or services on favorable terms;

(e) information relating to competitive interests, the disclosure of which would impair the competitive business of the provider of the information;

(f) employee personnel information unrelated to compensation, duties, qualifications, or responsibilities. See Section 367.156(3), Florida Statutes.

4. The confidential portions of the information in Attachment 1 being provided to the Commission fall within these statutory definitions, and therefore constitute proprietary confidential business information entitled to protection under Section 367.156(3) and Rule 25-22.006.

5. Other than slight modifications deemed necessary to update the verbiage, this filing is entirely consistent with the Request for Confidential Classification filed by Bluefield on November 18, 2009 in this same docket. As a result of that initial Request, the 2008 version of the attached was provided to the Commission and was afforded confidential treatment. That document was returned to Bluefield by the Commission in January, 2012. This document is hereby tendered to the Commission in response to paragraph 7 of staff's letter of January 3, 2012.

6. **Attachment 1** to this Request consists of financial statements for Evans Properties, Inc. ("Evans"), the ultimate parent of the Company. As Evans is privately-held, this

information has not been released to the public and is treated by Evans as private, confidential information, the release of which could have a severe impact on business operations and private negotiations. The subject information is therefore proprietary confidential business information and is entitled to protection under Section 367.156(3) and Rule 25-22.006. As staff is aware, all objections to this Application have been resolved. Affording confidential treatment to Attachment 1 will neither prejudice the public nor the Commission.

7. To the extent necessary to protect this information from disclosure, and for the same reasons set forth herein in support of its request for confidential classification, Bluefield also moves the Commission for entry of a temporary protective order pursuant to Rule 25-22.006(6)(c), Florida Administrative Code, protecting the confidential information from public disclosure.

8. Pursuant to Section 367.156(4), Florida Statutes, and Rule 25-22.006(9), Florida Administrative Code, Bluefield requests that the information described above as proprietary confidential business information be protected from disclosure for a period of at least 18 months and all information should be returned to the company as soon as the information is no longer necessary for the Commission to conduct its business.

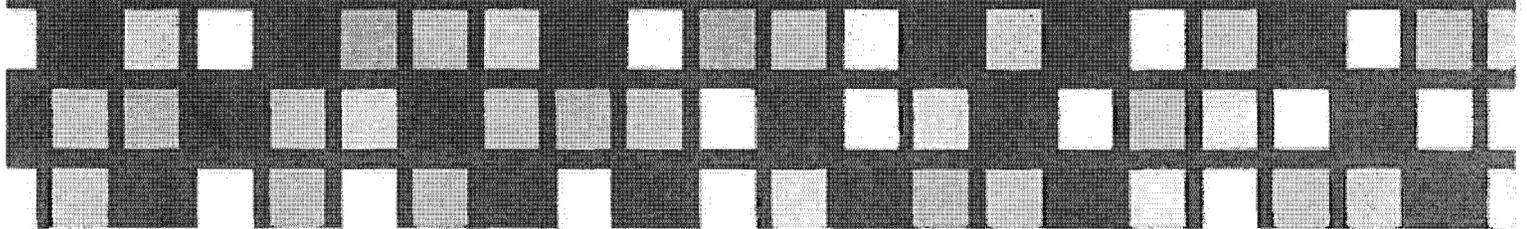
Respectfully submitted this 4th day of February, 2013.


John L. Wharton
Sundstrom, Friedman & Fumero, LLP
2548 Blainstone Pines Drive
Tallahassee, FL 32301
Telephone: (850) 877-6555
Facsimile: (850) 656-4029
Attorneys for Bluefield Utilities, LLC

Attachment 1

Evans Properties, Inc. and Subsidiaries

Consolidated Financial Report
December 31, 2011





Independent Auditor's Report

To the Board of Directors
Evans Properties, Inc. and Subsidiaries
Vera Beach, Florida

We have audited the accompanying consolidated balance sheets of Evans Properties, Inc. and Subsidiaries as of December 31, 2011 and 2010, and the related consolidated statements of operations, stockholders' equity and cash flows for the years then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Evans Properties, Inc. and Subsidiaries as of December 31, 2011 and 2010, and the results of their operations and their cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

McGladrey & Pullen, LLP

Orlando, Florida
March 19, 2012

Evans Properties, Inc. and Subsidiaries

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Evans Properties, Inc. and Subsidiaries

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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[Redacted]

(Continued)

Notes to Consolidated Financial Statements

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Notes to Consolidated Financial Statements

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Notes to Consolidated Financial Statements

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Notes to Consolidated Financial Statements

[REDACTED]

[REDACTED]
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Attachment 7

Response to paragraph 8 – Cost Study

DEFICIENCY 8 – COST STUDY

Rule 25-30.033(1)(t), (u), (v), and (q), F.A.C., requires a cost study with growth projections along with schedules of projected costs and operating expenses at 80% of the designed capacity of the systems. If rates and charges are not to be considered at this time, please submit a motion for waiver or temporary variance of the rules, which includes a statement that service to existing customers will be provided without compensation pursuant to Section 367.021(12), Florida Statutes. Otherwise, please provide an updated cost study in hard copy and electronic version.

a. The updated cost study should reflect revised:

- ERCs and usage estimates based on reconfigured territory,

As shown on Informational Figure 1 provided in the response to Deficiency 5, all of Martin County and parcel ID 3, ID 6 and ID 11 from St. Lucie County have been removed from the cost study as a result of settlement agreements. Martin County parcel ID 16 is the only parcel that was slated for Phase I utility service. Phase I utility service was conceptually designed and costs assigned. As a result of the removal of Martin County parcel ID 16, the Test Year for the cost study is now Year 7, the final year of Phase I. This is the year in which 80% of the capacity is reached for both water and wastewater service. Schedules 1 -2 (water) and Schedules 13 - 14 (wastewater) show average ERCs and demand. These schedules show the first 15 years of ERC demand anticipated for the revised proposed service territory. Although no costs are associated with Phase II or Phase III (years 8 – 13 and years 14 – 15) data shown, the ERCs and demand reflect removal of the Martin County and St. Lucie County parcel IDs mentioned above. Schedule 3 (water) and Schedule 15 (wastewater) show incremental and average ERCs as well as demand for Phase I which encompasses years 1 – 7.

- Capital structure schedule based on current cost of debt and equity,

The capital structure has been updated to include current data for the cost of debt (assumed to be last 10 years average prime rate +1%) and equity (Commission's current leverage formula). This information is shown on attached Schedule 8 for water and Schedule 20 for wastewater.

- Plant schedules based on reconfigured territory, current construction costs, and construction of electrical facilities, if applicable,

Please see attached schedules reflecting the reconfigured territory and current construction costs. This cost study assumes that the utility will not have to pay for the construction of electrical facilities. Water system information is shown on Schedule 4 and wastewater system information is shown on Schedule 16 of the attached cost study schedules.

- Depreciation, contributions in aid of construction (CIAC) and amortization of CIAC schedules which support the above revisions,

Please see attached schedules reflecting depreciation, CIAC and amortization of CIAC which support the above revisions. The requested information is shown on Schedules 5 – 6C of the attached cost study schedules for water and Schedules 17 – 18B for wastewater.

- Service rates and charges which support the above revisions,

Please see the attached schedules reflecting service rates and charges which support the above revisions. The requested information is shown on Schedules 7 – 12 for water and Schedules 19 – 24 for wastewater.

- Water and wastewater tariffs which support the above revisions.

Please see the attached water and wastewater tariffs which support the above revisions.

- b. Please include an explanation of the basis for the allocation of revenue requirements between the base facility charge and the gallonage charge.

The allocation of revenue requirements for both water and wastewater has been set at 40% to the base facility charge and 60% to the gallonage charge. This allocation is consistent with Commission policy and Grove Land Utilities, LLC, which was recently granted certification by the Commission.

- c. Please include a revised service availability policy and charges for water and wastewater main extensions in lieu of donated lines and water meter installation charges.

Please see the revised water and wastewater tariffs attached hereto.

- d. Please indicate if the utility wishes to collect an allowance for funds used during construction.

Yes, the utility would like to collect an allowance for funds used during construction consistent with that established for Grove Land Utilities, LLC.

SCHEDULE 1
BLUEFIELD UTILITIES, LLC
AVERAGE PROJECTED WATER ERCs ST. LUCIE COUNTY
PROJECTION PERIOD: Year 1 - Year 15
PHASE I DEVELOPMENT COMPLETE IN YEAR 7
ERCs BEYOND THIS DATE BASED ON MAXIMUM DENSITY IN PHASE II (BEYOND 7 YEARS)
AND PHASE III (OVER 13 YEARS)
Revised for City of Port St. Lucie and Martin County Settlements

Year	St. Lucie Ave. ERCs
1	8
2	25
3	50
4	87
5	134
6	197
7	248
8	299
9	374
10	449
11	525
12	601
13	677
14	759
15	846

SCHEDULE 2
BLUEFIELD UTILITIES, LLC
AVERAGE WATER DEMAND (@ 350 GPD)
PROJECTION PERIOD: YEAR 1 - YEAR 15
PHASE I DEVELOPMENT COMPLETE IN YEAR 7
FLows BEYOND THIS DATE BASED ON MAXIMUM DENSITY IN PHASE II (BEYOND 7 YEARS)
AND PHASE III (OVER 13 YEARS)
 Revised for City of Port St. Lucie and Martin County Settlements

Year	St. Lucie Ave. Water Demand (MGD)
1	0.003
2	0.009
3	0.018
4	0.031
5	0.047
6	0.069
7	0.087
8	0.105
9	0.131
10	0.157
11	0.184
12	0.211
13	0.237
14	0.266
15	0.296

**SCHEDULE 3
BLUEFIELD UTILITIES, LLC
PROJECTED INCREMENTAL AND AVERAGE ANNUAL ERCs AND FLOWS
PHASE I: YEAR 1 - 7
Revised for City of Port St. Lucie and Martin County Settlements**

	Year						
	1	2	3	4	5	6	7
INCREMENTAL AVERAGE ERCs - WATER							
St. Lucie Incremental ERCs	8	17	25	37	47	63	51
Total Incremental ERCs	8	17	25	37	47	63	51
AVERAGE ERCs - WATER							
St. Lucie Average ERCs	8	25	50	87	134	197	248
Total Average ERCs	8	25	50	87	134	197	248
METERED WATER FLOW (MGD)							
St. Lucie Metered Flows (MGD)	0.003	0.009	0.018	0.031	0.047	0.069	0.087
Total Metered Water Flows (MGD)	0.003	0.009	0.018	0.031	0.047	0.069	0.087
TOTAL METERED WATER FLOWS (Annual in Million Gallons)							
St. Lucie Metered Flows (Annual)	1.095	3.285	6.570	11.315	17.155	25.185	31.755
Total Metered Water Flows (Annual)	1.095	3.285	6.570	11.315	17.155	25.185	31.755

**SCHEDULE 4
BLUEFIELD UTILITIES, LLC
WATER CAPITAL COST
ST. LUCIE COUNTY
(Year 1 - Year 7)**

Balance is Shown for Year7 - Test Year

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7
301 Organization				
Organizational Costs	1	\$ 38,034.10	1	\$ 38,034
Subtotal Organizational Costs				\$ 38,034
304 Structures and Improvements				
Building (ID 1)	1	\$ 17.39	320	\$ 5,564
Site (Fencing, Paving, Grass) (ID 1)	1	\$ 6,520.13	1	\$ 6,520
Building (ID 2)	1	\$ 17.39	800	\$ 13,910
Site (Fencing, Paving, Grass) (ID 2)	1	\$ 18,745.38	1	\$ 18,745
8" Yard Piping (ID 2)	4	\$ 25.32	400	\$ 10,129
Subtotal Structures and Improvements				\$ 54,868
307 Wells and Springs				
8" Well with piping (ID 1) (New)	1	\$ 63,027.93	1	\$ 63,028
3" Well with piping (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994
3" Well Improvements (ID 2) (Existing)	1	\$ 13,583.61	1	\$ 13,584
5" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994
5" Well Improvements (ID 2) (Existing)	1	\$ 13,583.61	1	\$ 13,584
10" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994
10" Well Improvements (ID 2) (Existing)	1	\$ 21,733.77	1	\$ 21,734
12" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994
12" Well piping (ID 2) (Existing)	1	\$ 8,693.51	1	\$ 8,694
Subtotal Wells and Springs				\$ 220,598
310 Power Generation Equipment				
150 KW Mobile Generator	1	\$ 38,034.10	1	\$ 38,034
Subtotal Power Generation Equipment				\$ 38,034
311 Pumping Equipment				
1.25 HP Compressor (ID 1)	1	\$ 1,521.36	1	\$ 1,521
600 gpm/60 HP pump (ID 1)	1	\$ 31,513.97	1	\$ 31,514
Control Panel (ID 1)	1	\$ 8,150.16	1	\$ 8,150
1.25 HP Compressor (ID 2)	4	\$ 1,761.17	1	\$ 1,761
1.50 HP Compressor (ID 2)	4	\$ 2,264.36	1	\$ 2,264
Control Panel (ID 2)	4	\$ 9,434.83	1	\$ 9,435
Subtotal Pumping Equipment				\$ 54,646
320 Water Treatment Equipment				
500 gallon hypochlorinator (ID 1)	1	\$ 1,630.03	1	\$ 1,630
500 gallon hypochlorinator (ID 2)	1	\$ 1,630.03	2	\$ 3,260
500 gallon hypochlorinator (ID 2)	4	\$ 1,886.97	1	\$ 1,887
Subtotal Water Treatment Equipment				\$ 6,777

**SCHEDULE 4
BLUEFIELD UTILITIES, LLC
WATER CAPITAL COST
ST. LUCIE COUNTY
(Year 1 - Year 7)**

Balance is Shown for Year7 - Test Year

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7
330 Distribution Reservoirs and Standpipes				
3,000 gallon hydrotank (ID 1)	1	\$ 3,803.41	1	\$ 3,803
50 gallon Day tank (ID 1)	1	\$ 543.34	1	\$ 543
50 gallon Day Tank (ID 2)	1	\$ 543.34	2	\$ 1,087
3,000 gallon hydrotank (ID 2)	4	\$ 4,402.92	1	\$ 4,403
50 gallon Day Tank (ID 2)	4	\$ 628.99	1	\$ 629
6,000 gallon hydrotank (ID 2)	4	\$ 8,805.84	1	\$ 8,806
Subtotal Distribution Reservoirs and Standpipes				\$ 19,271
331 Transmission and Distribution Mains				
6" PVC Pipe (Transmission ID 1)	1	\$ 16.04	2,200'	\$ 35,292
6" Gate Valve (ID 1)	1	\$ 831.32	1	\$ 831
6" PVC Pipe (Transmission ID 1)	3	\$ 17.69	2,200'	\$ 38,909
6" Gate Valve (ID 1)	3	\$ 916.53	1	\$ 917
10" Gate Valve (ID 2)	4	\$ 1,754.88	1	\$ 1,755
10" PVC Pipe (Transmission ID 2)	4	\$ 32.58	800'	\$ 26,066
6" PVC Pipe (Transmission ID 1)	4	\$ 18.57	2,200'	\$ 40,855
8" Gate Valve (ID 2)	4	\$ 1,302.01	2	\$ 2,604
6" Gate Valve (ID 1)	4	\$ 962.35	1	\$ 962
6" Gate Valve (ID 2)	1	\$ 831.32	2	\$ 1,663
6" PVC Pipe (Transmission ID 2)	1	\$ 16.04	1,500'	\$ 24,063
8" Gate Valve (ID 2)	5	\$ 1,367.11	1	\$ 1,367
8" PVC Pipe (Transmission ID 2)	5	\$ 26.59	4,400'	\$ 116,993
6" Gate Valve (ID 2)	6	\$ 1,060.99	6	\$ 6,366
6" PVC Pipe (Transmission ID 2)	6	\$ 20.47	4,000'	\$ 81,895
6" PVC Pipe (Transmission ID 2)	7	\$ 19.78	2,500'	\$ 49,456
4" PVC Pipe (Distribution ID 1)	1	\$ 10.65	3,400'	\$ 36,196
4" PVC Pipe (Distribution ID 1)	4	\$ 12.32	3,400'	\$ 41,901
4" PVC Pipe (Distribution ID 2)	1	\$ 10.65	5,000'	\$ 53,229
4" PVC Pipe (Distribution ID 2)	5	\$ 12.94	5,000'	\$ 64,701
4" PVC Pipe (Distribution ID 2)	6	\$ 13.59	5,000'	\$ 67,936
4" PVC Pipe (Distribution ID 2)	7	\$ 14.27	5,000'	\$ 71,332
Subtotal Transmmission and Distribution Mains				\$ 765,287
334 Meters and Meter Installations				
5/8" X 3/4"	1	\$ 380.34	8	\$ 3,043
5/8" X 3/4"	2	\$ 399.36	17	\$ 6,789
5/8" X 3/4"	3	\$ 419.33	25	\$ 10,483
5/8" X 3/4"	4	\$ 440.29	37	\$ 16,291
5/8" X 3/4"	5	\$ 462.31	47	\$ 21,728
5/8" X 3/4"	6	\$ 485.42	63	\$ 30,582
5/8" X 3/4"	7	\$ 509.69	51	\$ 25,994
Subtotal Meters and Meter Installations				\$ 114,910

SCHEDULE 4
BLUEFIELD UTILITIES, LLC
WATER CAPITAL COST
ST. LUCIE COUNTY
(Year 1 - Year 7)

Balance is Shown for Year7 - Test Year

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7
335 Hydrants				
Hydrants (ID 2)	1	\$ 3,260.07	1	\$ 3,260
Hydrants (ID 1)	1	\$ 3,260.07	4	\$ 13,040
Hydrants (ID 1)	3	\$ 3,594.22	4	\$ 14,377
Hydrants (ID 1)	4	\$ 3,773.93	4	\$ 15,096
Hydrants (ID 2)	4	\$ 3,773.93	4	\$ 15,096
Hydrants (ID 2)	5	\$ 3,962.63	8	\$ 31,701
Hydrants (ID 2)	6	\$ 4,160.76	6	\$ 24,965
Hydrants (ID 2)	7	\$ 4,368.80	4	\$ 17,475
Subtotal Hydrants				\$ 135,009
341 Transportation Equipment				
Ford F-250 Truck (Used)	1	\$ 27,167.21	1	\$ 27,167
Subtotal Transportation Equipment				\$ 27,167
Total Capital Costs				\$ 1,474,602

SCHEDULE 5
BLUEFIELD UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Average Service Life in Years	Depreciation Rate Applied
301 Organization						
Organizational Costs	1	\$ 38,034.10	1	\$ 38,034	40.00	2.500%
Subtotal Organizational Costs				\$ 38,034		
304 Structures and Improvements						
Building (ID 1)	1	\$ 17.39	320	\$ 5,564	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 1)	1	\$ 6,520.13	1	\$ 6,520	32.00	3.125%
Building (ID 2)	1	\$ 17.39	800	\$ 13,910	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 2)	1	\$ 18,745.38	1	\$ 18,745	32.00	3.125%
8" Yard Piping (ID 2)	4	\$ 25.32	400	\$ 10,129	32.00	3.125%
Subtotal Structures and Improvements				\$ 54,868		
307 Wells and Springs						
8" Well with piping (ID 1) (New)	1	\$ 63,027.93	1	\$ 63,028	30.00	3.333%
3" Well with piping (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	15.00	6.667%
3" Well Improvements (ID 2) (Existing)	1	\$ 13,583.61	1	\$ 13,584	30.00	3.333%
5" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	15.00	6.667%
5" Well Improvements (ID 2) (Existing)	1	\$ 13,583.61	1	\$ 13,584	30.00	3.333%
10" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	15.00	6.667%
10" Well Improvements (ID 2) (Existing)	1	\$ 21,733.77	1	\$ 21,734	30.00	3.333%
12" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	15.00	6.667%
12" Well piping (ID 2) (Existing)	1	\$ 8,693.51	1	\$ 8,694	30.00	3.333%
Subtotal Wells and Springs				\$ 220,598		
310 Power Generation Equipment						
150 KW Mobile Generator	1	\$ 38,034.10	1	\$ 38,034	20.00	5.000%
Subtotal Power Generation Equipment				\$ 38,034		

SCHEDULE 5
 BLUEFIELD UTILITIES, LLC
 WATER SYSTEM ANNUAL DEPRECIATION
 YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Depreciation							Accumulated
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Depreciation Year 7
301 Organization								
Organizational Costs	\$ 475	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 6,181
Subtotal Organizational Costs	\$ 475	\$ 951	\$ 6,181					
304 Structures and Improvements								
Building (ID 1)	\$ 111	\$ 223	\$ 223	\$ 223	\$ 223	\$ 223	\$ 223	\$ 1,447
Site (Fencing, Paving, Grass) (ID 1)	\$ 102	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 204	\$ 1,324
Building (ID 2)	\$ 278	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 556	\$ 3,616
Site (Fencing, Paving, Grass) (ID 2)	\$ 293	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 586	\$ 3,808
8" Yard Piping (ID 2)	\$ -	\$ -	\$ -	\$ 158	\$ 317	\$ 317	\$ 317	\$ 1,108
Subtotal Structures and Improvements	\$ 784	\$ 1,568	\$ 1,568	\$ 1,727	\$ 1,885	\$ 1,885	\$ 1,885	\$ 11,303
307 Wells and Springs								
8" Well with piping (ID 1) (New)	\$ 1,050	\$ 2,101	\$ 2,101	\$ 2,101	\$ 2,101	\$ 2,101	\$ 2,101	\$ 13,656
3" Well with piping (ID 2) (Existing)	\$ 833	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 10,831
3" Well Improvements (ID 2) (Existing)	\$ 226	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ 2,943
5" Well (ID 2) (Existing)	\$ 833	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 10,831
5" Well Improvements (ID 2) (Existing)	\$ 226	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ 453	\$ 2,943
10" Well (ID 2) (Existing)	\$ 833	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 10,831
10" Well Improvements (ID 2) (Existing)	\$ 362	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 724	\$ 4,709
12" Well (ID 2) (Existing)	\$ 833	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 1,666	\$ 10,831
12" Well piping (ID 2) (Existing)	\$ 145	\$ 290	\$ 290	\$ 290	\$ 290	\$ 290	\$ 290	\$ 1,884
Subtotal Wells and Springs	\$ 5,343	\$ 10,686	\$ 69,458					
310 Power Generation Equipment								
150 KW Mobile Generator	\$ 951	\$ 1,902	\$ 1,902	\$ 1,902	\$ 1,902	\$ 1,902	\$ 1,902	\$ 12,361
Subtotal Power Generation Equipment	\$ 951	\$ 1,902	\$ 12,361					

SCHEDULE 5
BLUEFIELD UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Average Service Life in Years	Depreciation Rate Applied
311 Pumping Equipment						
1.25 HP Compressor (ID 1)	1	\$ 1,521.36	1	\$ 1,521	20.00	5.000%
600 gpm/60 HP pump (ID 1)	1	\$ 31,513.97	1	\$ 31,514	20.00	5.000%
Control Panel (ID 1)	1	\$ 8,150.16	1	\$ 8,150	20.00	5.000%
1.25 HP Compressor (ID 2)	4	\$ 1,761.17	1	\$ 1,761	20.00	5.000%
1.50 HP Compressor (ID 2)	4	\$ 2,264.36	1	\$ 2,264	20.00	5.000%
Control Panel (ID 2)	4	\$ 9,434.83	1	\$ 9,435	20.00	5.000%
Subtotal Pumping Equipment				\$ 54,646		
320 Water Treatment Equipment						
500 gallon hypochlorinator (ID 1)	1	\$ 1,630.03	1	\$ 1,630	10.00	10.000%
500 gallon hypochlorinator (ID 2)	1	\$ 1,630.03	2	\$ 3,260	10.00	10.000%
500 gallon hypochlorinator (ID 2)	4	\$ 1,886.97	1	\$ 1,887	10.00	10.000%
Subtotal Water Treatment Equipment				\$ 6,777		
330 Distribution Reservoirs and Standpipes						
3,000 gallon hydrotank (ID 1)	1	\$ 3,803.41	1	\$ 3,803	35.00	2.857%
50 gallon Day tank (ID 1)	1	\$ 543.34	1	\$ 543	35.00	2.857%
50 gallon Day Tank (ID 2)	1	\$ 543.34	2	\$ 1,087	35.00	2.857%
3,000 gallon hydrotank (ID 2)	4	\$ 4,402.92	1	\$ 4,403	35.00	2.857%
50 gallon Day Tank (ID 2)	4	\$ 628.99	1	\$ 629	35.00	2.857%
6,000 gallon hydrotank (ID 2)	4	\$ 8,805.84	1	\$ 8,806	35.00	2.857%
Subtotal Distribution Reservoirs and Standpipes				\$ 19,271		

**SCHEDULE 5
BLUEFIELD UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Depreciation							Accumulated
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Depreciation Year 7
311 Pumping Equipment								
1.25 HP Compressor (ID 1)	\$ 38	\$ 76	\$ 76	\$ 76	\$ 76	\$ 76	\$ 76	\$ 494
600 gpm/60 HP pump (ID 1)	\$ 788	\$ 1,576	\$ 1,576	\$ 1,576	\$ 1,576	\$ 1,576	\$ 1,576	\$ 10,242
Control Panel (ID 1)	\$ 204	\$ 408	\$ 408	\$ 408	\$ 408	\$ 408	\$ 408	\$ 2,649
1.25 HP Compressor (ID 2)	\$ -	\$ -	\$ -	\$ 44	\$ 88	\$ 88	\$ 88	\$ 308
1.50 HP Compressor (ID 2)	\$ -	\$ -	\$ -	\$ 57	\$ 113	\$ 113	\$ 113	\$ 396
Control Panel (ID 2)	\$ -	\$ -	\$ -	\$ 236	\$ 472	\$ 472	\$ 472	\$ 1,651
Subtotal Pumping Equipment	\$ 1,030	\$ 2,059	\$ 2,059	\$ 2,396	\$ 2,732	\$ 2,732	\$ 2,732	\$ 15,741
320 Water Treatment Equipment								
500 gallon hypochlorinator (ID 1)	\$ 82	\$ 163	\$ 163	\$ 163	\$ 163	\$ 163	\$ 163	\$ 1,060
500 gallon hypochlorinator (ID 2)	\$ 163	\$ 326	\$ 326	\$ 326	\$ 326	\$ 326	\$ 326	\$ 2,119
500 gallon hypochlorinator (ID 2)	\$ -	\$ -	\$ -	\$ 94	\$ 189	\$ 189	\$ 189	\$ 660
Subtotal Water Treatment Equipment	\$ 245	\$ 489	\$ 489	\$ 583	\$ 678	\$ 678	\$ 678	\$ 3,839
330 Distribution Reservoirs and Standpipes								
3,000 gallon hydrotank (ID 1)	\$ 54	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 706
50 gallon Day tank (ID 1)	\$ 8	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16	\$ 101
50 gallon Day Tank (ID 2)	\$ 16	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 202
3,000 gallon hydrotank (ID 2)	\$ -	\$ -	\$ -	\$ 63	\$ 126	\$ 126	\$ 126	\$ 440
50 gallon Day Tank (ID 2)	\$ -	\$ -	\$ -	\$ 9	\$ 18	\$ 18	\$ 18	\$ 63
6,000 gallon hydrotank (ID 2)	\$ -	\$ -	\$ -	\$ 126	\$ 252	\$ 252	\$ 252	\$ 881
Subtotal Distribution Reservoirs and Standpipes	\$ 78	\$ 155	\$ 155	\$ 353	\$ 551	\$ 551	\$ 551	\$ 2,393

**SCHEDULE 5
BLUEFIELD UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Average Service Life in Years	Depreciation Rate Applied
<i>331 Transmission and Distribution Mains</i>						
6" PVC Pipe (Transmission ID 1)	1	\$ 16.04	2,200'	\$ 35,292	45.00	2.222%
6" Gate Valve (ID 1)	1	\$ 831.32	1	\$ 831	25.00	4.000%
6" PVC Pipe (Transmission ID 1)	3	\$ 17.69	2,200'	\$ 38,909	45.00	2.222%
6" Gate Valve (ID 1)	3	\$ 916.53	1	\$ 917	25.00	4.000%
10" Gate Valve (ID 2)	4	\$ 1,754.88	1	\$ 1,755	25.00	4.000%
10" PVC Pipe (Transmission ID 2)	4	\$ 32.58	800'	\$ 26,066	45.00	2.222%
6" PVC Pipe (Transmission ID 1)	4	\$ 18.57	2,200'	\$ 40,855	45.00	2.222%
8" Gate Valve (ID 2)	4	\$ 1,302.01	2	\$ 2,604	25.00	4.000%
6" Gate Valve (ID 1)	4	\$ 962.35	1	\$ 962	25.00	4.000%
6" Gate Valve (ID 2)	1	\$ 831.32	2	\$ 1,663	25.00	4.000%
6" PVC Pipe (Transmission ID 2)	1	\$ 16.04	1,500'	\$ 24,063	45.00	2.222%
8" Gate Valve (ID 2)	5	\$ 1,367.11	1	\$ 1,367	25.00	4.000%
8" PVC Pipe (Transmission ID 2)	5	\$ 26.59	4,400'	\$ 116,993	45.00	2.222%
6" Gate Valve (ID 2)	6	\$ 1,060.99	6	\$ 6,366	25.00	4.000%
6" PVC Pipe (Transmission ID 2)	6	\$ 20.47	4,000	\$ 81,895	25.00	4.000%
6" PVC Pipe (Transmission ID 2)	7	\$ 19.78	2,500	\$ 49,456	25.00	4.000%
4" PVC Pipe (Distribution ID 1)	1	\$ 10.65	3,400'	\$ 36,196	45.00	2.222%
4" PVC Pipe (Distribution ID 1)	4	\$ 12.32	3,400'	\$ 41,901	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	1	\$ 10.65	5,000'	\$ 53,229	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	5	\$ 12.94	5,000'	\$ 64,701	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	6	\$ 13.59	5,000'	\$ 67,936	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	7	\$ 14.27	5,000'	\$ 71,332	45.00	2.222%
<i>Subtotal Transmission and Distribution Mains</i>				\$ 765,287		

**SCHEDULE 5
BLUEFIELD UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Depreciation							Accumulated
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Depreciation Year 7
331 Transmission and Distribution Mains								
6" PVC Pipe (Transmission ID 1)	\$ 392	\$ 784	\$ 784	\$ 784	\$ 784	\$ 784	\$ 784	\$ 5,098
6" Gate Valve (ID 1)	\$ 17	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 33	\$ 216
6" PVC Pipe (Transmission ID 1)	\$ -	\$ -	\$ 432	\$ 865	\$ 865	\$ 865	\$ 865	\$ 3,891
6" Gate Valve (ID 1)	\$ -	\$ -	\$ 18	\$ 37	\$ 37	\$ 37	\$ 37	\$ 165
10" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ 35	\$ 70	\$ 70	\$ 70	\$ 246
10" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ 290	\$ 579	\$ 579	\$ 579	\$ 2,027
6" PVC Pipe (Transmission ID 1)	\$ -	\$ -	\$ -	\$ 454	\$ 908	\$ 908	\$ 908	\$ 3,178
8" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ 52	\$ 104	\$ 104	\$ 104	\$ 365
6" Gate Valve (ID 1)	\$ -	\$ -	\$ -	\$ 19	\$ 38	\$ 38	\$ 38	\$ 135
6" Gate Valve (ID 2)	\$ 33	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 432
6" PVC Pipe (Transmission ID 2)	\$ 267	\$ 535	\$ 535	\$ 535	\$ 535	\$ 535	\$ 535	\$ 3,476
8" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 27	\$ 55	\$ 55	\$ 137
8" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 1,300	\$ 2,600	\$ 2,600	\$ 6,500
6" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127	\$ 255	\$ 382
6" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,638	\$ 3,276	\$ 4,914
6" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 989	\$ 989
4" PVC Pipe (Distribution ID 1)	\$ 402	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 5,228
4" PVC Pipe (Distribution ID 1)	\$ -	\$ -	\$ -	\$ 466	\$ 931	\$ 931	\$ 931	\$ 3,259
4" PVC Pipe (Distribution ID 2)	\$ 591	\$ 1,183	\$ 1,183	\$ 1,183	\$ 1,183	\$ 1,183	\$ 1,183	\$ 7,689
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 719	\$ 1,438	\$ 1,438	\$ 3,594
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755	\$ 1,510	\$ 2,265
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 793	\$ 793
Subtotal Transmission and Distribution Mains	\$ 1,703	\$ 3,406	\$ 3,857	\$ 5,623	\$ 8,985	\$ 13,551	\$ 17,853	\$ 54,976

**SCHEDULE 5
BLUEFIELD UTILITIES, LLC
WATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Average Service Life in Years	Depreciation Rate Applied
334 Meters and Meter Installations						
5/8" X 3/4"	1	\$ 380.34	8	\$ 3,043	20.00	5.000%
5/8" X 3/4"	2	\$ 399.36	17	\$ 6,789	20.00	5.000%
5/8" X 3/4"	3	\$ 419.33	25	\$ 10,483	20.00	5.000%
5/8" X 3/4"	4	\$ 440.29	37	\$ 16,291	20.00	5.000%
5/8" X 3/4"	5	\$ 462.31	47	\$ 21,728	20.00	5.000%
5/8" X 3/4"	6	\$ 485.42	63	\$ 30,582	20.00	5.000%
5/8" X 3/4"	7	\$ 509.69	51	\$ 25,994	20.00	5.000%
Subtotal Meters and Meter Installations				\$ 114,910		
335 Hydrants						
Hydrants (ID 2)	1	\$ 3,260.07	1	\$ 3,260	45.00	2.222%
Hydrants (ID 1)	1	\$ 3,260.07	4	\$ 13,040	45.00	2.222%
Hydrants (ID 1)	3	\$ 3,594.22	4	\$ 14,377	45.00	2.222%
Hydrants (ID 1)	4	\$ 3,773.93	4	\$ 15,096	45.00	2.222%
Hydrants (ID 2)	4	\$ 3,773.93	4	\$ 15,096	45.00	2.222%
Hydrants (ID 2)	5	\$ 3,962.63	8	\$ 31,701	45.00	2.222%
Hydrants (ID 2)	6	\$ 4,160.76	6	\$ 24,965	45.00	2.222%
Hydrants (ID 2)	7	\$ 4,368.80	4	\$ 17,475	45.00	2.222%
Subtotal Hydrants				\$ 135,009		
341 Transportation Equipment						
Ford F-250 Truck (Used)	1	\$ 27,167.21	1	\$ 27,167	6.00	16.667%
Subtotal Transportation Equipment				\$ 27,167		
Total Capital Costs				\$ 1,474,602		

SCHEDULE 5
 BLUEFIELD UTILITIES, LLC
 WATER SYSTEM ANNUAL DEPRECIATION
 YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Depreciation							Accumulated Depreciation Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
334 Meters and Meter Installations								
5/8" X 3/4"	\$ 76	\$ 152	\$ 152	\$ 152	\$ 152	\$ 152	\$ 152	\$ 989
5/8" X 3/4"	-	\$ 170	\$ 339	\$ 339	\$ 339	\$ 339	\$ 339	\$ 1,867
5/8" X 3/4"	-	-	\$ 262	\$ 524	\$ 524	\$ 524	\$ 524	\$ 2,359
5/8" X 3/4"	-	-	-	\$ 407	\$ 815	\$ 815	\$ 815	\$ 2,851
5/8" X 3/4"	-	-	-	-	\$ 543	\$ 1,086	\$ 1,086	\$ 2,716
5/8" X 3/4"	-	-	-	-	-	\$ 765	\$ 1,529	\$ 2,294
5/8" X 3/4"	-	-	-	-	-	-	\$ 650	\$ 650
Subtotal Meters and Meter Installations	\$ 76	\$ 322	\$ 754	\$ 1,423	\$ 2,373	\$ 3,681	\$ 5,096	\$ 13,725
335 Hydrants								
Hydrants (ID 2)	\$ 36	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 471
Hydrants (ID 1)	\$ 145	\$ 290	\$ 290	\$ 290	\$ 290	\$ 290	\$ 290	\$ 1,884
Hydrants (ID 1)	-	-	\$ 160	\$ 319	\$ 319	\$ 319	\$ 319	\$ 1,438
Hydrants (ID 1)	-	-	-	\$ 168	\$ 335	\$ 335	\$ 335	\$ 1,174
Hydrants (ID 2)	-	-	-	\$ 168	\$ 335	\$ 335	\$ 335	\$ 1,174
Hydrants (ID 2)	-	-	-	-	\$ 352	\$ 704	\$ 704	\$ 1,761
Hydrants (ID 2)	-	-	-	-	-	\$ 277	\$ 555	\$ 832
Hydrants (ID 2)	-	-	-	-	-	-	\$ 194	\$ 194
Subtotal Hydrants	\$ 181	\$ 362	\$ 522	\$ 1,017	\$ 1,705	\$ 2,334	\$ 2,806	\$ 8,928
341 Transportation Equipment								
Ford F-250 Truck (Used)	\$ 2,264	\$ 4,528	\$ 4,528	\$ 4,528	\$ 4,528	\$ 4,528	\$ 4,528	\$ 29,431
Subtotal Transportation Equipment	\$ 2,264	\$ 4,528	\$ 29,431					
Total Capital Costs	\$ 13,129	\$ 26,428	\$ 27,470	\$ 31,188	\$ 36,975	\$ 43,478	\$ 49,666	\$ 228,335

SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)	Amortization Rate Applied
301 Organization								
Organizational Costs	1	\$ 38,034.10	1	\$ 38,034	0.000%	\$ -	40.00	2.500%
Subtotal Organizational Costs				\$ 38,034		\$ -		
304 Structures and Improvements								
Building (ID 1)	1	\$ 17.39	320	\$ 5,564	50.000%	\$ 2,782	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 1)	1	\$ 6,520.13	1	\$ 6,520	50.000%	\$ 3,260	32.00	3.125%
Building (ID 2)	1	\$ 17.39	800	\$ 13,910	50.000%	\$ 6,955	25.00	4.000%
Site (Fencing, Paving, Grass) (ID 2)	1	\$ 18,745.38	1	\$ 18,745	50.000%	\$ 9,373	32.00	3.125%
8" Yard Piping (ID 2)	4	\$ 25.32	400	\$ 10,129	50.000%	\$ 5,065	32.00	3.125%
Subtotal Structures and Improvements				\$ 54,868		\$ 27,434		
307 Wells and Springs								
8" Well with piping (ID 1) (New)	1	\$ 63,027.93	1	\$ 63,028	50.000%	\$ 31,514	30.00	3.333%
3" Well with piping (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	50.000%	\$ 12,497	15.00	6.667%
3" Well Improvements (ID 2) (Existing)	1	\$ 13,583.61	1	\$ 13,584	50.000%	\$ 6,792	30.00	3.333%
5" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	50.000%	\$ 12,497	15.00	6.667%
5" Well Improvements (ID 2) (Existing)	1	\$ 13,583.61	1	\$ 13,584	50.000%	\$ 6,792	30.00	3.333%
10" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	50.000%	\$ 12,497	15.00	6.667%
10" Well Improvements (ID 2) (Existing)	1	\$ 21,733.77	1	\$ 21,734	50.000%	\$ 10,867	30.00	3.333%
12" Well (ID 2) (Existing)	1	\$ 24,993.84	1	\$ 24,994	50.000%	\$ 12,497	15.00	6.667%
12" Well piping (ID 2) (Existing)	1	\$ 8,693.51	1	\$ 8,694	50.000%	\$ 4,347	30.00	3.333%
Subtotal Wells and Springs				\$ 220,598		\$ 110,299		
310 Power Generation Equipment								
150 KW Mobile Generator	1	\$ 38,034.10	1	\$ 38,034	50.000%	\$ 19,017	20.00	5.000%
Subtotal Power Generation Equipment				\$ 38,034		\$ 19,017		

**SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Account Balance						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
301 Organization							
Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
304 Structures and Improvements							
Building (ID 1)	\$ 50	\$ 315	\$ 629	\$ 1,095	\$ 1,687	\$ 2,480	\$ 3,122
Site (Fencing, Paving, Grass) (ID 1)	\$ 59	\$ 369	\$ 738	\$ 1,283	\$ 1,977	\$ 2,906	\$ 3,658
Building (ID 2)	\$ 126	\$ 787	\$ 1,573	\$ 2,738	\$ 4,217	\$ 6,199	\$ 7,804
Site (Fencing, Paving, Grass) (ID 2)	\$ 170	\$ 1,060	\$ 2,120	\$ 3,689	\$ 5,683	\$ 8,354	\$ 10,517
8" Yard Piping (ID 2)	\$ -	\$ -	\$ -	\$ 997	\$ 3,071	\$ 4,514	\$ 5,683
Subtotal Structures and Improvements	\$ 405	\$ 2,530	\$ 5,061	\$ 9,802	\$ 16,633	\$ 24,453	\$ 30,784
307 Wells and Springs							
8" Well with piping (ID 1) (New)	\$ 570	\$ 3,565	\$ 7,129	\$ 12,405	\$ 19,107	\$ 28,090	\$ 35,362
3" Well with piping (ID 2) (Existing)	\$ 226	\$ 1,414	\$ 2,827	\$ 4,919	\$ 7,577	\$ 11,139	\$ 14,023
3" Well Improvements (ID 2) (Existing)	\$ 123	\$ 768	\$ 1,536	\$ 2,674	\$ 4,118	\$ 6,054	\$ 7,621
5" Well (ID 2) (Existing)	\$ 226	\$ 1,414	\$ 2,827	\$ 4,919	\$ 7,577	\$ 11,139	\$ 14,023
5" Well improvements (ID 2) (Existing)	\$ 123	\$ 768	\$ 1,536	\$ 2,674	\$ 4,118	\$ 6,054	\$ 7,621
10" Well (ID 2) (Existing)	\$ 226	\$ 1,414	\$ 2,827	\$ 4,919	\$ 7,577	\$ 11,139	\$ 14,023
10" Well Improvements (ID 2) (Existing)	\$ 197	\$ 1,229	\$ 2,458	\$ 4,278	\$ 6,588	\$ 9,686	\$ 12,194
12" Well (ID 2) (Existing)	\$ 226	\$ 1,414	\$ 2,827	\$ 4,919	\$ 7,577	\$ 11,139	\$ 14,023
12" Well piping (ID 2) (Existing)	\$ 79	\$ 492	\$ 983	\$ 1,711	\$ 2,635	\$ 3,874	\$ 4,877
Subtotal Wells and Springs	\$ 1,996	\$ 12,476	\$ 24,953	\$ 43,418	\$ 66,873	\$ 98,314	\$ 123,765
310 Power Generation Equipment							
150 KW Mobile Generator	\$ 344	\$ 2,151	\$ 4,302	\$ 7,486	\$ 11,530	\$ 16,951	\$ 21,339
Subtotal Power Generation Equipment	\$ 344	\$ 2,151	\$ 4,302	\$ 7,486	\$ 11,530	\$ 16,951	\$ 21,339

SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Amortization							Accumulated Amortization Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
301 Organization								
Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
304 Structures and Improvements								
Building (ID 1)	\$ 1	\$ 13	\$ 25	\$ 44	\$ 67	\$ 99	\$ 125	\$ 374
Site (Fencing, Paving, Grass) (ID 1)	\$ 1	\$ 12	\$ 23	\$ 40	\$ 62	\$ 91	\$ 114	\$ 342
Building (ID 2)	\$ 3	\$ 31	\$ 63	\$ 110	\$ 169	\$ 248	\$ 312	\$ 935
Site (Fencing, Paving, Grass) (ID 2)	\$ 3	\$ 33	\$ 66	\$ 115	\$ 178	\$ 261	\$ 329	\$ 985
8" Yard Piping (ID 2)	\$ -	\$ -	\$ -	\$ 16	\$ 96	\$ 141	\$ 178	\$ 430
Subtotal Structures and Improvements	\$ 7	\$ 89	\$ 177	\$ 324	\$ 571	\$ 840	\$ 1,058	\$ 3,067
307 Wells and Springs								
8" Well with piping (ID 1) (New)	\$ 10	\$ 119	\$ 238	\$ 414	\$ 637	\$ 936	\$ 1,179	\$ 3,531
3" Well with piping (ID 2) (Existing)	\$ 8	\$ 94	\$ 188	\$ 328	\$ 505	\$ 743	\$ 935	\$ 2,801
3" Well Improvements (ID 2) (Existing)	\$ 2	\$ 26	\$ 51	\$ 89	\$ 137	\$ 202	\$ 254	\$ 761
5" Well (ID 2) (Existing)	\$ 8	\$ 94	\$ 188	\$ 328	\$ 505	\$ 743	\$ 935	\$ 2,801
5" Well Improvements (ID 2) (Existing)	\$ 2	\$ 26	\$ 51	\$ 89	\$ 137	\$ 202	\$ 254	\$ 761
10" Well (ID 2) (Existing)	\$ 8	\$ 94	\$ 188	\$ 328	\$ 505	\$ 743	\$ 935	\$ 2,801
10" Well Improvements (ID 2) (Existing)	\$ 3	\$ 41	\$ 82	\$ 143	\$ 220	\$ 323	\$ 406	\$ 1,218
12" Well (ID 2) (Existing)	\$ 8	\$ 94	\$ 188	\$ 328	\$ 505	\$ 743	\$ 935	\$ 2,801
12" Well piping (ID 2) (Existing)	\$ 1	\$ 16	\$ 33	\$ 57	\$ 88	\$ 129	\$ 163	\$ 487
Subtotal Wells and Springs	\$ 48	\$ 604	\$ 1,209	\$ 2,103	\$ 3,239	\$ 4,762	\$ 5,995	\$ 17,961
310 Power Generation Equipment								
150 KW Mobile Generator	\$ 9	\$ 108	\$ 215	\$ 374	\$ 576	\$ 848	\$ 1,067	\$ 3,197
Subtotal Power Generation Equipment	\$ 9	\$ 108	\$ 215	\$ 374	\$ 576	\$ 848	\$ 1,067	\$ 3,197

**SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)	Amortization Rate Applied
311 Pumping Equipment								
1.25 HP Compressor (ID 1)	1	\$ 1,521.36	1	\$ 1,521	50.000%	\$ 761	20.00	5.000%
600 gpm/60 HP pump (ID 1)	1	\$ 31,513.97	1	\$ 31,514	50.000%	\$ 15,757	20.00	5.000%
Control Panel (ID 1)	1	\$ 8,150.16	1	\$ 8,150	50.000%	\$ 4,075	20.00	5.000%
1.25 HP Compressor (ID 2)	4	\$ 1,761.17	1	\$ 1,761	50.000%	\$ 881	20.00	5.000%
1.50 HP Compressor (ID 2)	4	\$ 2,264.36	1	\$ 2,264	50.000%	\$ 1,132	20.00	5.000%
Control Panel (ID 2)	4	\$ 9,434.83	1	\$ 9,435	50.000%	\$ 4,717	20.00	5.000%
Subtotal Pumping Equipment				\$ 54,646		\$ 27,323		
320 Water Treatment Equipment								
500 gallon hypochlorinator (ID 1)	1	\$ 1,630.03	1	\$ 1,630	50.000%	\$ 815	10.00	10.000%
500 gallon hypochlorinator (ID 2)	1	\$ 1,630.03	2	\$ 3,260	50.000%	\$ 1,630	10.00	10.000%
500 gallon hypochlorinator (ID 2)	4	\$ 1,886.97	1	\$ 1,887	50.000%	\$ 943	10.00	10.000%
Subtotal Water Treatment Equipment				\$ 6,777		\$ 3,389		
330 Distribution Reservoirs and Standpipes								
3,000 gallon hydrotank (ID 1)	1	\$ 3,803.41	1	\$ 3,803	50.000%	\$ 1,902	35.00	2.857%
50 gallon Day tank (ID 1)	1	\$ 543.34	1	\$ 543	50.000%	\$ 272	35.00	2.857%
50 gallon Day Tank (ID 2)	1	\$ 543.34	2	\$ 1,087	50.000%	\$ 543	35.00	2.857%
3,000 gallon hydrotank (ID 2)	4	\$ 4,402.92	1	\$ 4,403	50.000%	\$ 2,201	35.00	2.857%
50 gallon Day Tank (ID 2)	4	\$ 628.99	1	\$ 629	50.000%	\$ 314	35.00	2.857%
6,000 gallon hydrotank (ID 2)	4	\$ 8,805.84	1	\$ 8,806	50.000%	\$ 4,403	35.00	2.857%
Subtotal Distribution Reservoirs and Standpipes				\$ 19,271		\$ 9,636		

SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Account Balance						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
311 Pumping Equipment							
1.25 HP Compressor (ID 1)	\$ 14	\$ 86	\$ 172	\$ 299	\$ 461	\$ 678	\$ 854
600 gpm/60 HP pump (ID 1)	\$ 285	\$ 1,782	\$ 3,565	\$ 6,203	\$ 9,553	\$ 14,045	\$ 17,681
Control Panel (ID 1)	\$ 74	\$ 461	\$ 922	\$ 1,604	\$ 2,471	\$ 3,632	\$ 4,573
1.25 HP Compressor (ID 2)	\$ -	\$ -	\$ -	\$ 173	\$ 534	\$ 785	\$ 988
1.50 HP Compressor (ID 2)	\$ -	\$ -	\$ -	\$ 223	\$ 686	\$ 1,009	\$ 1,270
Control Panel (ID 2)	\$ -	\$ -	\$ -	\$ 928	\$ 2,860	\$ 4,205	\$ 5,293
Subtotal Pumping Equipment	\$ 373	\$ 2,329	\$ 4,659	\$ 9,431	\$ 16,566	\$ 24,354	\$ 30,659
320 Water Treatment Equipment							
500 gallon hypochlorinator (ID 1)	\$ 15	\$ 92	\$ 184	\$ 321	\$ 494	\$ 726	\$ 915
500 gallon hypochlorinator (ID 2)	\$ 30	\$ 184	\$ 369	\$ 642	\$ 988	\$ 1,453	\$ 1,829
500 gallon hypochlorinator (ID 2)	\$ -	\$ -	\$ -	\$ 186	\$ 572	\$ 841	\$ 1,059
Subtotal Water Treatment Equipment	\$ 44	\$ 277	\$ 553	\$ 1,148	\$ 2,054	\$ 3,020	\$ 3,802
330 Distribution Reservoirs and Standpipes							
3,000 gallon hydrotank (ID 1)	\$ 34	\$ 215	\$ 430	\$ 749	\$ 1,153	\$ 1,695	\$ 2,134
50 gallon Day tank (ID 1)	\$ 5	\$ 31	\$ 61	\$ 107	\$ 165	\$ 242	\$ 305
50 gallon Day Tank (ID 2)	\$ 10	\$ 61	\$ 123	\$ 214	\$ 329	\$ 484	\$ 610
3,000 gallon hydrotank (ID 2)	\$ -	\$ -	\$ -	\$ 433	\$ 1,335	\$ 1,962	\$ 2,470
50 gallon Day Tank (ID 2)	\$ -	\$ -	\$ -	\$ 62	\$ 191	\$ 280	\$ 353
6,000 gallon hydrotank (ID 2)	\$ -	\$ -	\$ -	\$ 867	\$ 2,669	\$ 3,924	\$ 4,940
Subtotal Distribution Reservoirs and Standpipes	\$ 49	\$ 307	\$ 615	\$ 2,431	\$ 5,842	\$ 8,589	\$ 10,812

**SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Amortization							Accumulated Amortization Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
311 Pumping Equipment								
1.25 HP Compressor (ID 1)	\$ 0	\$ 4	\$ 9	\$ 15	\$ 23	\$ 34	\$ 43	\$ 128
600 gpm/60 HP pump (ID 1)	\$ 7	\$ 89	\$ 178	\$ 310	\$ 478	\$ 702	\$ 884	\$ 2,649
Control Panel (ID 1)	\$ 2	\$ 23	\$ 46	\$ 80	\$ 124	\$ 182	\$ 229	\$ 685
1.25 HP Compressor (ID 2)	\$ -	\$ -	\$ -	\$ 4	\$ 27	\$ 39	\$ 49	\$ 120
1.50 HP Compressor (ID 2)	\$ -	\$ -	\$ -	\$ 6	\$ 34	\$ 50	\$ 64	\$ 154
Control Panel (ID 2)	\$ -	\$ -	\$ -	\$ 23	\$ 143	\$ 210	\$ 265	\$ 641
Subtotal Pumping Equipment	\$ 9	\$ 116	\$ 233	\$ 438	\$ 828	\$ 1,218	\$ 1,533	\$ 4,376
320 Water Treatment Equipment								
500 gallon hypochlorinator (ID 1)	\$ 1	\$ 9	\$ 18	\$ 32	\$ 49	\$ 73	\$ 91	\$ 274
500 gallon hypochlorinator (ID 2)	\$ 1	\$ 18	\$ 37	\$ 64	\$ 99	\$ 145	\$ 183	\$ 548
500 gallon hypochlorinator (ID 2)	\$ -	\$ -	\$ -	\$ 9	\$ 57	\$ 84	\$ 106	\$ 256
Subtotal Water Treatment Equipment	\$ 2	\$ 28	\$ 55	\$ 106	\$ 205	\$ 302	\$ 380	\$ 1,078
330 Distribution Reservoirs and Standpipes								
3,000 gallon hydrotank (ID 1)	\$ 0	\$ 6	\$ 12	\$ 21	\$ 33	\$ 48	\$ 61	\$ 183
50 gallon Day tank (ID 1)	\$ 0	\$ 1	\$ 2	\$ 3	\$ 5	\$ 7	\$ 9	\$ 26
50 gallon Day Tank (ID 2)	\$ 0	\$ 2	\$ 4	\$ 6	\$ 9	\$ 14	\$ 17	\$ 52
3,000 gallon hydrotank (ID 2)	\$ -	\$ -	\$ -	\$ 6	\$ 38	\$ 56	\$ 71	\$ 171
50 gallon Day Tank (ID 2)	\$ -	\$ -	\$ -	\$ 1	\$ 5	\$ 8	\$ 10	\$ 24
6,000 gallon hydrotank (ID 2)	\$ -	\$ -	\$ -	\$ 12	\$ 76	\$ 112	\$ 141	\$ 342
Subtotal Distribution Reservoirs and Standpipes	\$ 1	\$ 9	\$ 18	\$ 50	\$ 167	\$ 245	\$ 309	\$ 798

SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)	Amortization Rate Applied
331 Transmission and Distribution Mains								
6" PVC Pipe (Transmission ID 1)	1	\$ 16.04	2,200'	\$ 35,292	50.000%	\$ 17,646	45.00	2.222%
6" Gate Valve (ID 1)	1	\$ 831.32	1	\$ 831	50.000%	\$ 416	25.00	4.000%
6" PVC Pipe (Transmission ID 1)	3	\$ 17.69	2,200'	\$ 38,909	50.000%	\$ 19,455	45.00	2.222%
6" Gate Valve (ID 1)	3	\$ 916.53	1	\$ 917	50.000%	\$ 458	25.00	4.000%
10" Gate Valve (ID 2)	4	\$ 1,754.88	1	\$ 1,755	50.000%	\$ 877	25.00	4.000%
10" PVC Pipe (Transmission ID 2)	4	\$ 32.58	800'	\$ 26,066	50.000%	\$ 13,033	45.00	2.222%
6" PVC Pipe (Transmission ID 1)	4	\$ 18.57	2,200'	\$ 40,855	50.000%	\$ 20,427	45.00	2.222%
8" Gate Valve (ID 2)	4	\$ 1,302.01	2	\$ 2,604	50.000%	\$ 1,302	25.00	4.000%
6" Gate Valve (ID 1)	4	\$ 962.35	1	\$ 962	50.000%	\$ 481	25.00	4.000%
6" Gate Valve (ID 2)	1	\$ 831.32	2	\$ 1,663	50.000%	\$ 831	25.00	4.000%
6" PVC Pipe (Transmission ID 2)	1	\$ 16.04	1,500'	\$ 24,063	50.000%	\$ 12,031	45.00	2.222%
8" Gate Valve (ID 2)	5	\$ 1,367.11	1	\$ 1,367	50.000%	\$ 684	25.00	4.000%
8" PVC Pipe (Transmission ID 2)	5	\$ 26.59	4,400'	\$ 116,993	50.000%	\$ 58,496	45.00	2.222%
6" Gate Valve (ID 2)	6	\$ 1,060.99	6	\$ 6,366	50.000%	\$ 3,183	25.00	4.000%
6" PVC Pipe (Transmission ID 2)	6	\$ 20.47	4,000'	\$ 81,895	50.000%	\$ 40,947	25.00	4.000%
6" PVC Pipe (Transmission ID 2)	7	\$ 19.78	2,500'	\$ 49,456	50.000%	\$ 24,728	45.00	2.222%
4" PVC Pipe (Distribution ID 1)	1	\$ 10.65	3,400'	\$ 36,196	100.000%	\$ 36,196	45.00	2.222%
4" PVC Pipe (Distribution ID 1)	4	\$ 12.32	3,400'	\$ 41,901	100.000%	\$ 41,901	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	1	\$ 10.65	5,000'	\$ 53,229	100.000%	\$ 53,229	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	5	\$ 12.94	5,000'	\$ 64,701	100.000%	\$ 64,701	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	6	\$ 13.59	5,000'	\$ 67,936	100.000%	\$ 67,936	45.00	2.222%
4" PVC Pipe (Distribution ID 2)	7	\$ 14.27	5,000'	\$ 71,332	100.000%	\$ 71,332	45.00	2.222%
Subtotal Transmission and Distribution Mains				\$ 765,287		\$ 550,291		

**SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Account Balance						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
331 Transmission and Distribution Mains							
6" PVC Pipe (Transmission ID 1)	\$ 319	\$ 1,996	\$ 3,992	\$ 6,946	\$ 10,699	\$ 15,728	\$ 19,800
6" Gate Valve (ID 1)	\$ 8	\$ 47	\$ 94	\$ 164	\$ 252	\$ 370	\$ 466
6" PVC Pipe (Transmission ID 1)	\$ -	\$ -	\$ 2,201	\$ 7,658	\$ 11,795	\$ 17,341	\$ 21,830
6" Gate Valve (ID 1)	\$ -	\$ -	\$ 52	\$ 180	\$ 278	\$ 408	\$ 514
10" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ 173	\$ 532	\$ 782	\$ 985
10" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ 2,565	\$ 7,902	\$ 11,617	\$ 14,624
6" PVC Pipe (Transmission ID 1)	\$ -	\$ -	\$ -	\$ 4,020	\$ 12,385	\$ 18,208	\$ 22,921
8" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ 256	\$ 789	\$ 1,161	\$ 1,461
6" Gate Valve (ID 1)	\$ -	\$ -	\$ -	\$ 95	\$ 292	\$ 429	\$ 540
6" Gate Valve (ID 2)	\$ 15	\$ 94	\$ 188	\$ 327	\$ 504	\$ 741	\$ 933
6" PVC Pipe (Transmission ID 2)	\$ 218	\$ 1,361	\$ 2,722	\$ 4,736	\$ 7,294	\$ 10,724	\$ 13,500
8" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 207	\$ 609	\$ 767
8" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 17,733	\$ 52,140	\$ 65,638
6" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,419	\$ 3,572
6" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,249	\$ 45,947
6" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,874
4" PVC Pipe (Distribution ID 1)	\$ 18,098	\$ 36,196	\$ 36,196	\$ 36,196	\$ 36,196	\$ 36,196	\$ 36,196
4" PVC Pipe (Distribution ID 1)	\$ -	\$ -	\$ -	\$ 20,951	\$ 41,901	\$ 41,901	\$ 41,901
4" PVC Pipe (Distribution ID 2)	\$ 26,615	\$ 53,229	\$ 53,229	\$ 53,229	\$ 53,229	\$ 53,229	\$ 53,229
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 32,350	\$ 64,701	\$ 64,701
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,968	\$ 67,936
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,666
Subtotal Transmission and Distribution Mains	\$ 45,272	\$ 92,923	\$ 98,673	\$ 137,496	\$ 234,339	\$ 379,920	\$ 527,000

**SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Amortization							Accumulated Amortization Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
331 Transmission and Distribution Mains								
6" PVC Pipe (Transmission ID 1)	\$ 4	\$ 44	\$ 89	\$ 154	\$ 238	\$ 350	\$ 440	\$ 1,318
6" Gate Valve (ID 1)	\$ 0	\$ 2	\$ 4	\$ 7	\$ 10	\$ 15	\$ 19	\$ 56
6" PVC Pipe (Transmission ID 1)	\$ -	\$ -	\$ 24	\$ 170	\$ 262	\$ 385	\$ 485	\$ 1,327
6" Gate Valve (ID 1)	\$ -	\$ -	\$ 1	\$ 7	\$ 11	\$ 16	\$ 21	\$ 56
10" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ 3	\$ 21	\$ 31	\$ 39	\$ 95
10" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ 29	\$ 176	\$ 258	\$ 325	\$ 787
6" PVC Pipe (Transmission ID 1)	\$ -	\$ -	\$ -	\$ 45	\$ 275	\$ 405	\$ 509	\$ 1,234
8" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ 5	\$ 32	\$ 46	\$ 58	\$ 142
6" Gate Valve (ID 1)	\$ -	\$ -	\$ -	\$ 2	\$ 12	\$ 17	\$ 22	\$ 52
6" Gate Valve (ID 2)	\$ 0	\$ 4	\$ 8	\$ 13	\$ 20	\$ 30	\$ 37	\$ 112
6" PVC Pipe (Transmission ID 2)	\$ 2	\$ 30	\$ 60	\$ 105	\$ 162	\$ 238	\$ 300	\$ 899
8" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ 24	\$ 31	\$ 59
8" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 197	\$ 1,159	\$ 1,459	\$ 2,814
6" Gate Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28	\$ 143	\$ 171
6" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365	\$ 1,838	\$ 2,203
6" PVC Pipe (Transmission ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154	\$ 154
4" PVC Pipe (Distribution ID 1)	\$ 201	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 804	\$ 5,027
4" PVC Pipe (Distribution ID 1)	\$ -	\$ -	\$ -	\$ 233	\$ 931	\$ 931	\$ 931	\$ 3,026
4" PVC Pipe (Distribution ID 2)	\$ 296	\$ 1,183	\$ 1,183	\$ 1,183	\$ 1,183	\$ 1,183	\$ 1,183	\$ 7,393
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 359	\$ 1,438	\$ 1,438	\$ 3,235
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 377	\$ 1,510	\$ 1,887
4" PVC Pipe (Distribution ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 396	\$ 396
Subtotal Transmission and Distribution Mains	\$ 503	\$ 2,067	\$ 2,173	\$ 2,760	\$ 4,698	\$ 8,102	\$ 12,142	\$ 32,445

SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)	Amortization Rate Applied
334 Meters and Meter Installations								
5/8" X 3/4"	1	\$ 380.34	8	\$ 3,043	100.000%	\$ 3,043	20.00	5.000%
5/8" X 3/4"	2	\$ 399.36	17	\$ 6,789	100.000%	\$ 6,789	20.00	5.000%
5/8" X 3/4"	3	\$ 419.33	25	\$ 10,483	100.000%	\$ 10,483	20.00	5.000%
5/8" X 3/4"	4	\$ 440.29	37	\$ 16,291	100.000%	\$ 16,291	20.00	5.000%
5/8" X 3/4"	5	\$ 462.31	47	\$ 21,728	100.000%	\$ 21,728	20.00	5.000%
5/8" X 3/4"	6	\$ 485.42	63	\$ 30,582	100.000%	\$ 30,582	20.00	5.000%
5/8" X 3/4"	7	\$ 509.69	51	\$ 25,994	100.000%	\$ 25,994	20.00	5.000%
Subtotal Meters and Meter Installations				\$ 114,910		\$ 114,910		
335 Hydrants								
Hydrants (ID 2)	1	\$ 3,260.07	1	\$ 3,260	100.000%	\$ 3,260	45.00	2.222%
Hydrants (ID 1)	1	\$ 3,260.07	4	\$ 13,040	100.000%	\$ 13,040	45.00	2.222%
Hydrants (ID 1)	3	\$ 3,594.22	4	\$ 14,377	100.000%	\$ 14,377	45.00	2.222%
Hydrants (ID 1)	4	\$ 3,773.93	4	\$ 15,096	100.000%	\$ 15,096	45.00	2.222%
Hydrants (ID 2)	4	\$ 3,773.93	4	\$ 15,096	100.000%	\$ 15,096	45.00	2.222%
Hydrants (ID 2)	5	\$ 3,962.63	8	\$ 31,701	100.000%	\$ 31,701	45.00	2.222%
Hydrants (ID 2)	6	\$ 4,160.76	6	\$ 24,965	100.000%	\$ 24,965	45.00	2.222%
Hydrants (ID 2)	7	\$ 4,368.80	4	\$ 17,475	100.000%	\$ 17,475	45.00	2.222%
Subtotal Hydrants				\$ 135,009		\$ 135,009		
341 Transportation Equipment								
Ford F-250 Truck (Used)	1	\$ 27,167.21	1	\$ 27,167	50.000%	\$ 13,584	6.00	16.667%
Subtotal Transportation Equipment				\$ 27,167		\$ 13,584		
Total Capital Costs				\$ 1,474,602		\$ 1,010,891		
Less: Developer/Customer Contributions						(585,214)		
Total Capital Costs Related to SAC						\$ 425,677		
Total Capital Costs Related to SAC - Line						\$ 265,538		
Total Capital Costs Related to SAC - Plant						160,139		
Total SAC Check						\$ 425,677		
System Capacity in ERCs						261		
Line Portion of Service Availability Charge Per ERC						\$ 1,017		
Plant Portion of Service Availability Charge Per ERC						614		
Total SAC						\$ 1,631		

SCHEDULE 6
 BLUEFIELD UTILITIES, LLC
 WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
 YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Account Balance							
Item Name	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
5/8" X 3/4"	\$ 1,521	\$ 3,043	\$ 3,043	\$ 3,043	\$ 3,043	\$ 3,043	\$ 3,043
5/8" X 3/4"	\$ -	\$ 3,395	\$ 6,789	\$ 6,789	\$ 6,789	\$ 6,789	\$ 6,789
5/8" X 3/4"	\$ -	\$ -	\$ 5,242	\$ 10,483	\$ 10,483	\$ 10,483	\$ 10,483
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ 8,145	\$ 16,291	\$ 16,291	\$ 16,291
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ -	\$ 10,864	\$ 21,728	\$ 21,728
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,291	\$ 30,582
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,997
Subtotal Meters and Meter Installations	\$ 1,521	\$ 6,437	\$ 15,073	\$ 28,460	\$ 47,470	\$ 73,625	\$ 101,913
335 Hydrants							
Hydrants (ID 2)	\$ 1,630	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260	\$ 3,260
Hydrants (ID 1)	\$ 6,520	\$ 13,040	\$ 13,040	\$ 13,040	\$ 13,040	\$ 13,040	\$ 13,040
Hydrants (ID 1)	\$ -	\$ -	\$ 7,188	\$ 14,377	\$ 14,377	\$ 14,377	\$ 14,377
Hydrants (ID 1)	\$ -	\$ -	\$ -	\$ 7,548	\$ 15,096	\$ 15,096	\$ 15,096
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ 7,548	\$ 15,096	\$ 15,096	\$ 15,096
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 15,851	\$ 31,701	\$ 31,701
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,482	\$ 24,965
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,738
Subtotal Hydrants	\$ 8,150	\$ 16,300	\$ 23,489	\$ 45,773	\$ 76,719	\$ 105,052	\$ 126,272
341 Transportation Equipment							
Ford F-250 Truck (Used)	\$ 246	\$ 1,536	\$ 3,073	\$ 5,347	\$ 8,236	\$ 12,108	\$ 15,242
Subtotal Transportation Equipment	\$ 246	\$ 1,536	\$ 3,073	\$ 5,347	\$ 8,236	\$ 12,108	\$ 15,242
Total Capital Costs	\$ 58,401	\$ 137,268	\$ 180,450	\$ 290,792	\$ 486,261	\$ 746,385	\$ 991,588

SCHEDULE 6
BLUEFIELD UTILITIES, LLC
WATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Amortization							Accumulated Amortization Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
5/8" X 3/4"	\$ 38	\$ 152	\$ 152	\$ 152	\$ 152	\$ 152	\$ 152	\$ 951
5/8" X 3/4"	\$ -	\$ 85	\$ 339	\$ 339	\$ 339	\$ 339	\$ 339	\$ 1,782
5/8" X 3/4"	\$ -	\$ -	\$ 131	\$ 524	\$ 524	\$ 524	\$ 524	\$ 2,228
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ 204	\$ 815	\$ 815	\$ 815	\$ 2,647
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ -	\$ 272	\$ 1,086	\$ 1,086	\$ 2,444
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382	\$ 1,529	\$ 1,911
5/8" X 3/4"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325	\$ 325
Subtotal Meters and Meter Installations	\$ 38	\$ 237	\$ 623	\$ 1,219	\$ 2,102	\$ 3,299	\$ 4,771	\$ 12,289
335 Hydrants								
Hydrants (ID 2)	\$ 18	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 453
Hydrants (ID 1)	\$ 72	\$ 290	\$ 290	\$ 290	\$ 290	\$ 290	\$ 290	\$ 1,811
Hydrants (ID 1)	\$ -	\$ -	\$ 80	\$ 319	\$ 319	\$ 319	\$ 319	\$ 1,358
Hydrants (ID 1)	\$ -	\$ -	\$ -	\$ 84	\$ 335	\$ 335	\$ 335	\$ 1,090
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ 84	\$ 335	\$ 335	\$ 335	\$ 1,090
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 176	\$ 704	\$ 704	\$ 1,585
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139	\$ 555	\$ 693
Hydrants (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97	\$ 97
Subtotal Hydrants	\$ 91	\$ 362	\$ 442	\$ 849	\$ 1,529	\$ 2,196	\$ 2,709	\$ 8,178
341 Transportation Equipment								
Ford F-250 Truck (Used)	\$ 20	\$ 256	\$ 512	\$ 891	\$ 1,373	\$ 2,018	\$ 2,540	\$ 7,611
Subtotal Transportation Equipment	\$ 20	\$ 256	\$ 512	\$ 891	\$ 1,373	\$ 2,018	\$ 2,540	\$ 7,611
Total Capital Costs	\$ 729	\$ 3,876	\$ 5,657	\$ 9,116	\$ 16,289	\$ 23,829	\$ 32,504	\$ 91,000

**SCHEDULE 6A
BLUEFIELD UTILITIES, LLC
CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION OVERALL PERCENTAGE CHECK
PRELIMINARY ESTIMATE IN YEAR 7
WATER
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012**

CATEGORY	BLUEFIELD UTILITIES INVESTMENT	CIAC		
		DEVELOPER	CUSTOMER	TOTAL
Cash	\$ 10,770 ⁽¹⁾	\$ -	\$ 477,648 ⁽²⁾	\$ 477,648
Assets (Net of CIAC)	490,690	506,264	-	506,264
Accumulated Depreciation/Amortization	<u>(228,335)</u>	(46,823)	(44,177)	<u>(91,000)</u>
Total	\$ 273,125			\$ 892,913
Percentage	23%			77%

Notes: (1) Estimate from Schedule 12.

(2) Based on the average number of ERCs 248 times the calculated CIAC charge \$1631 + meter charge per ERC of \$295.

**Schedule 6B
Bluefield Utilities, LLC
CIAC Calculations**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Total Meter Costs	1/	\$	114,910.15
Total Plant Capacity for SAC Recovery	2/	\$	160,138.57
Total Main Line for SAC Recovery	2/	\$	265,538.38
 Total ERCs	 3/		 261
Total Meter Charge Per ERC (5/8")	4/	\$	440.00
5/8" Meter Charge (Cash CIAC)			295.00
Water Service/Tap (Non-Cash CIAC)		\$	145.00
 5/8" Meter Charge (Cash CIAC)		\$	 295.00
Plant Capacity Charge Per ERC	5/		614.00
Main Extension Charge Per ERC	5/		1,017.00
Total Cash CIAC Per ERC		\$	1,926.00
 Average ERCs in Year 7	 6/		 248
Total Cash CIAC (Ave. ERC * Total Cash CIAC Per ERC)		\$	477,648.00
Total Non-Cash CIAC	7/	\$	506,264.00
Total CIAC		\$	983,912.00

<u>Non-Cash CIAC</u>	1/		
Fire Hydrants		\$	135,009.49
Distribution Lines			335,294.77
Water Service/Tap	8/		35,960.00
		\$	506,264.26

Plant Capacity - Allocating 50% of Costs for SAC Recovery 9/

<u>Account</u>	<u>Total</u>	<u>Alloc. To SAC</u>
304 Structures and Improvements	\$ 54,868.20	\$ 27,434.10
307 Wells and Springs	220,597.77	110,298.88
310 Power Generation Equipment	38,034.10	19,017.05
320 Water Treatment Equipment	6,777.06	3,388.53
Total Assets for Plant Capacity	<u>\$ 320,277.13</u>	<u>\$ 160,138.57</u>

Main Extension - Allocating 50% of Costs for SAC Recovery 9/

311 Pumping Equipment	\$ 54,645.86	\$ 27,322.93
330 Distribution Reservoirs and Standpipes	19,271.20	9,635.60
331 Transmission and Distribution Mains	429,992.50	214,996.25
341 Transportation Equipment	27,167.21	13,583.61
Total Assets for Main Extension	<u>\$ 531,076.77</u>	<u>\$ 265,538.38</u>

Notes:

- 1/ See Schedule 6 for details.
- 2/ See details below.
- 3/ See Schedule 11 for details.
- 4/ Total meter costs divided by total ERCs.
- 5/ SAC Recovery amount divided by total ERCs.
- 6/ See Schedule 1 for details. 80% capacity is reached in Year 7.
- 7/ Non-cash CIAC is 100% SAC (except meters) as shown on Schedule 6.
- 8/ Number of customers * the service line/tap amount (248 * \$145).
- 9/ Assumes 50% of the asset is funded by utility and 50% by SAC as shown on Schedule 6.

Schedule 6C
Bluefield Utilities, LLC
Cost Justification for Meter Installation Fees
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

	<u>5/8 x 3/4"</u>	<u>1"</u>	<u>1-1/2"</u>	<u>Other</u>
Meter	\$ 75.00	\$ 150.00	\$ 200.00	
Meter Box	75.00	75.00	75.00	
Fitting and Curb Stop	35.00	35.00	35.00	
Labor @ \$20 per hour	80.00	80.00	80.00	
Overhead @ \$ 20 per hour	30.00	30.00	30.00	
Total	<u>\$ 295.00</u>	<u>\$ 370.00</u>	<u>\$ 420.00</u>	<u>Actual Cost</u>

**SCHEDULE 7
BLUEFIELD UTILITIES, LLC
PROFORMA SCHEDULE OF EXPENSES FOR WATER UTILITY
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

<u>Acct. No.</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>
601 Salaries and Wages - Employees	\$ 15,600	\$ 32,448	\$ 33,746	\$ 35,096	\$ 36,500	\$ 37,960	\$ 39,478
603 Salaries and Wages - Other	-	-	-	-	-	-	-
604 Employees Pensions and Benefits	-	-	-	-	-	-	-
610 Purchased Water	-	-	-	-	-	-	-
615 Purchased Power	648	2,084	4,293	7,695	12,207	18,485	23,270
616 Fuel for Power Production	-	-	-	-	-	-	-
618 Chemicals	281	906	1,866	3,344	5,304	8,032	10,111
620 Materials and Supplies	96	309	637	1,141	1,810	2,741	3,450
630 Contractual Services	5,504	5,816	6,146	6,496	5,194	5,623	6,572
640 Rents	1,712	1,712	1,995	2,517	3,159	4,042	4,765
650 Transportation Expense	5,742	5,927	6,105	6,288	6,476	6,671	6,871
655 Insurance Expense	250	258	265	273	281	290	299
665 Regulatory Expense	-	-	-	-	-	-	-
670 Bad Debt Expense	61	192	384	667	1,028	1,511	1,902
675 Miscellaneous Expense	251	446	501	578	676	806	910
403 Depreciation Expense	13,129	26,428	27,470	31,188	36,975	43,478	49,666
407 Amortization Expense	(729)	(3,876)	(5,657)	(9,116)	(15,289)	(23,829)	(32,504)
408 Taxes Other Than Income	-	-	-	-	-	-	-
409 Income Taxes	-	-	-	-	-	-	-
Total Expenses	<u>\$ 42,546</u>	<u>\$ 72,649</u>	<u>\$ 77,750</u>	<u>\$ 86,166</u>	<u>\$ 94,322</u>	<u>\$ 105,809</u>	<u>\$ 114,791</u>
Average cost per customer per month	<u>\$ 443.19</u>	<u>\$ 242.16</u>	<u>\$ 129.58</u>	<u>\$ 82.53</u>	<u>\$ 58.66</u>	<u>\$ 44.76</u>	<u>\$ 38.57</u>

**SCHEDULE 7A
BLUEFIELD UTILITIES, LLC
OPERATION & MAINTENANCE EXPENSE PROJECTION⁽¹⁾
WATER O & M COST IN ST. LUCIE COUNTY
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012**

Description	YEAR						
	1	2	3	4	5	6	7
Salary	\$ 15,600	\$ 32,448	\$ 33,746	\$ 35,096	\$ 36,500	\$ 37,960	\$ 39,478
Fringe Benefit	-	-	-	-	-	-	-
Purchased Power	648	2,084	4,293	7,695	12,207	18,485	23,270
Chemicals	281	906	1,866	3,344	5,304	8,032	10,111
Material and Supplies	96	309	637	1,141	1,810	2,741	3,450
Contractual Services	750	773	796	820	844	869	896
Rents	1,712	1,712	1,995	2,517	3,159	4,042	4,765
Transportation Expense	5,742	5,927	6,105	6,288	6,476	6,671	6,871
Insurance Expense	250	258	265	273	281	290	299
Bad Debt Expense	61	192	384	667	1,028	1,511	1,902
Misc. Expense	251	446	501	578	676	806	910
Total O&M Expense	\$ 25,392	\$ 45,054	\$ 50,586	\$ 58,418	\$ 68,286	\$ 81,406	\$ 91,952
Total Rounded⁽²⁾	\$ 25,400	\$ 45,100	\$ 50,600	\$ 58,400	\$ 68,300	\$ 81,400	\$ 92,000

(1) Rounded to nearest \$100/yr.

(2) Does not include Engineering, Finance, Administration, Management Fee and /or reporting /testing/lab cost.

**SCHEDULE 7B
BLUEFIELD UTILITIES, LLC
OVERHEAD COSTS (TOTAL)⁽¹⁾
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012**

ITEM	YEAR						
	1	2	3	4	5	6	7
Engineering & Technical Service	\$ 820	\$ 845	\$ 870	\$ 896	\$ 923	\$ 951	\$ 979
Financial Service	546	562	579	597	615	633	652
Administration	1,093	1,126	1,160	1,194	1,230	1,267	1,305
Management	983	1,012	1,043	1,074	1,106	1,140	1,174
Reporting/Testing/Lab	874	900	927	955	984	1,013	1,044
Permitting Renewals FDEP Regulatory Expenses	219	226	232	239	246	254	261
	<u>219</u>	<u>226</u>	<u>232</u>	<u>239</u>	<u>246</u>	<u>254</u>	<u>261</u>
Total	\$ 4,754	\$ 4,897	\$ 5,044	\$ 5,195	\$ 5,351	\$ 5,511	\$ 5,677
Total Rounded	\$ 4,800	\$ 4,900	\$ 5,000	\$ 5,200	\$ 5,400	\$ 5,500	\$ 5,700

(1) Rounded to nearest \$100/yr.

SCHEDULE 8
BLUEFIELD UTILITIES, LLC
PROJECTED CAPITAL STRUCTURE AND RATE OF RETURN - WATER SYSTEM
END OF YEAR 7
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

	Amount of Capital	Weight	Cost Rate ⁽¹⁾⁽²⁾	Weighted Cost
Equity	\$ 146,223	40.00%	11.16%	4.460%
Debt	219,335	60.00%	5.87%	3.520%
Total	\$ 365,558	100.00%		7.980%

Note:

- (1) FPSC Order # PSC-12-0339-PAA-WS, issued June 28, 2012, establishes the following leverage formula for 2012:
Return on Equity = 7.13% + 1.610/Equity Ratio, and the Allowable Range of Return = 8.74% @ 100% Equity
to 11.16% @ 40% Equity.
- (2) For related party debt, cost is equal to the 10-year average of the prime rate + 1.0%.

**SCHEDULE 9
BLUEFIELD UTILITIES, LLC
WATER REVENUE REQUIREMENTS
YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Operation and Maintenance Expense	\$	97,629
Depreciation Expense		49,666
CIAC Amortization Adjustment		(32,504)
Regulatory Assessment Fees (4.5%)		6,784
State and Federal Income Tax		<u>-</u>
TOTAL EXPENSES	\$	121,575
Return on Investment		<u>29,172</u>
REVENUE REQUIREMENT	\$	150,746

**SCHEDULE 9A
BLUEFIELD UTILITIES, LLC
WATER RATE BASE
YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Utility Plant In Service	\$	1,474,602
Accumulated Depreciation		(228,335)
Contributions in Aid of Construction		(983,912)
Accumulated Amortization of CIAC		91,000
Less: Non Used & Useful Adjustment		-
Working Capital Allowance		<u>12,204</u>
Total Rate Base	\$	365,558

**SCHEDULE 10
BLUEFIELD UTILITIES, LLC
WATER RATE CALCULATION
YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Account No.	Description	Test Year - Year 7	Base Facility Charge	Gallage Charge	Base Facility Cost	Base Facility Charge	Gallage Cost	Gallage Charge
Operation and Maintenance Expenses								
601	Salaries and Wages - Employees	\$ 39,478	40%	60%	\$ 15,791	\$ 5.30	\$ 23,687	\$ 0.75
603	Salaries and Wages - Other	-	40%	60%	-	-	-	-
604	Employees Pensions and Benefits	-	40%	60%	-	-	-	-
610	Purchased Water	-	40%	60%	-	-	-	-
615	Purchased Power	23,270	40%	60%	9,308	3.12	13,962	0.44
616	Fuel for Power Production	-	40%	60%	-	-	-	-
618	Chemicals	10,111	40%	60%	4,045	1.36	6,067	0.19
620	Materials and Supplies	3,450	40%	60%	1,380	0.46	2,070	0.07
630	Contractual Services	6,572	40%	60%	2,629	0.88	3,943	0.12
640	Rents	4,765	40%	60%	1,906	0.64	2,859	0.09
650	Transportation Expense	6,871	40%	60%	2,748	0.92	4,123	0.13
655	Insurance Expense	299	40%	60%	119	0.04	179	0.01
665	Regulatory Expense	-	40%	60%	-	-	-	-
670	Bad Debt Expense	1,902	40%	60%	761	0.26	1,141	0.04
675	Miscellaneous Expense	910	40%	60%	364	0.12	546	0.02
Total Operation and Maintenance Expenses		\$ 97,629			\$ 39,051	\$ 13.10	\$ 58,577	\$ 1.86
Depreciation and Amortization								
403	Depreciation Expense	\$ 49,666	40%	60%	\$ 19,866	\$ 6.67	\$ 29,800	\$ 0.94
407	Amortization Expense - CIAC	(32,504)	40%	60%	(13,001)	(4.36)	(19,502)	(0.61)
Total Depreciation and Amortization		\$ 17,162			\$ 6,865	\$ 2.31	\$ 10,297	\$ 0.33

**SCHEDULE 10
BLUEFIELD UTILITIES, LLC
WATER RATE CALCULATION
YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Account No.	Description	Test Year - Year 7	Base Facility Charge	Gallonge Charge	Base Facility Cost	Base Facility Charge	Gallonge Cost	Gallonge Charge
Taxes Other Than Income Taxes								
408.10	Utility Regulatory Assessment Fees	\$ 6,784	40%	60%	\$ 2,713	\$ 0.91	\$ 4,070	\$ 0.13
408.20	Other Income and Deductions	-	40%	60%	-	-	-	-
Total Taxes Other Than Income Taxes		\$ 6,784			\$ 2,713	\$ 0.91	\$ 4,070	\$ 0.13
Income Taxes								
409	Federal, State, and Local Income Taxes	\$ -	40%	60%	\$ -	\$ -	\$ -	\$ -
Total Income Taxes		\$ -			\$ -	\$ -	\$ -	\$ -
Return on Investment		29,172	40%	60%	11,669	3.92	17,503	0.55
Total Revenue Requirement		\$ 150,746			\$ 60,298	\$ 20.24	\$ 90,448	\$ 2.87
Less: Miscellaneous Revenues		-	40%	60%	-	-	-	-
Total Revenues for Rate Setting		\$ 150,746			\$ 60,298	\$ 20.24	\$ 90,448	\$ 2.87
Factored ERCs (Test Year Average)		2,980						
Factored Gallons (In Thousands) (Test Year Average)		31,755						

**SCHEDULE 11
BLUEFIELD UTILITIES, LLC
PROFORMA WATER UTILITY PLANT
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Acct. No.	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
301 Organization	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034
302 Franchises							
303 Land and Land Rights							
304 Structures and Improvements	44,739	44,739	44,739	54,868	54,868	54,868	54,868
305 Collecting and Impounding Reservoirs							
306 Lake, Rivers, and Other Intakes							
307 Wells and Springs	220,598	220,598	220,598	220,598	220,598	220,598	220,598
309 Supply Mains							
310 Power Generation Equipment	38,034	38,034	38,034	38,034	38,034	38,034	38,034
311 Pumping Equipment	41,185	41,185	41,185	54,646	54,646	54,646	54,646
320 Water Treatment Equipment	4,890	4,890	4,890	6,777	6,777	6,777	6,777
330 Distribution Reservoirs and Standpipes	5,433	5,433	5,433	19,271	19,271	19,271	19,271
331 Transmission and Distribution Mains	151,273	151,273	191,099	305,242	488,302	644,499	765,287
334 Meters & Meter Installation	3,043	9,832	20,315	36,606	58,334	88,916	114,910
335 Hydrants	16,300	16,300	30,677	60,869	92,570	117,534	135,009
339 Other Plant and Miscellaneous Equipment							
340 Office Furniture and Equipment							
341 Transportation Equipment	27,167	27,167	27,167	27,167	27,167	27,167	27,167
343 Tools, Shop and Garage Equipment							
345 Power Operated Equipment							
348 Other Tangible Plant							
	<u>590,698</u>	<u>597,487</u>	<u>662,172</u>	<u>862,112</u>	<u>1,098,602</u>	<u>1,310,344</u>	<u>1,474,602</u>
Treatment Capacity (avg annual daily flow)	<u>91,350</u>	GPD	<u>261</u>	ERCs			
Line Capacity			<u>261</u>	ERCs			
		ERC =	<u>350</u>	GPD			

**SCHEDULE 12
BLUEFIELD UTILITIES, LLC
PROFORMA BALANCE SHEET - WATER
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

<u>Acct. No.</u>	<u>Assets and Other Debits</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>
101	Utility Plant In Service	590,698	597,487	662,172	862,112	1,098,602	1,310,344	1,474,602
103	Property Held For Future Use							
104	Utility Plant Purchased or Sold							
105	Construction Work in Progress							
108	Accumulated Depreciation and Amortization of Utility Plant In Service	(13,129)	(39,558)	(67,028)	(98,216)	(135,191)	(178,669)	(228,335)
114	Utility Plant Acquisition Adjustments							
115	Accumulated Amortization of Utility Plant Acquisition Adjustments							
121	Nonutility Property							
122	Accumulated Depreciation and Amortization of Nonutility Property							
124	Utility Investments							
131	Cash	3,768	6,262	6,992	8,012	9,079	10,770	12,204
132	Special Deposits							
141	Customer Accounts Receivable							
143	Accumulated Provision of Uncollectible Accounts - CR							
151	Plant Material and Supplies							
174	Miscellaneous Current and Accrued Assets							
186	Miscellaneous Deferred Debits							
190	Accumulated Deferred Income Taxes							
	Total Assets and Other Debits	<u>581,337</u>	<u>564,191</u>	<u>602,136</u>	<u>771,908</u>	<u>972,490</u>	<u>1,142,445</u>	<u>1,258,471</u>

**SCHEDULE 12
BLUEFIELD UTILITIES, LLC
PROFORMA BALANCE SHEET - WATER
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>
<u>Equity Capital</u>								
<u>Acct. No.</u>								
201	Common Stock Issued							
204	Preferred Stock Issued							
211	Other Paid In Capital	278,126	287,497	313,093	378,234	416,588	378,085	302,418
215	Retained Earnings	(37,689)	(95,536)	(143,681)	(178,655)	(194,876)	(185,963)	(156,195)
218	Proprietary Capital							
<u>Liabilities and Other Credits</u>								
<u>Acct. No.</u>								
224	Long Term Debt	219,335	219,335	219,335	219,335	219,335	219,335	219,335
231	Accounts Payable							
232	Noted Payable							
235	Customer Deposits							
236	Accrued Taxes							
237	Accrued Interest							
241	Miscellaneous Current and Accrued Liab.							
252	Advances for Construction							
253	Other Deferred Credits							
255	Accumulated Deferred Investment Tax Credits							
265	Miscellaneous Operating Revenues							
271	Contributions in Aid of Construction (CIAC)	122,293	157,500	223,652	372,372	566,111	789,484	983,912
272	Accumulated Amortization of CIAC	(729)	(4,605)	(10,262)	(19,378)	(34,667)	(58,496)	(91,000)
281	Accumulated Deferred Income Taxes - Accelerated Amortization							
282	Accumulated Deferred Income Taxes - Liberalized Depreciation							
283	Accumulated Deferred Income Taxes - Other							
	Total Equity, Liabilities and Other Credits	581,337	564,191	602,136	771,908	972,490	1,142,445	1,258,471

SCHEDULE 13
BLUEFIELD UTILITIES, LLC
AVERAGE PROJECTED WASTEWATER ERCs IN ST. LUCIE COUNTY
PROJECTION PERIOD: YEAR 1 - YEAR 15
PHASE I DEVELOPMENT COMPLETE IN YEAR 7
ERCs BEYOND THIS DATE BASED ON MAXIMUM DENSITY IN PHASE II (BEYOND 7 YEARS)
AND PHASE III (OVER 13 YEARS)
 Revised for City of Port St. Lucie and Martin County Settlements

<u>Year</u>	<u>St. Lucie Ave. ERCs</u>
1	-
2	10
3	32
4	67
5	114
6	177
7	228
8	279
9	354
10	429
11	505
12	581
13	657
14	739
15	826

SCHEDULE 14
BLUEFIELD UTILITIES, LLC
AVERAGE WASTEWATER DEMAND (@ 270 GPD) IN ST. LUCIE COUNTY
PROJECTION PERIOD: YEAR 1 - YEAR 15
PHASE I DEVELOPMENT COMPLETE IN YEAR 7
FLOWS BEYOND THIS DATE BASED ON MAXIMUM DENSITY IN PHASE II (BEYOND 7 YEARS)
AND PHASE III (OVER 13 YEARS)
 Revised for City of Port St. Lucie and Martin County Settlements

	St. Lucie Ave. Wastewater Demand (MGD)
2010	-
2011	0.003
2012	0.009
2013	0.018
2014	0.031
2015	0.048
2016	0.062
2017	0.075
2018	0.096
2019	0.116
2020	0.136
2021	0.157
2022	0.177
2023	0.200
2024	0.223

SCHEDULE 15
BLUEFIELD UTILITIES, LLC
PROJECTED INCREMENTAL AND AVERAGE ANNUAL ERCs AND FLOWS
PHASE I: YEAR 1 - YEAR 7
Revised for City of Port St. Lucie and Martin County Settlements

	Year						
	1	2	3	4	5	6	7
INCREMENTAL ERCs - WASTEWATER							
St. Lucie Incremental ERCs	0	10	22	35	47	63	51
Total Incremental ERCs	0	10	22	35	47	63	51
AVERAGE ERCs - WASTEWATER							
St. Lucie Average ERCs	0	10	32	67	114	177	228
Total Average ERCs	0	10	32	67	114	177	228
METERED WATER FLOW (MGD) (At 350 gpd)							
St. Lucie Metered Flows (MGD)	-	0.004	0.011	0.023	0.040	0.062	0.080
Total Metered Water Flows (MGD)	-	0.004	0.011	0.023	0.040	0.062	0.080
TOTAL METERED WATER FLOWS (Annual in Million Gallons @ 350 gpd)							
St. Lucie Total Flows (Annual)	-	1.460	4.015	8.395	14.600	22.630	29.200
Total Metered Water Flows (Annual)	-	1.460	4.015	8.395	14.600	22.630	29.200
TREATED WASTEWATER FLOWS (MGD) (At 270 gpd)							
St. Lucie Treated Flows (MGD)	-	0.003	0.009	0.018	0.031	0.048	0.062
Total Treated Flows (MGD)	-	0.003	0.009	0.018	0.031	0.048	0.062
TREATED WASTEWATER FLOWS (Annual in Million Gallons)							
St. Lucie Treated Flows (Annual)	-	1.095	3.285	6.570	11.315	17.520	22.630
Total Treated Flows (Annual)	-	1.095	3.285	6.570	11.315	17.520	22.630

SCHEDULE 16
BLUEFIELD UTILITIES, LLC
WASTEWATER CAPITAL COST
ST. LUCIE COUNTY
(Year 1 - Year 7)

BALANCE IS SHOWN FOR YEAR 7 (TEST YEAR)
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7
351 Organization				
Organizational Costs	1	\$ 38,034.10	1	\$ 38,034
Subtotal Organizational Costs				\$ 38,034
354 Structures and Improvements				
Site (Fencing, Paving, Grass) (ID 1)	1	\$ 30,427.28	1	\$ 30,427
Site (Fencing, Paving, Grass) (ID 2)	4	\$ 62,898.89	1	\$ 62,899
Subtotal Structures and Improvements				\$ 93,326
360 Collection Sewers - Force				
Lift Station (ID 1)	1	\$ 70,634.75	1	\$ 70,635
Lift Station (ID 1)	2	\$ 74,166.49	1	\$ 74,166
Lift Station (ID 2)	4	\$ 81,768.56	1	\$ 81,769
Lift Station (ID 2)	6	\$ 90,149.83	1	\$ 90,150
3" PVC Pipe (ID 1)	2	\$ 8.58	2,000'	\$ 17,160
3" Plug Valve (ID 1)	2	\$ 570.51	1'	\$ 571
3" PVC Pipe (ID 1)	3	\$ 9.00	1,000'	\$ 9,000
3" Plug Valve (ID 1)	3	\$ 599.04	1'	\$ 599
3" PVC Pipe (ID 1)	3	\$ 9.00	3,700'	\$ 33,300
3" Plug Valve (ID 1)	3	\$ 599.04	1'	\$ 599
3" PVC Pipe (ID 1)	4	\$ 9.45	2,000'	\$ 18,900
3" Plug Valve (ID 1)	4	\$ 628.99	1'	\$ 629
3" PVC Pipe (ID 2)	4	\$ 9.45	3,000'	\$ 28,350
3" Plug Valve (ID 2)	4	\$ 628.99	1'	\$ 629
3" PVC Pipe (ID 2)	4	\$ 9.45	3,100'	\$ 29,295
3" Plug Valve (ID 2)	4	\$ 628.99	1'	\$ 629
3" PVC Pipe (ID 2)	6	\$ 10.42	1,340'	\$ 13,963
3" Plug Valve (ID 2)	6	\$ 693.46	1'	\$ 693
3" PVC Pipe (ID 2)	4	\$ 9.45	4,450'	\$ 42,053
3" Plug Valve (ID 2)	4	\$ 628.99	1'	\$ 629
3" PVC Pipe (ID 2)	5	\$ 9.93	4,450'	\$ 44,189
3" Plug Valve (ID 2)	5	\$ 660.44	1'	\$ 660
3" PVC Pipe (ID 2)	6	\$ 10.42	4,450'	\$ 46,369
3" Plug Valve (ID 2)	6	\$ 693.46	1'	\$ 693
3" PVC Pipe (ID 2)	7	\$ 10.94	4,450'	\$ 48,683
3" Plug Valve (ID 2)	7	\$ 728.13	1'	\$ 728
Subtotal Collection Sewers - Force				\$ 655,040
361 Collection Sewers - Gravity				
8" Pipe (ID 1)	2	\$ 22.97	1,900'	\$ 43,643
8" Pipe (ID 1)	3	\$ 24.12	1,900'	\$ 45,828
8" Pipe (ID 1)	4	\$ 25.32	1,900'	\$ 48,108

SCHEDULE 16
BLUEFIELD UTILITIES, LLC
WASTEWATER CAPITAL COST
ST. LUCIE COUNTY
(Year 1 - Year 7)
BALANCE IS SHOWN FOR YEAR 7 (TEST YEAR)
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service			Balance	
	Year	Per Unit Cost	Quantity	Year 7	
8" Pipe (ID 2)	4	\$ 25.32	2,500'	\$	63,300
8" Pipe (ID 2)	5	\$ 26.59	5,000'	\$	132,950
8" Pipe (ID 2)	6	\$ 27.92	5,000'	\$	139,600
8" Pipe (ID 2)	7	\$ 29.31	2,500'	\$	73,275
<i>Subtotal Collection Sewers - Gravity</i>				\$	546,704

SCHEDULE 16
BLUEFIELD UTILITIES, LLC
WASTEWATER CAPITAL COST
ST. LUCIE COUNTY
(Year 1 - Year 7)

BALANCE IS SHOWN FOR YEAR 7 (TEST YEAR)

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7
<i>380 Treatment and Disposal Equipment</i>				
10,000 GPD Package Plant (ID 1)	1	\$ 108,668.85	1	\$ 108,669
10,000 GPD Package Plant (ID 1)	2	\$ 114,102.29	1	\$ 114,102
25,000 GPD Package Plant (ID 2)	4	\$ 251,595.56	1	\$ 251,596
25,000 GPD Package Plant (ID 2)	6	\$ 277,384.10	1	\$ 277,384
<i>Subtotal Treatment and Disposal Equipment</i>				\$ 751,751
Total Capital Costs				\$ 2,084,856

SCHEDULE 17
 BLUEFIELD UTILITIES, LLC
 WASTEWATER SYSTEM ANNUAL DEPRECIATION
 YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Average Service Life in Years	Depreciation Rate Applied
351 Organization						
Organizational Costs	1	\$ 38,034.10	1	\$ 38,034	40.00	2.500%
Subtotal Organizational Costs				\$ 38,034		
354 Structures and Improvements						
Site (Fencing, Paving, Grass) (ID 1)	1	\$ 30,427.28	1	\$ 30,427	32.00	3.125%
Site (Fencing, Paving, Grass) (ID 2)	4	\$ 62,898.89	1	\$ 62,899	32.00	3.125%
Subtotal Structures and Improvements				\$ 93,326		
360 Collection Sewers - Force						
Lift Station (ID 1)	1	\$ 70,634.75	1	\$ 70,635	30.00	3.333%
Lift Station (ID 1)	2	\$ 74,166.49	1	\$ 74,166	30.00	3.333%
Lift Station (ID 2)	4	\$ 81,768.56	1	\$ 81,769	30.00	3.333%
Lift Station (ID 2)	6	\$ 90,149.83	1	\$ 90,150	30.00	3.333%
3" PVC Pipe (ID 1)	2	\$ 8.58	2,000	\$ 17,160	30.00	3.333%
3" Plug Valve (ID 1)	2	\$ 570.51	1	\$ 571	30.00	3.333%
3" PVC Pipe (ID 1)	3	\$ 9.00	1,000	\$ 9,000	30.00	3.333%
3" Plug Valve (ID 1)	3	\$ 599.04	1	\$ 599	30.00	3.333%
3" PVC Pipe (ID 1)	3	\$ 9.00	3,700	\$ 33,300	30.00	3.333%
3" Plug Valve (ID 1)	3	\$ 599.04	1	\$ 599	30.00	3.333%
3" PVC Pipe (ID 1)	4	\$ 9.45	2,000	\$ 18,900	30.00	3.333%
3" Plug Valve (ID 1)	4	\$ 628.99	1	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	4	\$ 9.45	3,000	\$ 28,350	30.00	3.333%
3" Plug Valve (ID 2)	4	\$ 628.99	1	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	4	\$ 9.45	3,100	\$ 29,295	30.00	3.333%
3" Plug Valve (ID 2)	4	\$ 628.99	1	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	6	\$ 10.42	1,340	\$ 13,963	30.00	3.333%
3" Plug Valve (ID 2)	6	\$ 693.46	1	\$ 693	30.00	3.333%
3" PVC Pipe (ID 2)	4	\$ 9.45	4,450	\$ 42,053	30.00	3.333%
3" Plug Valve (ID 2)	4	\$ 628.99	1	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	5	\$ 9.93	4,450	\$ 44,189	30.00	3.333%
3" Plug Valve (ID 2)	5	\$ 660.44	1	\$ 660	30.00	3.333%
3" PVC Pipe (ID 2)	6	\$ 10.42	4,450	\$ 46,369	30.00	3.333%
3" Plug Valve (ID 2)	6	\$ 693.46	1	\$ 693	30.00	3.333%
3" PVC Pipe (ID 2)	7	\$ 10.94	4,450	\$ 48,683	30.00	3.333%
3" Plug Valve (ID 2)	7	\$ 728.13	1	\$ 728	30.00	3.333%
Subtotal Collection Sewers - Force				\$ 655,040		

SCHEDULE 17
 BLUEFIELD UTILITIES, LLC
 WASTEWATER SYSTEM ANNUAL DEPRECIATION
 YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Average Service Life In Years	Depreciation Rate Applied
361 Collection Sewers - Gravity						
8" Pipe (ID 1)	2	\$ 22.97	1,900'	\$ 43,643	45.00	2.222%
8" Pipe (ID 1)	3	\$ 24.12	1,900'	\$ 45,828	45.00	2.222%
8" Pipe (ID 1)	4	\$ 25.32	1,900'	\$ 48,108	45.00	2.222%
8" Pipe (ID 2)	4	\$ 25.32	2,500'	\$ 63,300	45.00	2.222%
8" Pipe (ID 2)	5	\$ 26.59	5,000'	\$ 132,950	45.00	2.222%
8" Pipe (ID 2)	6	\$ 27.92	5,000'	\$ 139,600	45.00	2.222%
8" Pipe (ID 2)	7	\$ 29.31	2,500'	\$ 73,275	45.00	2.222%
Subtotal Collection Sewers - Gravity				\$ 546,704		
380 Treatment and Disposal Equipment						
10,000 GPD Package Plant (ID 1)	1	\$ 108,668.85	1	\$ 108,669	18.00	5.556%
10,000 GPD Package Plant (ID 1)	2	\$ 114,102.29	1	\$ 114,102	18.00	5.556%
25,000 GPD Package Plant (ID 2)	4	\$ 251,595.56	1	\$ 251,596	18.00	5.556%
25,000 GPD Package Plant (ID 2)	6	\$ 277,384.10	1	\$ 277,384	18.00	5.556%
Subtotal Treatment and Disposal Equipment				\$ 751,751		
Total Capital Costs				\$ 2,084,856		

SCHEDULE 17
 BLUEFIELD UTILITIES, LLC
 WASTEWATER SYSTEM ANNUAL DEPRECIATION
 YEAR 1 to YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Depreciation							Accumulated
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Depreciation Year 7
351 Organization								
Organizational Costs	\$ 475	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 6,181
Subtotal Organizational Costs	\$ 475	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 6,181
354 Structures and Improvements								
Site (Fencing, Paving, Grass) (ID 1)	\$ 475	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951	\$ 6,181
Site (Fencing, Paving, Grass) (ID 2)	\$ -	\$ -	\$ -	\$ 983	\$ 1,966	\$ 1,966	\$ 1,966	\$ 6,880
Subtotal Structures and Improvements	\$ 475	\$ 951	\$ 951	\$ 1,934	\$ 2,916	\$ 2,916	\$ 2,916	\$ 13,060
360 Collection Sewers - Force								
Lift Station (ID 1)	\$ 1,177	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,354	\$ 15,304
Lift Station (ID 1)	\$ -	\$ 1,236	\$ 2,472	\$ 2,472	\$ 2,472	\$ 2,472	\$ 2,472	\$ 13,597
Lift Station (ID 2)	\$ -	\$ -	\$ -	\$ 1,363	\$ 2,726	\$ 2,726	\$ 2,726	\$ 9,540
Lift Station (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,502	\$ 3,005	\$ 4,507
3" PVC Pipe (ID 1)	\$ -	\$ 286	\$ 572	\$ 572	\$ 572	\$ 572	\$ 572	\$ 3,146
3" Plug Valve (ID 1)	\$ -	\$ 10	\$ 19	\$ 19	\$ 19	\$ 19	\$ 19	\$ 105
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ 150	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,350
3" Plug Valve (ID 1)	\$ -	\$ -	\$ 10	\$ 20	\$ 20	\$ 20	\$ 20	\$ 90
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ 555	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 4,995
3" Plug Valve (ID 1)	\$ -	\$ -	\$ 10	\$ 20	\$ 20	\$ 20	\$ 20	\$ 90
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ -	\$ 315	\$ 630	\$ 630	\$ 630	\$ 2,205
3" Plug Valve (ID 1)	\$ -	\$ -	\$ -	\$ 10	\$ 21	\$ 21	\$ 21	\$ 73
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 473	\$ 945	\$ 945	\$ 945	\$ 3,308
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 10	\$ 21	\$ 21	\$ 21	\$ 73
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 488	\$ 977	\$ 977	\$ 977	\$ 3,418
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 10	\$ 21	\$ 21	\$ 21	\$ 73
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233	\$ 465	\$ 698
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 23	\$ 35
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 701	\$ 1,402	\$ 1,402	\$ 1,402	\$ 4,906
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 10	\$ 21	\$ 21	\$ 21	\$ 73
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 736	\$ 1,473	\$ 1,473	\$ 3,682
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 22	\$ 22	\$ 55
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 773	\$ 1,546	\$ 2,318
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 23	\$ 35
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811	\$ 811
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 12
Subtotal Collection Sewers - Force	\$ -	\$ 296	\$ 1,316	\$ 4,060	\$ 6,826	\$ 8,602	\$ 10,454	\$ 31,552

SCHEDULE 17
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM ANNUAL DEPRECIATION
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Depreciation							Accumulated
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Depreciation Year 7
361 Collection Sewers - Gravity								
8" Pipe (ID 1)	\$ -	\$ 485	\$ 970	\$ 970	\$ 970	\$ 970	\$ 970	\$ 5,334
8" Pipe (ID 1)	\$ -	\$ -	\$ 509	\$ 1,018	\$ 1,018	\$ 1,018	\$ 1,018	\$ 4,583
8" Pipe (ID 1)	\$ -	\$ -	\$ -	\$ 535	\$ 1,069	\$ 1,069	\$ 1,069	\$ 3,742
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 703	\$ 1,407	\$ 1,407	\$ 1,407	\$ 4,923
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 1,477	\$ 2,954	\$ 2,954	\$ 7,386
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,551	\$ 3,102	\$ 4,653
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 814	\$ 814
Subtotal Collection Sewers - Gravity	\$ -	\$ 485	\$ 1,479	\$ 3,226	\$ 5,941	\$ 8,970	\$ 11,335	\$ 31,436
380 Treatment and Disposal Equipment								
10,000 GPD Package Plant (ID 1)	\$ 3,019	\$ 6,037	\$ 6,037	\$ 6,037	\$ 6,037	\$ 6,037	\$ 6,037	\$ 39,242
10,000 GPD Package Plant (ID 1)	\$ -	\$ 3,170	\$ 6,339	\$ 6,339	\$ 6,339	\$ 6,339	\$ 6,339	\$ 34,865
25,000 GPD Package Plant (ID 2)	\$ -	\$ -	\$ -	\$ 6,989	\$ 13,978	\$ 13,978	\$ 13,978	\$ 48,921
25,000 GPD Package Plant (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,705	\$ 15,410	\$ 23,115
Subtotal Treatment and Disposal Equipmen	\$ 3,019	\$ 9,207	\$ 12,376	\$ 19,365	\$ 26,354	\$ 34,059	\$ 41,764	\$ 146,143
Total Capital Costs	\$ 3,989	\$ 11,889	\$ 17,073	\$ 29,535	\$ 42,988	\$ 55,497	\$ 67,420	\$ 228,371

SCHEDULE 18
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)	Amortization Rate Applied
351 Organization								
Organizational Costs	1	\$ 38,034.10	1	\$ 38,034	0.000%	\$ -	40.00	2.500%
Subtotal Organizational Costs				\$ 38,034		\$ -		
354 Structures and Improvements								
Site (Fencing, Paving, Grass) (ID 1)	1	\$ 30,427.28	1	\$ 30,427	60.000%	\$ 18,256	32.00	3.125%
Site (Fencing, Paving, Grass) (ID 2)	4	\$ 62,898.89	1	\$ 62,899	60.000%	\$ 37,739	32.00	3.125%
Subtotal Structures and Improvements				\$ 93,326		\$ 55,996		
360 Collection Sewers - Force								
Lift Station (ID 1)	1	\$ 70,634.75	1	\$ 70,635	100.000%	\$ 70,635	30.00	3.333%
Lift Station (ID 1)	2	\$ 74,166.49	1	\$ 74,166	100.000%	\$ 74,166	30.00	3.333%
Lift Station (ID 2)	4	\$ 81,768.56	1	\$ 81,769	100.000%	\$ 81,769	30.00	3.333%
Lift Station (ID 2)	6	\$ 90,149.83	1	\$ 90,150	100.000%	\$ 90,150	30.00	3.333%
3" PVC Pipe (ID 1)	2	\$ 8.58	2,000	\$ 17,160	100.000%	\$ 17,160	30.00	3.333%
3" Plug Valve (ID 1)	2	\$ 570.51	1	\$ 571	100.000%	\$ 571	30.00	3.333%
3" PVC Pipe (ID 1)	3	\$ 9.00	1,000	\$ 9,000	100.000%	\$ 9,000	30.00	3.333%
3" Plug Valve (ID 1)	3	\$ 599.04	1	\$ 599	100.000%	\$ 599	30.00	3.333%
3" PVC Pipe (ID 1)	3	\$ 9.00	3,700	\$ 33,300	100.000%	\$ 33,300	30.00	3.333%
3" Plug Valve (ID 1)	3	\$ 599.04	1	\$ 599	100.000%	\$ 599	30.00	3.333%
3" PVC Pipe (ID 1)	4	\$ 9.45	2,000	\$ 18,900	100.000%	\$ 18,900	30.00	3.333%
3" Plug Valve (ID 1)	4	\$ 628.99	1	\$ 629	100.000%	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	4	\$ 9.45	3,000	\$ 28,350	100.000%	\$ 28,350	30.00	3.333%
3" Plug Valve (ID 2)	4	\$ 628.99	1	\$ 629	100.000%	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	4	\$ 9.45	3,100	\$ 29,295	100.000%	\$ 29,295	30.00	3.333%
3" Plug Valve (ID 2)	4	\$ 628.99	1	\$ 629	100.000%	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	6	\$ 10.42	1,340	\$ 13,963	100.000%	\$ 13,963	30.00	3.333%
3" Plug Valve (ID 2)	6	\$ 693.46	1	\$ 693	100.000%	\$ 693	30.00	3.333%
3" PVC Pipe (ID 2)	4	\$ 9.45	4,450	\$ 42,053	100.000%	\$ 42,053	30.00	3.333%
3" Plug Valve (ID 2)	4	\$ 628.99	1	\$ 629	100.000%	\$ 629	30.00	3.333%
3" PVC Pipe (ID 2)	5	\$ 9.93	4,450	\$ 44,189	100.000%	\$ 44,189	30.00	3.333%
3" Plug Valve (ID 2)	5	\$ 660.44	1	\$ 660	100.000%	\$ 660	30.00	3.333%
3" PVC Pipe (ID 2)	6	\$ 10.42	4,450	\$ 46,369	100.000%	\$ 46,369	30.00	3.333%
3" Plug Valve (ID 2)	6	\$ 693.46	1	\$ 693	100.000%	\$ 693	30.00	3.333%
3" PVC Pipe (ID 2)	7	\$ 10.94	4,450	\$ 48,683	100.000%	\$ 48,683	30.00	3.333%
3" Plug Valve (ID 2)	7	\$ 728.13	1	\$ 728	100.000%	\$ 728	30.00	3.333%
Subtotal Collection Sewers - Force				\$ 655,040		\$ 655,040		

SCHEDULE 18
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Account Balance						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
351 Organization							
Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
354 Structures and Improvements							
Site (Fencing, Paving, Grass) (ID 1)	\$ 433	\$ 758	\$ 2,424	\$ 5,075	\$ 8,636	\$ 13,408	\$ 17,272
Site (Fencing, Paving, Grass) (ID 2)	\$ -	\$ -	\$ -	\$ 5,246	\$ 17,852	\$ 27,717	\$ 35,703
Subtotal Structures and Improvements	\$ 2,654	\$ 2,323	\$ 7,435	\$ 15,567	\$ 26,487	\$ 41,125	\$ 52,975
360 Collection Sewers - Force							
Lift Station (ID 1)	\$ 35,317	\$ 70,635	\$ 70,635	\$ 70,635	\$ 70,635	\$ 70,635	\$ 70,635
Lift Station (ID 1)	\$ -	\$ 37,083	\$ 74,166	\$ 74,166	\$ 74,166	\$ 74,166	\$ 74,166
Lift Station (ID 2)	\$ -	\$ -	\$ -	\$ 40,884	\$ 81,769	\$ 81,769	\$ 81,769
Lift Station (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,075	\$ 90,150
3" PVC Pipe (ID 1)	\$ -	\$ 8,580	\$ 17,160	\$ 17,160	\$ 17,160	\$ 17,160	\$ 17,160
3" Plug Valve (ID 1)	\$ -	\$ 285	\$ 571	\$ 571	\$ 571	\$ 571	\$ 571
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ 4,500	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
3" Plug Valve (ID 1)	\$ -	\$ -	\$ 300	\$ 599	\$ 599	\$ 599	\$ 599
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ 16,650	\$ 33,300	\$ 33,300	\$ 33,300	\$ 33,300
3" Plug Valve (ID 1)	\$ -	\$ -	\$ 300	\$ 599	\$ 599	\$ 599	\$ 599
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ -	\$ 9,450	\$ 18,900	\$ 18,900	\$ 18,900
3" Plug Valve (ID 1)	\$ -	\$ -	\$ -	\$ 314	\$ 629	\$ 629	\$ 629
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 14,175	\$ 28,350	\$ 28,350	\$ 28,350
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 314	\$ 629	\$ 629	\$ 629
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 14,648	\$ 29,295	\$ 29,295	\$ 29,295
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 314	\$ 629	\$ 629	\$ 629
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,981	\$ 13,963
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347	\$ 693
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 21,026	\$ 42,053	\$ 42,053	\$ 42,053
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 314	\$ 629	\$ 629	\$ 629
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 22,094	\$ 44,189	\$ 44,189
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 330	\$ 660	\$ 660
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,185	\$ 46,369
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347	\$ 693
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,342
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364
Subtotal Collection Sewers - Force	\$ -	\$ 8,865	\$ 39,480	\$ 121,785	\$ 204,767	\$ 258,050	\$ 313,615

SCHEDULE 18
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Amortization							Accumulated Amortization Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
351 Organization								
Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Organizational Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
354 Structures and Improvements								
Site (Fencing, Paving, Grass) (ID 1)	\$ 7	\$ 24	\$ 76	\$ 159	\$ 270	\$ 419	\$ 540	\$ 1,493
Site (Fencing, Paving, Grass) (ID 2)	\$ -	\$ -	\$ -	\$ 82	\$ 558	\$ 866	\$ 1,116	\$ 2,622
Subtotal Structures and Improvements	\$ 7	\$ 24	\$ 76	\$ 241	\$ 828	\$ 1,285	\$ 1,655	\$ 4,115
360 Collection Sewers - Force								
Lift Station (ID 1)	\$ 589	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,354	\$ 2,354	\$ 14,716
Lift Station (ID 1)	\$ -	\$ 618	\$ 2,472	\$ 2,472	\$ 2,472	\$ 2,472	\$ 2,472	\$ 12,979
Lift Station (ID 2)	\$ -	\$ -	\$ -	\$ 681	\$ 2,726	\$ 2,726	\$ 2,726	\$ 8,858
Lift Station (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 751	\$ 3,005	\$ 3,756
3" PVC Pipe (ID 1)	\$ -	\$ 143	\$ 572	\$ 572	\$ 572	\$ 572	\$ 572	\$ 3,003
3" Plug Valve (ID 1)	\$ -	\$ 5	\$ 19	\$ 19	\$ 19	\$ 19	\$ 19	\$ 100
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ 75	\$ 300	\$ 300	\$ 300	\$ 300	\$ 1,275
3" Plug Valve (ID 1)	\$ -	\$ -	\$ 5	\$ 20	\$ 20	\$ 20	\$ 20	\$ 85
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ 278	\$ 1,110	\$ 1,110	\$ 1,110	\$ 1,110	\$ 4,718
3" Plug Valve (ID 1)	\$ -	\$ -	\$ 5	\$ 20	\$ 20	\$ 20	\$ 20	\$ 85
3" PVC Pipe (ID 1)	\$ -	\$ -	\$ -	\$ 158	\$ 630	\$ 630	\$ 630	\$ 2,048
3" Plug Valve (ID 1)	\$ -	\$ -	\$ -	\$ 5	\$ 21	\$ 21	\$ 21	\$ 68
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 236	\$ 945	\$ 945	\$ 945	\$ 3,071
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 5	\$ 21	\$ 21	\$ 21	\$ 68
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 244	\$ 977	\$ 977	\$ 977	\$ 3,174
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 5	\$ 21	\$ 21	\$ 21	\$ 68
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116	\$ 465	\$ 582
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 23	\$ 29
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 350	\$ 1,402	\$ 1,402	\$ 1,402	\$ 4,556
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ 5	\$ 21	\$ 21	\$ 21	\$ 68
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 368	\$ 1,473	\$ 1,473	\$ 3,314
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 22	\$ 22	\$ 50
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386	\$ 1,546	\$ 1,932
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 23	\$ 29
3" PVC Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406	\$ 406
3" Plug Valve (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 6
Subtotal Collection Sewers - Force	\$ -	\$ 148	\$ 954	\$ 3,050	\$ 6,452	\$ 8,087	\$ 10,042	\$ 28,739

SCHEDULE 18
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	In Service Year	Per Unit Cost	Quantity	Balance Year 7	Percent Allocated To SAC	Amount Allocated to SAC	Average Service Life (Years)
361 Collection Sewers - Gravity							
8" Pipe (ID 1)	2	\$ 22.97	1,900'	\$ 43,643	60.000%	\$ 26,186	45.00
8" Pipe (ID 1)	3	\$ 24.12	1,900'	\$ 45,828	60.000%	\$ 27,497	45.00
8" Pipe (ID 1)	4	\$ 25.32	1,900'	\$ 48,108	60.000%	\$ 28,865	45.00
8" Pipe (ID 2)	4	\$ 25.32	2,500'	\$ 63,300	60.000%	\$ 37,980	45.00
8" Pipe (ID 2)	5	\$ 26.59	5,000'	\$ 132,950	60.000%	\$ 79,770	45.00
8" Pipe (ID 2)	6	\$ 27.92	5,000'	\$ 139,600	60.000%	\$ 83,760	45.00
8" Pipe (ID 2)	7	\$ 29.31	2,500'	\$ 73,275	60.000%	\$ 43,965	45.00
Subtotal Collection Sewers - Gravity				\$ 546,704		\$ 328,022	
380 Treatment and Disposal Equipment							
10,000 GPD Package Plant (ID 1)	1	\$ 108,668.85	1	\$ 108,669	60.000%	\$ 65,201	18.00
10,000 GPD Package Plant (ID 1)	2	\$ 114,102.29	1	\$ 114,102	60.000%	\$ 68,461	18.00
25,000 GPD Package Plant (ID 2)	4	\$ 251,595.56	1	\$ 251,596	60.000%	\$ 150,957	18.00
25,000 GPD Package Plant (ID 2)	6	\$ 277,384.10	1	\$ 277,384	60.000%	\$ 166,430	18.00
Subtotal Treatment and Disposal Equipment				\$ 751,751		\$ 451,050	
Total Costs				\$ 2,084,856		\$ 1,490,109	
Developer Contributions						\$ (655,040)	
Total Costs Related To SAC						\$ 835,069	
Total Capital Costs Related to SAC - Line						\$ 328,022	
Total Capital Costs Related to SAC - Plant						\$ 507,046	
Total SAC Check						\$ 835,069	
System Capacity in ERCs						241	
Line Portion of Service Availability Charge Per ERC						\$ 1,361	
Plant Portion of Service Availability Charge Per ERC						\$ 2,104	
Total SAC						\$ 3,465	

SCHEDULE 18
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Amortization Rate Applied	Account Balance						
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
361 Collection Sewers - Gravity								
8" Pipe (ID 1)	2.222%	\$ -	\$ 543	\$ 3,477	\$ 7,280	\$ 12,387	\$ 19,232	\$ 24,773
8" Pipe (ID 1)	2.222%	\$ -	\$ -	\$ 1,826	\$ 7,644	\$ 13,007	\$ 20,195	\$ 26,013
8" Pipe (ID 1)	2.222%	\$ -	\$ -	\$ -	\$ 4,012	\$ 13,654	\$ 21,199	\$ 27,308
8" Pipe (ID 2)	2.222%	\$ -	\$ -	\$ -	\$ 5,279	\$ 17,966	\$ 27,894	\$ 35,931
8" Pipe (ID 2)	2.222%	\$ -	\$ -	\$ -	\$ -	\$ 18,867	\$ 58,586	\$ 75,467
8" Pipe (ID 2)	2.222%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,758	\$ 79,241
8" Pipe (ID 2)	2.222%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,797
Subtotal Collection Sewers - Gravity		\$ -	\$ 543	\$ 5,302	\$ 24,216	\$ 75,879	\$ 177,864	\$ 289,530
380 Treatment and Disposal Equipment								
10,000 GPD Package Plant (ID 1)	5.556%	\$ 1,545	\$ 2,705	\$ 8,657	\$ 18,126	\$ 30,842	\$ 47,886	\$ 61,684
10,000 GPD Package Plant (ID 1)	5.556%	\$ -	\$ 1,420	\$ 9,090	\$ 19,033	\$ 32,384	\$ 50,281	\$ 64,768
25,000 GPD Package Plant (ID 2)	5.556%	\$ -	\$ -	\$ -	\$ 20,984	\$ 71,407	\$ 110,869	\$ 142,814
25,000 GPD Package Plant (ID 2)	5.556%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,116	\$ 157,452
Subtotal Treatment and Disposal Equipmen		\$ 1,545	\$ 4,126	\$ 17,748	\$ 58,143	\$ 134,633	\$ 270,152	\$ 426,718
Total Costs		\$ 4,200	\$ 15,858	\$ 69,965	\$ 219,711	\$ 441,786	\$ 747,191	\$ 1,082,839

SCHEDULE 18
BLUEFIELD UTILITIES, LLC
WASTEWATER SYSTEM SERVICE AVAILABILITY CHARGE COLLECTIONS - ANNUAL ALLOCATION AND AMORTIZATION
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Item Name	Annual Amortization							Accumulated Amortization Year 7
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	
361 Collection Sewers - Gravity								
8" Pipe (ID 1)	\$ -	\$ 6	\$ 77	\$ 162	\$ 275	\$ 427	\$ 551	\$ 1,498
8" Pipe (ID 1)	\$ -	\$ -	\$ 20	\$ 170	\$ 289	\$ 449	\$ 578	\$ 1,506
8" Pipe (ID 1)	\$ -	\$ -	\$ -	\$ 45	\$ 303	\$ 471	\$ 607	\$ 1,426
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ 59	\$ 399	\$ 620	\$ 798	\$ 1,876
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ 210	\$ 1,302	\$ 1,677	\$ 3,189
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342	\$ 1,761	\$ 2,103
8" Pipe (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231	\$ 231
Subtotal Collection Sewers - Gravity	\$ -	\$ 6	\$ 98	\$ 435	\$ 1,477	\$ 3,611	\$ 6,203	\$ 11,829
380 Treatment and Disposal Equipment								
10,000 GPD Package Plant (ID 1)	\$ 43	\$ 150	\$ 481	\$ 1,007	\$ 1,713	\$ 2,660	\$ 3,427	\$ 9,462
10,000 GPD Package Plant (ID 1)	\$ -	\$ 39	\$ 505	\$ 1,057	\$ 1,799	\$ 2,793	\$ 3,598	\$ 9,793
25,000 GPD Package Plant (ID 2)	\$ -	\$ -	\$ -	\$ 583	\$ 3,967	\$ 6,159	\$ 7,934	\$ 18,643
25,000 GPD Package Plant (ID 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,698	\$ 8,747	\$ 10,445
Subtotal Treatment and Disposal Equipmen	\$ 43	\$ 190	\$ 986	\$ 2,647	\$ 7,480	\$ 13,311	\$ 23,707	\$ 48,363
Total Costs	\$ 50	\$ 367	\$ 2,113	\$ 6,373	\$ 18,236	\$ 26,294	\$ 41,607	\$ 93,039

SCHEDULE 18A
BLUEFIELD UTILITIES, LLC
CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION OVERALL PERCENTAGE CHECK
PRELIMINARY ESTIMATE IN YEAR 6
WASTEWATER
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

CATEGORY	BLUEFIELD UTILITIES INVESTMENT	CIAC		
		DEVELOPER	CUSTOMER	TOTAL
Cash	\$ 12,252 ⁽¹⁾	\$ -	\$ 790,020 ⁽²⁾	\$ 790,020
Assets (Net of CIAC)	639,795	655,040	-	655,040
Accumulated Depreciation/Amortization	<u>(228,371)</u>	(42,174)	(50,865)	<u>(93,039)</u>
Total	\$ 423,676			\$ 1,352,021
Percentage	24%			76%

Notes: (1) Estimate.

(2) Based on the average number of ERCs 228 times the calculated CIAC charge \$3465.

Schedule 18B
Bluefield Utilities, LLC
Wastewater CIAC Calculations
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Total Plant Capacity for SAC Recovery	1/	\$	507,046.18
Total Main Line for SAC Recovery	1/	\$	328,022.40
Total ERCs	2/		241
Plant Capacity Charge Per ERC	3/	\$	2,104.00
Main Extension Charge Per ERC	3/	\$	1,361.00
Total Cash CIAC Per ERC		\$	<u>3,465.00</u>
Average ERCs in Year 7	4/		228
Total Cash CIAC (Ave. ERC * Total Cash CIAC Per ERC)		\$	790,020.00
Total Non-Cash CIAC	5/	\$	<u>655,040.00</u>
Total CIAC		\$	<u>1,445,060.00</u>
Non-Cash CIAC	6/		
Collection Lines & Lift Stations		\$	<u>655,040.47</u>
		\$	<u>655,040.47</u>

Plant Capacity - Allocating 60% of Costs for SAC Recovery 7/

Account	Total	Alloc. To SAC
354 Structures and Improvements	\$ 93,326.17	\$ 55,995.70
380 Treatment and Disposal Equipment	751,750.80	451,050.48
Total Assets for Plant Capacity	<u>\$ 845,076.97</u>	<u>\$ 507,046.18</u>

Main Extension - Allocating 60% of Costs for SAC Recovery 7/

361 Collection Sewers - Gravity	\$ 546,704.00	\$ 328,022.40
Total Assets for Main Extension	<u>\$ 546,704.00</u>	<u>\$ 328,022.40</u>

Notes:

- 1/ See details below.
- 2/ See Schedule 23 for details.
- 3/ SAC Recovery amount divided by total ERCs.
- 4/ See Schedule 13 for details. 80% capacity is reached in Year 7.
- 5/ Non-cash CIAC is 100% SAC (collection system) as shown on Schedule 18.
- 6/ See Schedule 18 for details.
- 7/ Assumes 40% of the asset is funded by utility and 60% by SAC as shown on Schedule 18.

SCHEDULE 19
BLUEFIELD UTILITIES, LLC
PROFORMA SCHEDULE OF EXPENSES FOR WASTEWATER UTILITY
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Acct. No.	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
701 Salaries and Wages - Employees	\$ -	\$ 16,224	\$ 16,873	\$ 45,624	\$ 47,449	\$ 49,347	\$ 51,321
703 Salaries and Wages - Other	-	-	-	-	-	-	-
704 Employees Pensions and Benefits	-	-	-	-	-	-	-
710 Purchased Wastewater Treatment	-	-	-	-	-	-	-
711 Sludge Removal Expense	-	-	-	-	-	-	-
715 Purchased Power	-	1,226	4,040	8,712	15,267	24,416	31,451
716 Fuel for Power Production	-	-	-	-	-	-	-
718 Chemicals	-	212	698	1,505	2,637	4,217	5,432
720 Materials and Supplies	-	124	407	879	1,540	2,462	3,172
730 Contractual Services	4,521	4,657	4,796	4,940	5,088	5,241	5,398
740 Rents	3,424	3,424	3,424	3,424	3,424	3,424	3,424
750 Transportation Expense	-	2,218	2,284	5,490	5,655	5,824	5,999
755 Insurance Expense	250	258	265	273	281	290	299
765 Regulatory Commission Expense	-	-	-	-	-	-	-
770 Bad Debt Expense	-	105	337	706	1,202	1,866	2,403
775 Miscellaneous Expense	44	246	291	674	783	927	1,044
403 Depreciation Expense	3,969	11,869	17,073	29,535	42,988	55,497	67,420
407 Amortization Expense	(50)	(367)	(2,113)	(6,373)	(16,236)	(26,294)	(41,607)
408 Taxes Other Than Income	-	-	-	-	-	-	-
409 Income Taxes	-	-	-	-	-	-	-
Total Expenses	\$ 12,159	\$ 40,213	\$ 48,376	\$ 95,389	\$ 110,078	\$ 127,218	\$ 135,756
Average cost per customer per month	N/A	\$ 335.11	\$ 125.98	\$ 118.64	\$ 80.47	\$ 59.90	\$ 49.62

SCHEDULE 19A
BLUEFIELD UTILITIES, LLC
OPERATION & MAINTENANCE EXPENSE PROJECTION⁽¹⁾
WASTEWATER O & M COST IN ST. LUCIE COUNTY
Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Description	YEAR						
	1	2	3	4	5	6	7
Salary	\$ -	\$ 16,224	\$ 16,873	\$ 45,624	\$ 47,449	\$ 49,347	\$ 51,321
Fringe Benefit	-	-	-	-	-	-	-
Purchased Power	-	1,226	4,040	8,712	15,267	24,416	31,451
Chemicals	-	212	698	1,505	2,637	4,217	5,432
Material and Supplies	-	124	407	879	1,540	2,462	3,172
Contractual Services	750	773	796	820	844	869	896
Rents	3,424	3,424	3,424	3,424	3,424	3,424	3,424
Transportation Expense	-	2,218	2,284	5,490	5,655	5,824	5,999
Insurance Expense	250	258	265	273	281	290	299
Bad Debt Expense	-	105	337	706	1,202	1,866	2,403
Misc. Expense	44	246	291	674	783	927	1,044
Total O&M Expense	\$ 4,468.24	\$ 24,807.73	\$ 29,415	\$ 68,107	\$ 79,082	\$ 93,643	\$ 105,440
Total Rounded⁽²⁾	\$ 4,500	\$ 24,800	\$ 29,400	\$ 68,100	\$ 79,100	\$ 93,600	\$ 105,400

(1) Rounded to nearest \$100/yr.

(2) Does not include Engineering, Finance, Administration, Management Fee and /or reporting /testing/lab cost.

**SCHEDULE 19B
BLUEFIELD UTILITIES, LLC
OVERHEAD COSTS (TOTAL)⁽¹⁾**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

ITEM	YEAR						
	1	2	3	4	5	6	7
Engineering & Technical Service	\$ 820	\$ 845	\$ 870	\$ 896	\$ 923	\$ 951	\$ 979
Financial Service	546	562	579	597	615	633	652
Administration	1,093	1,126	1,160	1,194	1,230	1,267	1,305
Management	983	1,012	1,043	1,074	1,106	1,140	1,174
Reporting/Testing/Lab	219	226	232	239	246	254	261
Permitting Renewals FDEP Regulatory Expenses	55	57	58	60	62	64	66
Total	\$ 3,771	\$ 3,884	\$ 4,001	\$ 4,121	\$ 4,244	\$ 4,372	\$ 4,503
Total Rounded	\$ 3,800	\$ 3,900	\$ 4,000	\$ 4,100	\$ 4,200	\$ 4,400	\$ 4,500

(1) Rounded to nearest \$100/yr.

SCHEDULE 20
BLUEFIELD UTILITIES, LLC
PROJECTED CAPITAL STRUCTURE AND RATE OF RETURN WASTEWATER SYSTEM
END OF YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

	Amount of Capital	Weight	Cost Rate ⁽¹⁾⁽²⁾	Weighted Cost
Equity	\$ 207,282	40.00%	11.16%	4.460%
Debt	310,924	60.00%	5.87%	3.520%
Total	\$ 518,206	100.00%		7.980%

Note:

- (1) FPSC Order # PSC-12-0339-PAA-WS, issued June 28, 2012, establishes the following average formula for 2012:
 Return on Equity = 7.13% + 1.610/Equity Ratio, and the Allowable Range of Return = 8.74% @ 100% Equity
 to 11.16% @ 40% Equity.
- (2) For related party debt, cost is equal to the 10-year average of the prime rate + 1.0%.

**SCHEDULE 21
BLUEFIELD UTILITIES, LLC
WASTEWATER REVENUE REQUIREMENTS
YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Operation and Maintenance Expense	\$	109,943
Depreciation Expense		67,420
CIAC Amortization Adjustment		(41,607)
Regulatory Assessment Fees (4.5%)		6,345
State and Federal Income Tax		<u>-</u>
TOTAL EXPENSES	\$	144,101
Return on Investment		<u>41,353</u>
REVENUE REQUIREMENT	\$	185,454

SCHEDULE 22
BLUEFIELD UTILITIES, LLC
WASTEWATER RATE CALCULATION
YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Account No.	Description	Test Year - Year 7	Base Facility Charge	Gallonge Charge	Base Facility Cost	Base Facility Charge	Gallonge Cost	Gallonge Charge
Operation and Maintenance Expenses								
701	Salaries and Wages - Employees	\$ 51,321	40%	60%	\$ 20,529	\$ 7.49	\$ 30,793	\$ 1.40
703	Salaries and Wages - Other	-	40%	60%	-	-	-	-
704	Employees Pensions and Benefits	-	40%	60%	-	-	-	-
710	Purchased Wastewater	-	40%	60%	-	-	-	-
715	Purchased Power	31,451	40%	60%	12,580	4.59	18,870	0.86
716	Fuel for Power Production	-	40%	60%	-	-	-	-
718	Chemicals	5,432	40%	60%	2,173	0.79	3,259	0.15
720	Materials and Supplies	3,172	40%	60%	1,269	0.46	1,903	0.09
730	Contractual Services	5,398	40%	60%	2,159	0.79	3,239	0.15
740	Rents	3,424	40%	60%	1,370	0.50	2,054	0.09
750	Transportation Expense	5,999	40%	60%	2,400	0.88	3,600	0.16
755	Insurance Expense	299	40%	60%	119	0.04	179	0.01
765	Regulatory Expense	-	40%	60%	-	-	-	-
770	Bad Debt Expense	2,403	40%	60%	961	0.35	1,442	0.07
775	Miscellaneous Expense	1,044	40%	60%	418	0.15	626	0.03
Total Operation and Maintenance Expenses		\$ 109,943			\$ 43,978	\$ 16.04	\$ 65,966	\$ 3.01
Depreciation and Amortization								
403	Depreciation Expense	\$ 67,420	40%	60%	\$ 26,968	\$ 9.84	\$ 40,452	\$ 1.85
407	Amortization Expense - CIAC	(41,607)	40%	60%	(16,643)	(6.07)	(24,964)	(1.14)
Total Depreciation and Amortization		\$ 25,813			\$ 10,325	\$ 3.77	\$ 15,488	\$ 0.71

SCHEDULE 22
BLUEFIELD UTILITIES, LLC
WASTEWATER RATE CALCULATION
YEAR 7

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Account No.	Description	Test Year - Year 7	Base Facility Charge	Gallorage Charge	Base Facility Cost	Base Facility Charge	Gallorage Cost	Gallorage Charge
Taxes Other Than Income Taxes								
408.10	Utility Regulatory Assessment Fees	\$ 8,345	40%	60%	\$ 3,338	\$ 1.22	\$ 5,007	\$ 0.23
408.20	Other Income and Deductions	-	40%	60%	-	-	-	-
Total Taxes Other Than Income Taxes		\$ 8,345			\$ 3,338	\$ 1.22	\$ 5,007	\$ 0.23
Income Taxes								
409	Federal, State, and Local Income Taxes	\$ -	40%	60%	\$ -	\$ -	\$ -	\$ -
Total Income Taxes		\$ -			\$ -	\$ -	\$ -	\$ -
Return on Investment		41,353	40%	60%	16,541	6.04	24,812	1.13
Total Revenue Requirement		\$ 185,454			\$ 74,182	\$ 27.07	\$ 111,272	\$ 5.08
Less: Miscellaneous Revenues		-	40%	60%	-	-	-	-
Total Revenues for Rate Setting		\$ 185,454			\$ 74,182	\$ 27.07	\$ 111,272	\$ 5.08
Factored ERCs (Test Year Average)		2,740						
Factored Gallons (In 000s) (@ 8,000 Gallon Cap)		21,920						

**SCHEDULE 23
BLUEFIELD UTILITIES, LLC
PROFORMA WASTEWATER UTILITY PLANT
YEAR 1 to YEAR 7**

Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

Acct. No.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
351	Organization	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034	\$ 38,034
352	Franchises							
353	Land and Land Rights							
354	Structures and Improvements	30,427	30,427	30,427	93,326	93,326	93,326	93,326
360	Collection Wastewater - Force	70,635	162,532	206,030	408,912	453,761	605,629	655,040
361	Collection Wastewater - Gravity	-	43,643	89,471	200,879	333,829	473,429	546,704
362	Special Collecting Structures							
363	Services to Customers							
364	Flow Measuring Devices							
365	Flow Measuring Installations							
370	Receiving Wells							
371	Pumping Equipment							
380	Treatment and Disposal Equipment	108,669	222,771	222,771	474,367	474,367	751,751	751,751
381	Plant Wastewater							
382	Outfall Wastewater Lines							
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment							
391	Transportation Equipment							
393	Tools, Shop and Garage Equipment							
395	Power Operated Equipment							
398	Other Tangible Plant							
		<u>247,765</u>	<u>497,407</u>	<u>586,733</u>	<u>1,215,518</u>	<u>1,393,317</u>	<u>1,962,169</u>	<u>2,084,856</u>
	Treatment Capacity	<u>65,070</u>	GPD	<u>241</u>	ERCs			
	Line Capacity			<u>241</u>	ERCs			
			ERC =	<u>270</u>	GPD			

SCHEDULE 24
BLUEFIELD UTILITIES, LLC
PROFORMA BALANCE SHEET - WASTEWATER SYSTEM
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

<u>Acct. No.</u>	<u>Assets and Other Debits</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>
101	Utility Plant In Service	247,765	497,407	586,733	1,215,518	1,393,317	1,962,169	2,084,856
103	Property Held For Future Use							
104	Utility Plant Purchased or Sold							
105	Construction Work In Progress							
108	Accumulated Depreciation and Amortization of Utility Plant In Service	(3,969)	(15,858)	(32,931)	(62,466)	(105,454)	(160,951)	(228,371)
114	Utility Plant Acquisition Adjustments							
115	Accumulated Amortization of Utility Plant Acquisition Adjustments							
121	Nonutility Property							
122	Accumulated Depreciation and Amortization of Nonutility Property							
124	Utility Investments							
131	Cash	1,030	3,586	4,177	9,028	10,416	12,252	13,743
132	Special Deposits							
141	Customer Accounts Receivable							
143	Accumulated Provision of Uncollectible Accounts - CR							
151	Plant Material and Supplies							
174	Miscellaneous Current and Accrued Assets							
186	Miscellaneous Deferred Debits							
190	Accumulated Deferred Income Taxes							
	Total Assets and Other Debits	<u>244,825</u>	<u>485,136</u>	<u>557,979</u>	<u>1,162,080</u>	<u>1,298,279</u>	<u>1,813,470</u>	<u>1,870,227</u>

SCHEDULE 24
BLUEFIELD UTILITIES, LLC
PROFORMA BALANCE SHEET - WASTEWATER SYSTEM
YEAR 1 to YEAR 7
 Revised for City of Port St. Lucie and Martin County Settlements and Updated for 2012

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<u>Equity Capital</u>								
<u>Acct. No.</u>								
201	Common Stock Issued							
204	Preferred Stock Issued							
211	Other Paid In Capital	(124,524)	22,060	834	330,551	296,900	458,096	289,171
215	Retained Earnings	(12,159)	(44,613)	(68,158)	(111,559)	(133,178)	(123,051)	(81,889)
218	Proprietary Capital							
<u>Liabilities and Other Credits</u>								
<u>Acct. No.</u>								
224	Long Term Debt	310,924	310,924	310,924	310,924	310,924	310,924	310,924
231	Accounts Payable							
232	Noted Payable							
235	Customer Deposits							
236	Accrued Taxes							
237	Accrued Interest							
241	Miscellaneous Current and Accrued Liab.							
252	Advances for Construction							
253	Other Deferred Credits							
255	Accumulated Deferred Investment Tax Credits							
265	Miscellaneous Operating Revenues							
271	Contributions in Aid of Construction (CIAC)	70,635	197,182	316,910	641,067	848,771	1,218,934	1,445,060
272	Accumulated Amortization of CIAC	(50)	(417)	(2,530)	(8,903)	(25,138)	(51,432)	(93,039)
281	Accumulated Deferred Income Taxes - Accelerated Amortization							
282	Accumulated Deferred Income Taxes - Liberalized Depreciation							
283	Accumulated Deferred Income Taxes - Other							
	Total Equity, Liabilities and Other Credits	244,825	485,136	557,979	1,162,080	1,298,279	1,813,470	1,870,227

WATER TARIFF

BLUEFIELD UTILITIES, LLC

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL SHEET NO. 1.0

WATER TARIFF

BLUEFIELD UTILITIES, LLC

660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
(772) 234-2410

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

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Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY - St. Lucie County

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

Order Number

Date Issued

Docket Number

Filing Type

Original Certificate

(Continued to Sheet No. 3.1)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 1

Section 1 Township 36 South, Range 38 East & Section 6 Township 36 South Range 39 East, St Lucie County

That part of the NE 1/4 of Section 1, Township 36 South, Range 38 East, LESS the North 48 feet; AND that part of the NW 1/4 of Section 6, Township 36 South Range 39 East, LESS the following described land; Begin at the intersection of the North right of way line of State Rd 70 (Okeechobee Road) and the West right of way line of County Road 609A' thence North 250.19 feet; thence S 65° W, 208.71 feet; thence South, 250.19 feet ; thence N 65° E 208.71 feet to the point of beginning. TOGETHER WITH That part of the West 1/2 of Section 1, Township 36 South, Range 38 East, Less the canal right of way, All land lying North of State Rd 70 (Okeechobee Rd) and it's associated widening to date in St Lucie County.

(Continued to Sheet No. 3.2)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 2, 8 & 15

Section 2-4, 9-15, 23-26 & 36 Township 37 South Range 37 East, & Section 35 Township 36 South, Range 37 East St Lucie County

Section 2 LESS the North 125 feet AND all of Section 3 less the North 125 feet AND that portion of Section 4 & 9, lying East of the following described line; Commence at the South line of the North 100 feet of said Section 4 run West 3500 feet to the point of beginning; thence S 28° E, 1550 feet; thence S 14°E, 950 feet; thence S 20° E, 1700 feet; thence S 23° E, 600 feet; thence S 20° E, 550 feet; thence S 30° E, 2550 feet; thence S 21° E 400 feet to the East line of said Section 9 all lying in Township 37 South, Range 37 East in St Lucie County Florida .

TOGETHER WITH portions of Sections 10,11,12,13,14,15,23,24,25,26 and 36 all lying in Township 37 South, Range 37 East in St Lucie County Florida, more particularly described as follows; Begin at the Northwest corner of Section 10 and run South 2170 feet; thence S 21° E 800 feet; thence N 73° 42'00" E along said South line, 1646.50 feet; thence S 30° 44' 17" E a total distance of 24,491 feet to the South line of Section 36, thence East along said South line for 110 feet to a line 140 feet West of the East line of said Sections 36, 25, 24 and 13; thence along said parallel line North 3 miles to the South line of Section 12; thence East along said South line 5 feet to a line parallel with and 135 feet West of the East line of said Section 12; thence North 1 mile to the North line of Section 12, thence West along said North line Section 12, 11 & 10 for 3 miles to the point of beginning.

TOGETHER WITH the W 3/4 of the S 1/2 of Section 35, Township 36 South, Range 37 East in St Lucie County, Florida.

(Continued to Sheet No. 3.3)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 4 & 10

Section 25 Township 35 South Range 38 East, St Lucie County

The East 1/2 of the NE 1/4 and the South 1/2 of Section 25 Township 35 South Range 38 East in St Lucie County LESS the road and canal rights of way.

(Continued to Sheet No. 3.4)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 5, 14 & 18

Section 2-5 & Section 9-10 Township 36 South Range 38 East, St Lucie County

The West 3/4 and that part of the Northeast 1/4 of the SE 1/4 of Sections 2 LESS canal right of way, AND that part of Sections 3 & 4, LESS road and canal rights of way AND the E 1/2 and NW 1/4 of Section 5, less road and canal rights of way, AND that part of Section 9, the NW 1/4 of Section 10, all lying North of SR 70 (Okeechobee Rd) and the associated widening all in Township 36 South Range 38 East in St Lucie County Florida

(Continued to Sheet No. 3.5)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 9

Section 24 Township 35 South Range 38 East, St Lucie County

The W 1/2 of the SE 1/4 of Section 24 Township 35 South Range 38 East in St Lucie County LESS the East 25 feet, the West 51 feet and the South 25 feet thereof.

DESCRIPTION ID Parcel 13

Section 23 Township 35 South Range 38 East, St Lucie County

Section 23 Township 35 South, Range 38 East in St Lucie County Florida LESS road and canal rights of way.

DESCRIPTION ID Parcel 17

Section 5-8 Township 36 South Range 38 East, St Lucie County

That part of Section 5, LESS canal & road right of way AND that Part of Section 6, AND the North 1/2 of Section 7, Less the South 50 feet and LESS the road right of way TOGETHER WITH that part of Section 8 that lies North and West of Summerlin Road all in Township 36 Range 38 East, lying South of SR 70 (Okeechobee RD) and its associated widening in St Lucie County Florida.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
St. Lucie		All	

Ronald L. Edwards
ISSUING OFFICER
Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is Bluefield Utilities, LLC.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

INDEX OF RULES AND REGULATIONS

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Inspection of Customer's Installation	9.0	13.0
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Meter Accuracy Requirements	10.0	24.0
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(Continued to Sheet No. 6.1)

Ronald L. Edwards
 ISSUING OFFICER

Manager
 TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 6.0)

	<u>Sheet Number:</u>	<u>Rule Number:</u>
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Protection of Company's Property	8.0	12.0
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Right-of-way or Easements	9.0	15.0
Termination of Service.....	9.0	17.0
Type and Maintenance.....	7.0	7.0
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Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.

The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service.

4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled, and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.

8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued to Sheet No. 8.0)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 7.0)

- 9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

- 10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

- 11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

- 12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued to Sheet No. 9.0)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 8.0)

13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued to Sheet No. 10.0)

Ronald L. Edwards
ISSUING OFFICER
Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

(Continued from Sheet No. 9.0)

- 18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.
- 19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 METERS - All water meters shall remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.
- 21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples, or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.
- 22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.
- 24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

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Meter Test Deposit.....	15.0
Miscellaneous Service Charges.....	16.0
Residential, RS.....	13.0
Service Availability Fees and Charges.....	17.0

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8"	\$ 20.24
3/4"	30.36
1.0"	50.60
1.5"	101.20
2.0"	161.92
3.0"	323.84

Gallonge Charge per 1,000 gallons: \$ 2.87

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the company.

APPLICABILITY - For water service for all purposes in private residences.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8"	\$ 20.24
3/4"	30.36
1.0"	50.60
1.5"	101.20
2.0"	161.92
3.0"	323.84

Gallage Charge per 1,000 gallons: \$ 2.87

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>General Service</u>
5/8" x 3/4"	<u>N/A</u>
1"	<u>N/A</u>
1 1/2"	<u>N/A</u>
Over 2"	<u>N/A</u>

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customer's account during the month of N/A each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

<u>METER SIZE</u>	<u>FEE</u>
5/8" x 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>15.00</u>
Normal Reconnection Fee	\$ <u>15.00</u>
Violation Reconnection Fee	\$ <u>15.00</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>15.00</u>

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC
WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	<u>Amount</u>	<u>Refer to Service Availability Policy Sheet No./Rule No.</u>
<u>Back-Flow Preventor Installation Fee</u>		
5/8" x 3/4"	\$	
1"	\$	
1 1/2"	\$	
2"	\$	
Over 2"	\$ ¹	
<u>Customer Connection (Tap-in) Charge</u>		
5/8" metered service	\$	
1" metered service	\$	
1 1/2" metered service	\$	
2" metered service	\$	
Over 2" metered service	\$ ¹	
<u>Guaranteed Revenue Charge</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (__ GPD)	\$	
All others-per gallon/month	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (__ GPD)	\$	
All others-per gallon/month	\$	
Inspection Fee	\$ ¹	
<u>Main Extension Charge</u>		
Residential- per ERC (350 GPD)	\$ 1,017.00	
Commercial-per ERC (350 GPD)	\$ 1,017.00	
All others-per gallon	\$ 2.91	
or		
Residential-per lot (__ foot frontage)	\$	
All others-per front foot	\$	
<u>Meter Installation Fee</u>		
5/8"	\$ 295.00	
3/4"	\$ 370.00	
1"	\$ 420.00	
1 1/2"	\$ ¹	
2"	\$ ¹	
Over 2"	\$ ¹	
Plan Review Charge	\$ ¹	
<u>Plant Capacity Charge</u>		
Residential-per ERC (350 GPD)	\$ 614.00	
General Service per ERC (350 GPD)	\$ 614.00	
All others-per gallon	\$ 1.76	
<u>System Capacity Charge</u>		
Residential-per ERC (__ GPD)	\$	
All others-per gallon	\$	

¹Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE –

TYPE OF FILING - Original Application

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

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APPLICATION FOR WATER SERVICE	20.0
COPY OF CUSTOMER'S BILL.....	22.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT.....	19.0

Ronald L. Edwards
ISSUING OFFICER
Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

NOT APPLICABLE

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

Application for Service

Name _____

Telephone Number _____

Billing Address

City	State	Zip
------	-------	-----

Service Address

City	State	Zip
------	-------	-----

Service Requested: _____ Water _____ Wastewater _____ Both

Date service should begin

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled, and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff.
4. Bills for water service will be rendered monthly as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require written notice within 5 days prior to the date the Customer desires to terminate service.

 Ronald L. Edwards
 ISSUING OFFICER

 Manager
 TITLE

BLUEFIELD UTILITIES, LLC
WATER TARIFF

APPLICATION FOR METER INSTALLATION

NOT APPLICABLE

Ronald L. Edwards
ISSUING OFFICER
Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

COPY OF CUSTOMER'S BILL

BLUEFIELD UTILITIES, LLC
 660 BEACHLAND BLVD., SUITE 301
 VERO BEACH, FL 32963
 (770) 829-6316

Account Number:	111-222	Service Period:	9/1/15 - 9/30/15
-----------------	---------	-----------------	------------------

Service Address: 123 Main Street

WATER SERVICE

	Previous Read	Present Read	Consumption	CHARGES
Consumption	100	105	5	
Base Facility Charge				\$ 20.24
Gallorage Charge	5	@	\$ 2.87	\$ 14.35

WASTEWATER SERVICE

Base Facility Charge				\$ 27.07
Gallorage Charge	5	@	\$ 5.08	\$ 25.40

Water Meter Size:	5/8 Inch	Previous Unpaid Balance:	\$ -
Water Usage Billed this Period	5	Total Current Charges:	\$ 87.06
Compared to Same Last Year	6	Total Now Due:	\$ 87.06

Service Address	Account Number	Date Billed	Date Due
123 Main Street	111-222	10/1/2015	10/21/2015

Customer Name and Address	Previous Unpaid Balance:	\$ -
	Total Current Charges:	\$ 87.06
	Total Now Due:	\$ 87.06
	Amount Paid:	<div style="border: 1px solid black; width: 100px; height: 15px;"></div>

Ronald L. Edwards
 ISSUING OFFICER

Manager
 TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

<u>Description</u>	<u>Sheet Number</u>
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Service Availability Policy.....	24.0

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WATER TARIFF

SERVICE AVAILABILITY POLICY

The provisions of this policy are available throughout the territory served by the Company. The Company adopts herein, by reference, Part VI, Chapter 25-30, Florida Administrative Code.

Fees and Charges

Each new connection to the system shall pay the applicable service availability fees and charges shown on Tariff Sheet No. 17.0.

Policies Applicable to Developers

Developers will construct and convey, at no cost to the Company, all on-site water distribution facilities, off-site water transmission facilities, pump stations, hydrants, and water meters pursuant to the standards and specifications of the Company. Conveyance of the facilities by the Developer and acceptance of the facilities by the Company will take place upon the successful completion of the following:

1. Inspection by representatives of the Company.
2. Transmittal of a one year warranty against defects in materials or workmanship.
3. Transmittal of a complete statement of cost to construct by NARUC chart of accounts.
4. Transmittal of a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities as well as complete as-built plans for all such lines and facilities.

Furthermore, at the Company's option, where facilities, either on-site or off-site, are required to serve more than one developer, the first developer may be required to construct oversized facilities. In that event, subsequent developers, builders, and individuals who connect to those facilities or use those facilities may be required to pay their prorated share of the costs of the facilities, which will be refunded to the developer who constructed the facilities, less a reasonable administrative fee, not to exceed 10%, to be retained by the Company.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

WASTEWATER TARIFF

BLUEFIELD UTILITIES, LLC

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL SHEET NO. 1.0

WASTEWATER TARIFF

BLUEFIELD UTILITIES, LLC

660 Beachland Blvd., Suite 301
Vero Beach, FL 32963
(772) 234-2410

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

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Rules and Regulations	6.0
Service Availability Policy	21.0
Standard Forms	17.0
Technical Terms and Abbreviations	5.0
Territory Authority	3.0

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY - St. Lucie County

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number

Date Issued

Docket Number

Filing Type

Original Certificate

(Continued to Sheet No. 3.1)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 1

Section 1 Township 36 South, Range 38 East & Section 6 Township 36 South Range 39 East, St Lucie County

That part of the NE 1/4 of Section 1, Township 36 South, Range 38 East, LESS the North 48 feet; AND that part of the NW 1/4 of Section 6, Township 36 South Range 39 East, LESS the following described land; Begin at the intersection of the North right of way line of State Rd 70 (Okeechobee Road) and the West right of way line of County Road 609A' thence North 250.19 feet; thence S 65° W, 208.71 feet; thence South, 250.19 feet ; thence N 65° E 208.71 feet to the point of beginning. TOGETHER WITH That part of the West 1/2 of Section 1, Township 36 South, Range 38 East, Less the canal right of way, All land lying North of State Rd 70 (Okeechobee Rd) and it's associated widening to date in St Lucie County.

(Continued to Sheet No. 3.2)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 2, 8 & 15

Section 2-4, 9-15, 23-26 & 36 Township 37 South Range 37 East, & Section 35 Township 36 South, Range 37 East St Lucie County

Section 2 LESS the North 125 feet AND all of Section 3 less the North 125 feet AND that portion of Section 4 & 9, lying East of the following described line; Commence at the South line of the North 100 feet of said Section 4 run West 3500 feet to the point of beginning; thence S 28° E, 1550 feet; thence S 14°E, 950 feet; thence S 20° E, 1700 feet; thence S 23° E, 600 feet; thence S 20° E, 550 feet; thence S 30° E, 2550 feet; thence S 21° E 400 feet to the East line of said Section 9 all lying in Township 37 South, Range 37 East in St Lucie County Florida .

TOGETHER WITH portions of Sections 10,11,12,13,14,15,23,24,25,26 and 36 all lying in Township 37 South, Range 37 East in St Lucie County Florida, more particularly described as follows; Begin at the Northwest corner of Section 10 and run South 2170 feet; thence S 21° E 800 feet; thence N 73° 42'00" E along said South line, 1646.50 feet; thence S 30° 44' 17" E a total distance of 24,491 feet to the South line of Section 36, thence East along said South line for 110 feet to a line 140 feet West of the East line of said Sections 36, 25, 24 and 13; thence along said parallel line North 3 miles to the South line of Section 12; thence East along said South line 5 feet to a line parallel with and 135 feet West of the East line of said Section 12; thence North 1 mile to the North line of Section 12, thence West along said North line Section 12, 11 & 10 for 3 miles to the point of beginning.

TOGETHER WITH the W 3/4 of the S 1/2 of Section 35, Township 36 South, Range 37 East in St Lucie County, Florida.

(Continued to Sheet No. 3.3)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 4 & 10

Section 25 Township 35 South Range 38 East, St Lucie County

The East 1/2 of the NE 1/4 and the South 1/2 of Section 25 Township 35 South Range 38 East in St Lucie County LESS the road and canal rights of way.

(Continued to Sheet No. 3.4)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 5, 14 & 18

Section 2-5 & Section 9-10 Township 36 South Range 38 East, St Lucie County

The West 3/4 and that part of the Northeast 1/4 of the SE 1/4 of Sections 2 LESS canal right of way, AND that part of Sections 3 & 4, LESS road and canal rights of way AND the E 1/2 and NW 1/4 of Section 5, less road and canal rights of way, AND that part of Section 9, the NW 1/4 of Section 10, all lying North of SR 70 (Okeechobee Rd) and the associated widening all in Township 36 South Range 38 East in St Lucie County Florida

(Continued to Sheet No. 3.5)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED

DESCRIPTION ID Parcel 9

Section 24 Township 35 South Range 38 East, St Lucie County

The W 1/2 of the SE 1/4 of Section 24 Township 35 South Range 38 East in St Lucie County LESS the East 25 feet, the West 51 feet and the South 25 feet thereof.

DESCRIPTION ID Parcel 13

Section 23 Township 35 South Range 38 East, St Lucie County

Section 23 Township 35 South, Range 38 East in St Lucie County Florida LESS road and canal rights of way.

DESCRIPTION ID Parcel 17

Section 5-8 Township 36 South Range 38 East, St Lucie County

That part of Section 5, LESS canal & road right of way AND that Part of Section 6, AND the North 1/2 of Section 7, Less the South 50 feet and LESS the road right of way TOGETHER WITH that part of Section 8 that lies North and West of Summerlin Road all in Township 36 Range 38 East, lying South of SR 70 (Okeechobee RD) and its associated widening in St Lucie County Florida

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
St. Lucie		All	

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is Bluefield Utilities, LLC.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

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(Continued to Sheet No. 6.1)

Ronald L. Edwards
 ISSUING OFFICER

Manager
 TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 6.0)

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Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

RULES AND REGULATIONS

1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.

The Company shall provide wastewater service to all Customers requiring such service within its Certificated Territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.

3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service.

4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued to Sheet No. 8.0)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 7.0)

- 8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

- 9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and shall be collected directly into the Company's main wastewater lines.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

- 10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any change resulting from a violation of this Rule.

- 11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued to Sheet No. 9.0)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 8.0)

- 12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.
- 13.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.
- 14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.
- 15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public utility shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a utility utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

- 16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.

(Continued to Sheet No. 10.0)

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 9.0)

- 17.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.
- 18.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where wastewater service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.
- 19.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule or, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be, pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 21.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.
- 22.0 EVIDENCE OF CONSUMPTION - The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

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Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8"	\$ 27.07
3/4"	40.61
1.0"	67.68
1.5"	135.35
2.0"	216.56
3.0"	433.12

Gallonage Charge per 1,000 gallons: \$ 5.08

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the company.

APPLICABILITY - For water service for all purposes in private residences.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Base Charge: All Meter Sizes \$ 27.07

Gallage Charge per 1,000 gallons: \$ 5.08
(Billed gallage capped at 8,000 gallons per month per ERC.)

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>General Service</u>
5/8" x 3/4"	<u>N/A</u>
1"	<u>N/A</u>
1 1/2"	<u>N/A</u>
Over 2"	<u>N/A</u>

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customer's account during the month of N/A each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>15.00</u>
Normal Reconnection Fee	\$ <u>15.00</u>
Violation Reconnection Fee	\$ <u>Actual Cost</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>15.00</u>

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC
WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	<u>Amount</u>	<u>Refer To Service Availability Policy Sheet No./Rule No.</u>
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service	\$	
1" metered service	\$	
1 1/2" metered service	\$	
2" metered service	\$	
Over 2" metered service	\$ ¹	
<u>Guaranteed Revenue Charge</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (___)GPD	\$	
All others-per gallon/month	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (___)GPD	\$	
All others-per gallon/month	\$	
<u>Inspection Fee</u>	\$ ¹	
<u>Main Extension Charge</u>		
Residential per ERC (<u>270</u> GPD)	\$	1,361.00
General Service per ERC (<u>270</u> GPD)	\$	1,361.00
All others-per gallon	\$	5.04
or		
Residential-per lot (___foot frontage).....	\$	
All others-per front foot.....	\$	
<u>Plan Review Charge</u>	\$ ¹	
<u>Plant Capacity Charge</u>		
Residential-per ERC (<u>270</u> GPD).....	\$	2,104.00
General Service per ERC (<u>270</u> GPD).....	\$	2,104.00
All others-per gallon.....	\$	7.80
<u>System Capacity Charge</u>		
Residential-per ERC (___GPD)	\$	
All others-per gallon	\$	

¹Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE –

TYPE OF FILING - Original Application

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR WASTEWATER SERVICE	19.0
COPY OF CUSTOMER'S BILL	20.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT.....	18.0

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

NOT APPLICABLE

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

Application for Service

Name _____

Telephone Number _____

Billing Address

City	State	Zip
------	-------	-----

Service Address

City	State	Zip
------	-------	-----

Service Requested: _____ Water _____ Wastewater _____ Both

Date service should begin

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff.
4. Bills for water service will be rendered monthly as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wishes to terminate service on any premises where water and/or wastewater service is supplied by the Company, the Company may require written notice within five days prior to the date the Customer desires to terminate service.

Ronald L. Edwards
 ISSUING OFFICER

Manager
 TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

COPY OF CUSTOMER'S BILL

BLUEFIELD UTILITIES, LLC
 660 BEACHLAND BLVD., SUITE 301
 VERO BEACH, FL 32963
 (770) 829-6316

Account Number:	111-222	Service Period:	9/1/15 - 9/30/15
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Service Address: 123 Main Street

WATER SERVICE

	Previous Read	Present Read	Consumption	CHARGES
Consumption	100	105	5	
Base Facility Charge				\$ 20.24
Gallorage Charge	5	@	\$ 2.87	\$ 14.35

WASTEWATER SERVICE

Base Facility Charge				\$ 27.07
Gallorage Charge	5	@	\$ 5.08	\$ 25.40

Water Meter Size:	5/8 Inch	Previous Unpaid Balance:	\$ -
Water Usage Billed this Period	5	Total Current Charges:	\$ 87.06
Compared to Same Last Year	6	Total Now Due:	\$ 87.06

Service Address	Account Number	Date Billed	Date Due
123 Main Street	111-222	10/1/2015	10/21/2015

Customer Name and Address	Previous Unpaid Balance:	\$ -
	Total Current Charges:	\$ 87.06
	Total Now Due:	\$ 87.06
	Amount Paid:	

Ronald L. Edwards
 ISSUING OFFICER
 Manager
 TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY

<u>Description</u>	<u>Sheet Number</u>
Schedule of Fees and Charges.....	Go to Sheet No. 16.0
Service Availability Policy.....	22.0

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE

BLUEFIELD UTILITIES, LLC

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

The provisions of this policy are available throughout the territory served by the Company. The Company adopts herein, by reference, Part VI, Chapter 25-30, Florida Administrative Code.

Fees and Charges

Each new connection to the system shall pay the applicable service availability fees and charges shown on Tariff Sheet No. 16.0.

Policies Applicable to Developers

Developers will construct and convey, at no cost to the Company, all on-site wastewater collection facilities, off-site wastewater transmission facilities, and lift/pump stations pursuant to the standards and specifications of the Company. Conveyance of the facilities by the Developer and acceptance of the facilities by the Company will take place upon the successful completion of the following:

1. Inspection by representatives of the Company.
2. Transmittal of a one year warranty against defects in materials or workmanship.
3. Transmittal of a complete statement of cost to construct by NARUC chart of accounts.
4. Transmittal of a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities as well as complete as-built plans for all such lines and facilities.

Furthermore, at the Company's option, where facilities, either on-site or off-site, are required to serve more than one developer, the first developer may be required to construct oversized facilities. In that event, subsequent developers, builders, and individuals who connect to those facilities or use those facilities may be required to pay their prorated share of the costs of the facilities, which will be refunded to the developer who constructed the facilities, less a reasonable administrative fee, not to exceed 10%, to be retained by the Company.

Ronald L. Edwards
ISSUING OFFICER

Manager
TITLE