

State of Florida



Public Service Commission

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TALLAHASSEE, FLORIDA 32399-0850

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

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COMMISSION CLERK

DATE: February 12, 2013
TO: Office of Commission Clerk
FROM: Lynn M. Deamer, Chief of Auditing, Office of Auditing and Performance Analysis
RE: Docket No. 120269-WU - Staff Assisted Rate Case - Pinecrest Utilities, LLC - Auditor's Report

The Office of Auditing and Performance Analysis filed its Auditor's Report yesterday, February 11, 2013, Document No. 00788-13, in the above-referenced docket. We inadvertently left off the last two pages of the report, pages 27 and 28 (Exhibit 4 and Exhibit 5).

I have attached these two pages to be inserted into the original Auditor's Report that was filed yesterday. Please feel free to contact me if there are any questions.

Thank you!

LD/th

DOCUMENT NUMBER - DATE
00814 FEB 12 2013
FPSC-COMMISSION CLERK

Exhibit 4: Net Operating Income

Pinecrest Utilities, LLC
 Net Operating Income
 Docket 120269-WU
 12 Months Ended September 30, 2012

Account Title	10/1/11-9/30/12 Test Year	Staff Adj. to 9/30/12	Adjusted Test Year	Pro Forma Adj.	Test Year With Proformas
Revenue	(\$13,034.97)	(\$44,717.36)	(\$57,752.33)	(\$1,664.84)	(\$59,417.17)
Total Operating Expense	\$45,995.00	(\$2,489.47)	\$43,505.53	\$368.38	\$43,873.91
Taxes Other Than Income	\$3,670.56	(\$680.87)	\$2,989.69	422.83	\$ 3,412.52
Depreciation Expense	\$0.00	\$8,385.73	\$8,385.73	(881.96)	\$ 7,503.77
Amortization Expense	\$0.00	(\$2,805.69)	(\$2,805.69)		\$ (2,805.69)
Depreciation Expense	\$0.00	\$5,580.04	\$5,580.04	(881.96)	\$ 4,698.08
Above the Line Net Income	\$36,906.68	(\$42,307.66)	(\$5,677.07)	(1,755.59)	(\$7,432.66)

Exhibit 5: Adjustments to Net Operating Income

**Pinecrest Utilities, LLC
Net Operating Income-Adjustments
Docket 120269-WU
12 Months Ended September 30, 2012**

Account	Test Year	Proforma	Finding
Revenue	\$ (44,807.04)		Finding 3
Revenue	\$ 90.00		Finding 6
Revenue		\$ (1,664.83)	Finding 5
Total Revenue	\$ (44,717.04)	\$ (1,664.83)	
Operating Expense	\$ (2,489.48)		Finding 6
Operating Expense		\$ 2,152.06	Finding 7
Operating Expense		\$ (1,783.63)	Finding 8
Total Operating Expense	\$ (2,489.48)	\$ 368.43	
Depreciation Expense	\$ 8,385.71		Finding 1
Depreciation Expense		\$ (1,333.60)	Finding 8
Depreciation Expense		\$ 451.64	Finding 8
Total Depreciation Expense	\$ 8,385.71	\$ (881.96)	
Amortization Expense	\$ (2,805.69)		Finding 2
Taxes Other Than Income Tax	\$ 422.83		Finding 5
Taxes Other Than Income Tax		\$ (680.87)	Finding 11
Total Taxes Other Than Income	\$ 422.83	\$ (680.87)	