BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Pine Harbour Waterworks, Inc., Application)		
For Approval of Transfer of Pine Harbour Water Utilitie	s, LLC)	Docket No.	_
in Lake County, Florida)	Filed: July 8, 2016	

PINE HARBOUR WATERWORKS, INC. APPLICATION FOR APPROVAL OF TRANSFER OF PINE HARBOUR WATER UTILITIES, LLC WATER SYSTEM IN LAKE COUNTY, FLORIDA

Pine Harbour Waterworks, Inc. ("Pine Harbour Waterworks" or "Buyer"), by and through its undersigned representative, and pursuant to Sections 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code, hereby files this Application for approval of the transfer of the Water System of Pine Harbour Water Utilities, LLC ("Seller") Certificate Nos. 450-W. In support of this Application, Pine Harbour Waterworks states as follows:

APPLICANT INFORMATION

1. The name and address of the Buyer for purposes of this Application, and as it should appear on Pine Harbour Waterworks, Inc. Commission-issued water certificate are:

Gary A. Deremer, President Pine Harbour Waterworks, Inc. 4939 Cross Bayou Blvd. New Port Richey, Florida, 34652 Tel: (727) 848 8292

Fax: (727) 848 7701

2. The name and address of Pine Harbour Waterworks, Inc.'s authorized representatives are:

Check received with filling and forwarded to Piecel for deposit. Fiscal to forward deposit information to Records.

initials of person who forwarded check:

Representative's Name and Title:

Gary A. Deremer, President Pine Harbour Waterworks, Inc. 4939 Cross Bayou Blvd. New Port Richey, Florida, 34652

Troy Rendell, Manager of Regulated Utilities Pine Harbour Waterworks, Inc. 4939 Cross Bayou Blvd. New Port Richey, Florida, 34652 727-848-8292

3. The Seller's representatives for purposes of this Application are:

Sandra Wesson Pine Harbour Water Utilities, LLC P.O. Box 447 Fruitland Park, FL 34731 (352) 787-2944 (office) (352) 787-3196 (fax)

- 4. The shareholders via Pine Harbour Water Utilities, LLC have been issued FPSC Certificate Nos. 450 W by Order No. PSC-08-0645-FOF-WU, issued October 6, 2008 in Docket No. 080269-WU.
- 5. Attached hereto is Pine Harbour Waterworks' Application for Approval of Purchase of the Seller's system in Lake County, Florida (the "Application"). The attached Application includes all of the information required by Rule 25-30.037, Florida Administrative Code.
- 6. Pine Harbour Waterworks entered into an Asset Purchase Agreement (APA) with Pine Harbour Water Utilities, LLC on May 27, 2016. (Exhibit A) The closing of the sales transaction took place on June 29, 2016. (Exhibit B)

- 7. Pine Harbour Waterworks is a Florida corporation authorized to do business in Florida as of May 27, 2016.
- 8. Attached hereto is Pine Harbour Waterworks' application for transfer of the Water and Wastewater Systems of Pine Harbour Water Utilities, LLC
- 9. Pine Harbour Waterworks requests the approval of a Credit Card Convenience
 Fee consistent with the other regulated utilities owned by the shareholders. The fee requested is
 consistent with the following Orders:

PSC-15-0178-TRF-WS	PSC-15-0179-TRF-WS	PSC-15-0180-TRF-WS
PSC-15-0181-TRF-WS	PSC-15-0182-TRF-WS	PSC-15-0183-TRF-WU
PSC-15-0184-TRF-WS	PSC-15-0185-TRF-WU	PSC-15-0186-TRF-WU
PSC-15-0187-TRF-WU	PSC-15-0188-TRF-WU	PSC-15-0189-TRF-WS
PSC-15-0180-TRF-WU	PSC-16-0169-PAA-WU	

The same support documentation applies for this request since the same services are being provided consistent with the related utility companies.

- 10. Pine Harbour Waterworks also requests Customer Deposits consistent with Rule 25-30.311, Florida Administrative Code.
- 11. In addition, Pine Harbour Waterworks requests approval of a Non Sufficient Funds (NSF) Charge as set forth in Section 68.065(2), Florida Statutes and consistent with the other regulated utilities owned by the shareholders. The request is consistent with the request approved by this Commission in Docket No. 150260-WS by Order No. PSC-16-0084-TRF-WS, issued February 22, 2016.

WHEREFORE, Utility Company requests that this Commission:

- A. Grant Pine Harbour Waterworks, Inc.'s Application;
- B. Approve the transfer of the Water Systems owned by Pine Harbour Water Utilities, LLC to Pine Harbour Waterworks, Inc. as described herein and in the attached application and,
 - C. Grant such other relief as appropriate.

Respectfully submitted this 8th day of July 2016.

Name: Gary A. Deremer

Title: President

Pine Harbour Waterworks, Inc.

4939 Cross Bayou Blvd.

New Port Richey, FL 34652

Pine Harbour Waterworks, Inc. Filing Fee Pursuant to Rule 25-30.020, Florida Administrative Code

Water

Permitted Capacity:

60,480 gallons

350 gpd per ERC: Number of ERCs

___350 gpd

172.80 ERCs

Filing Fee:

\$750

FLORIDA PUBLIC SERVICE COMMISSION

INSTRUCTIONS FOR COMPLETING EXAMPLE <u>APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES</u> FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY

(Pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037(2), Florida Administrative Code)

General Information

The attached form is an example application that may be completed by the applicant and filed with the Office of Commission Clerk to comply with Rule 25-30.037(2), Florida Administrative Code (F.A.C.). Any questions regarding this form should be directed to the Division of Engineering at (850) 413-6910.

Instructions

- 1. Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.
- 2. Fill out the attached application form completely and accurately.
- 3. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A." Do not leave any items blank.
- 4. Remit the proper filing fee pursuant to Rule 25-30.020, F.A.C., with the application.
- 5. Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.
- 6. The completed application, attached exhibits, and the proper filing fee should be mailed to:

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

APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY

(Pursuant to Section 367.071, Florida Statutes, and Rule 25-30.037(2), Florida Administrative Code)

Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.

To:	Office of Commission of Florida Public Service 2540 Shumard Oak Bo Tallahassee, Florida 32	Commission oulevard	
and ar	llation of Water Certif	icate No. <u>450-W</u> and/oficate No and/o	ne transfer of facilities and transfer or or Wastewater Certificate No
PART	ГІ	APPLICANT INI	FORMATION
A)	telephone number, and The utility's name shou	if applicable, fax numb ld reflect the business and Division of Corporations:	tility/seller's certificated name, address, er, e-mail address, and website address. d/or fictitious name(s) registered with the
	4939 Cross Bayou Blvo	l.	
	Office Street Address		
	New Port Richey	FL	34652
	City	State	Zip Code
	Same Mailing Address (if dif	ferent from Street Addres	(22
	141dilling / tudi 000 (if till		,
	City	State	Zip Code

	(727) 848-8292		(727) 848-7701		
	Phone Number		Fax Number		
	81-2865252				
	Federal Employer Iden	tification Number			
	trendell@uswatercorp.	net			
	E-Mail Address				
	www.mywaterservice.	com			
	Website Address				
	450-W				
	Water Certificate No.		Wastewater Certificate No.		
B)	The contact information	on of the seller's	authorized representative to contact concern		
	this application:				
	Sandra Wesson				
	Name				
	P.O. Box 447		V. C.		
	Mailing Address				
	Fruitland Park	FL	34731		
	City	State	Zip Code		
	(352) 787-2944		(352) 787-3196		
	Phone Number		Fax Number		
	pineharbourwater@ao	l.com			
	E-Mail Address				
C)	Contact Information f	or Buyer. The bu	yer's name, address, telephone number, Fed		
	Employer Identification Number, and, if applicable, fax number, e-mail address, website				
	address, and new name of the utility if the buyer plans to operate under a different name. The buyer's business name, and if applicable, new utility name, should reflect the				
	business and/or fictitie	business and/or fictitious name(s) registered with the Department of State's Division of			
	Corporations.				
	Pine Harbour Waterwo	orks, Inc.			
	Buyer's Name	And the second s			

Office Street Address		
New Port Richey	FL	32652
City	State	Zip Code
Same		
Mailing Address (if different fr	om Street Address)	
City	State	Zip Code
(727) 848-8292	(727) 848-7	701
Phone Number	Fax Number	·
81-2865252		
Federal Employer Identification	n Number	
trendell@uswatercorp.net		
E-Mail Address		
Pine Harbour Waterworks, Inc.		
Pine Harbour Waterworks, Inc. New Utility Name		
New Utility Name The contact information of the		sentative to contact concerni
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New Utility Name The contact information of the this application: Troy Rendell, Manager of Reg Name	e buyer's authorized repre	sentative to contact concerni
New Utility Name The contact information of the this application: Troy Rendell, Manager of Reg Name Same as above Mailing Address	e buyer's authorized repre	
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New Utility Name The contact information of the this application: Troy Rendell, Manager of Reg Name Same as above Mailing Address City (727) 848-8292	e buyer's authorized repregulated Utilities State (727) 848-7	Zip Code
New Utility Name The contact information of the this application: Troy Rendell, Manager of Reg Name Same as above Mailing Address City	e buyer's authorized repregulated Utilities State	Zip Code

D)

E) The name, address, telephone number, and if available, e-mail address and fax number of the person in possession of the books and records when the application is filed.

Troy Rendell		
Name		
Mailing Address		
City	State	Zip Code
() -	() -	
Phone Number	Fax Numb	er
same as above		
E-Mail Address		
unless operating as a sole proprietor.		
unless operating as a sole proprietor.		
unless operating as a sole proprietor.		P16000047512 Number
unless operating as a sole proprietor.		Number
unless operating as a sole proprietor. Corporation Limited Liability Company		P16000047512
unless operating as a sole proprietor. Corporation		P16000047512 Number
unless operating as a sole proprietor. Corporation Limited Liability Company	·	P16000047512 Number Number Number
unless operating as a sole proprietor. Corporation Limited Liability Company Partnership		P16000047512 Number Number Number Number
unless operating as a sole proprietor. Corporation Limited Liability Company Partnership Limited Partnership Limited Liability Partnership		P16000047512 Number Number Number
unless operating as a sole proprietor. ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership		P16000047512 Number Number Number Number
unless operating as a sole proprietor. ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Limited Liability Partnership		P16000047512 Number Number Number Number
unless operating as a sole proprietor. ☐ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Sole Proprietorship ☐ Association		P16000047512 Number Number Number Number Number

	Florid	utility is doing business under a fictitious name, provide documentation from the la Department of State, Division of Corporations showing the utility's fictitious and registration number for the fictitious name.
	☐ Fi	ctitious Name (d/b/a)
		Registration Number
G)	The nowns neces	ame(s), address(es), and percentage of ownership of each entity or person which or will own more than 5 percent interest in the utility (Use additional sheet if sary).
	Gary	Deremer - 59%; Cecil Delcher - 33%; Vickie Penich - 8%
H)		de the date and state of incorporation or organization of the buyer. 27, 2016 - State of Florida
PART	. II	TRANSFER OF CERTIFICATE
A)	DES	CRIPTION OF SALE AGREEMENT
	1)	Exhibit \underline{A} - Provide a copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval.
	2)	Exhibit \underline{B} - Provide the following documentation of the terms of the transfer: a) The date the closing occurred or will occur.
		June 29, 2016
		b) The purchase price and terms of payment.
		\$34,000 cash purchase
		c) A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of non-regulated operations or entities.
		See attached schedule

d)	A description of all consideration between the parties, including promised salaries, retainer fees, stock, stock options, and assumption of obligations.
	Not Applicable.
e)	Provisions regarding the disposition, where applicable, of customer deposits and interest thereon, guaranteed revenue contracts, developer agreements, customer advances, debt of the utility, and leases.
	There are no customer deposits. There are no developer agreements or customer advances. Buyer does not assume any debt.
f)	A statement that the buyer will fulfill the commitments, obligations, and representations of the seller with regard to utility matters.
	Buyer will fulfill the commitments, obligations, and representations of the seller with regard to utility matters.
g)	A provision that the buyer has or will obtain the books and records of the seller, including all supporting documentation for rate base additions since the last time rate base was established for the utility.
	Buyer is obtaining the books and records of the seller, including all supporting documentation.
h)	A statement that the utility's books and records will be maintained using the National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA).
	Buyer will maintain its books and records using the NARUC USOA.

i) A statement that the utility's books and records will be maintained at the utility's office(s) within Florida, or that the utility will comply with the requirements of Rule 25-30.110(1)(b) and (c), F.A.C., regarding maintenance of utility records at another location or out-of-state. If the records will not be maintained at the utility's office(s), the statement should include the location where the utility intends to maintain the books and records.

The books and records will be maintained at the utility's office in New Port Richey, FL. See address above.

B) FINANCIAL ABILITY

- Exhibit C Provide a detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided.
- Exhibit <u>C</u> Provide a list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements.

See Exhibit C - finanical statements will be provided under separate cover letter requesting confidential treatment.

C) <u>TECHNICAL ABILITY</u>

- 1) Exhibit <u>D</u> Provide the buyer's experience in the water or wastewater industry.

 See Exhibit D
- Exhibit \underline{D} Provide the buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities.

D) TERRITORY DESCRIPTION, PUBLIC INTEREST, AND FACILITIES

- 1) Exhibit \underline{E} Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.
- 2) Exhibit \underline{F} Provide a statement explaining why the transfer is in the public interest.

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Exhibit G - Provide a statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and compliance with all applicable standards set by the DEP, or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a description of the repairs or improvements that have been identified, the governmental entity that required the repairs or improvements, if applicable, the approximate cost to complete the repairs or improvements, and any agreements between the seller and buyer regarding who will be responsible for any identified repairs or improvements.

See Exhibit G

- 4) Exhibit <u>H</u> Provide documentation of the utility's right to continued long-term use of the land upon which the utility treatment facilities are located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded long-term lease, such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the transfer.
- 5) Exhibit <u>I</u> Provide a copy of all of the utility's current permits from the Department of Environmental Protection (DEP) and the water management district.
- 6) Exhibit <u>J</u> Provide a copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary water quality standards report.

- Exhibit \underline{K} Provide a copy of all of the utility's correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.
- 8) Exhibit \underline{L} Provide a copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years.

E) PROPOSED TARIFF

Exhibit \underline{M} - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.037, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

F) ACCOUNTING INFORMATION

Exhibit N - Provide the proposed net book value of the system as of the date of the proposed transfer, and a statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested. If rate base has been established by this Commission, provide the docket and the order number. In addition, provide a schedule of all subsequent changes to rate base.
Exhibit O - Provide a statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established or the rate base was last established by the Commission, whichever is later. If the tax returns have not been obtained, provide a description of the steps taken to obtain the tax returns.
Exhibit \underline{P} - Provide a statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for

	4)	Exhibit Q - If the buyer currently owns other water or wastewater utilities that are regulated by this Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities.
G)	NOTI	CING REQUIREMENTS
		t - \underline{R} - Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be ed as a late-filed exhibit.
PART	Ш	SIGNATURE
	Please	sign and date the utility's completed application.
APPL	CATIC	ON SUBMITTED BY:
		Applicant's Signature
		Gary Devener
		Applicant's Name (Printed)
		Dostler +
		Applicant's Title
		J-14 8, 276
		Date

EXHIBIT A Rule 25-30.037 (2)(i)

A copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval

A copy of the Asset Purchase Agreement, including attachments, by and between Pine Harbour Water Utilities, LLC and Pine Harbour Waterworks, Inc. executed on May 27, 2016 is attached hereto.

THIS ASSET PURCHASE AGREEMENT, dated as of this 27th day of May 2016, by and between Pine Harbour Water Utilities, Inc., a Florida corporation with an address of 101 Satellite Court, Leesburg, Fl 34748 ("Seller"), and Pine Harbour Waterworks, Inc., a Florida corporation with an address of 4939 Cross Bayou Ct., New Port Richey, FL 35652 or ("Buyer"), with reference to the following RECITALS:

RECITALS

- A. Seller owns, maintains and operates a water production and distribution system (collectively the "System") that provides water service to the residents of Pine Harbour located within Lake County, Florida (the "Service Area").
- B. Buyer is a public utility that furnishes water to the public in an assigned portion of the State of Florida.
- C. Seller desires to sell, and Buyer desires to purchase the properties and rights of Seller owned and used in connection with its System, all upon the terms and conditions set forth herein.
- **NOW, THEREFORE**, in consideration of the recitals and the covenants, representations, warranties and agreements herein contained, and intending to be legally bound hereby, the parties hereto agree as follows:

1. SALE AND PURCHASE OF THE SELLER'S WATER SYSTEM ASSETS

Subject to the terms and conditions hereinafter set forth, Buyer shall purchase from Seller, and Seller shall sell, assign, transfer, grant, convey and deliver to Buyer at Closing (hereinafter defined), all of the System assets, properties and rights of Seller (whether tangible or intangible, real, personal or mixed) which are held, used or useful in connection with the production, treatment, and distribution of water within the Service Area (the "Assets").

The Assets are being sold in "As Is" condition and Seller makes no representations, covenants or warranties with respect to the condition of the Assets, except that the Assets are being sold free and clear of all mortgages, liens, pledges, security interest, charges, taxes, claims, restrictions and encumbrances of any nature whatsoever. This paragraph shall be construed in a manner that does not limit any other representations or warranties provided by Seller within this Agreement.

1.1 Assets Further Defined

The Assets shall, without limitation to the definition stated above, include the specific assets, properties and rights of Seller set forth on the following:

- (a) all the land, buildings, pipes, pipelines, wells, treatment equipment and facilities, pumping stations, storage tanks and facilities, standpipes, fire hydrant, pump stations, structures, irrigation service lines, improvements, fixtures, rights-of-way, rights, uses, licenses and easements owned by Seller, or in which Seller has an interest, and all hereditaments, tenements and appurtenances belonging or appertaining thereto;
- (b) all rights of Seller under any written or oral contract, easement, license, agreement,

lease, plan, instrument, registration, permit, certificate or other authorization or approval of any nature, or other document, commitment, arrangement, undertaking, practice or authorization, relating to the Assets;

(c) all information, files, records, data, plans, contracts and recorded knowledge, including customer and supplier lists and property records, related to the utility services provided by Seller in Lake County.

1.2 Excluded Assets

Notwithstanding the foregoing, the Assets shall not include any of the following:

- (a) any and all customer service lines that run from outside the meter box or from the curb stop to each individual residence, commercial or industrial structure served by the Assets;
- (b) Any customer water service lines that run from the curb to the residences;
- (c) all piping and fixtures internal to each individual customer's structure;
- (d) Seller's cash and accounts receivables as of the date of Closing; and
- (e) Sellers' Accounts Receivable

1.3 Consideration

The total purchase price ("Purchase Price") for the Assets will include a total price up to **Thirty Four Thousand Dollars** (\$34,000.00) for the portion of the assets attributable to the water service. Seller will be paid 90% (\$30,600.00) upon Closing with the final payment (10% or \$3,400.00) of being paid within 30 days of the Final Official Approval Date of Transfer established by the FPSC. Buyer will perform a final due diligence of all facilities and assets prior to Closing. The due diligence is to ensure all assets are in the same working condition, that all permits are valid, current and that there are no compliance infractions in force at the time of the date of this final completion of this Agreement. If, after conducting the final due diligence, Buyer determines that the assets are not in the same working condition, that any permit is no longer valid or current, or that there are compliance infractions, Seller shall have 60 days to either correct the condition or reach an agreement with Buyer for a reduction to the purchase price. If Seller refuses to correct the condition or is unable to reach agreement with Buyer concerning a reduction to the Purchase Price, Buyer may elect to terminate this Agreement without penalty or to proceed to Closing. The Seller shall then refund the \$30,600.00 already paid by the Buyer at Closing.

1.4 <u>Contractual Obligations</u>

Buyer shall not assume any obligations of Seller, under any contract, agreement, commitment, lease, certificate, order, notice, permit or other instrument, whether oral, written, express or implied not related to utility operation. Buyer shall fulfill commitments, obligations and representations of the seller with regard to utility matters only. Seller acknowledges that there are no outstanding developer agreements, guaranteed revenue contracts, or customer advances as of the date of this agreement.

1.5 Non-Assumption of Liabilities

All liabilities and obligations of Seller shall remain the sole responsibility of Seller, including any and all liabilities or obligations under any employee benefit plan, practice or arrangement or pension, retirement or savings plan. Buyer shall not assume and shall not be liable for any liabilities or obligations of Seller of any nature whatsoever, whether express or implied, fixed or contingent, whatsoever. Seller and Buyer acknowledge there are no customer deposits being held by the Seller as of the date of this agreement and none will be held at the date of closing.

2. **CLOSING**

Subject to the provisions of **Sections 4** and **5**, Closing hereunder (the "Closing") shall take place as mutually agreed upon by the Seller and Buyer, and which shall take place on or before June 30, 2016. The date of the Closing is referred to herein as the "Closing Date". The effective time of the legal transfer hereunder shall be 12:01 a.m. on the day following the Closing Date.

2.1 Items to be delivered at Closing

At the Closing and subject to the terms and conditions herein contained:

- (a) Seller shall deliver to Buyer the Assets, including, without limitation, the following:
- (i) instruments and documents of conveyance and transfer, all in form reasonably satisfactory to Buyer and its counsel, as shall be necessary and effective to transfer and assign to, and vest in, Buyer good and marketable title to the Assets and all rights to operate the System as such is now being operated, including, but not limited to the following documents: a Deed for each parcel to be conveyed and a Bill of Sale and Assignments.
- (ii) a complete and accurate list of the names and addresses of all customers of Seller, both in paper form and in electronic form on a diskette that can be downloaded to a computer, along with a billing history for each customer:
- (iii) a complete listing of the last meter reading (ending read) in paper form and in electronic form for all customers of Seller referred to in Section 2.1(c) hereof.
- (iv) keys to any and all buildings and gates; and simultaneously with such delivery, all such steps shall be taken as may be required to put Buyer in actual possession and operating control of the Assets.
- (b) Seller shall deliver to Buyer the agreements, opinions, certificates and other documents and instruments referred to in **Section 5** hereof.
- (c) Buyer and Seller agree that final meter readings shall be conducted within seven (7) days immediately prior to Closing. These readings shall be utilized by the Seller for the purpose of issuing final bills, and shall constitute the opening readings for Buyer. Buyer shall use these readings to begin the billing cycle for its new customers following Closing, and shall not be responsible for the collection of any amounts due Seller for

bills issued by Seller as a result the Seller's final meter reading.

(d) Accurate asset listing and depreciation schedules updated through the closing date.

In the event that Buyer determines that payments that it has received are payments for the period of time that Seller owned the Assets, Buyer will forward these payments to Seller within a reasonable period of time. In making such determinations, among other ways to determine whether the payment received is for payments due prior to Closing, Buyer will consult with Seller on the amount of the amounts due to Seller prior to Closing and will compare these amounts due with the amount received.

(e) Buyer shall pay all costs of closing including, but not limited to, recording the deed for the land and buildings on which the assets are located, intangible taxes, and any title costs, including title insurance, as required by the Buyer. Buyer also agrees to pay all Florida Department of Environmental Protection Operating Fees for the current year.

2.2 Transfer of Utilities

Seller and Buyer will cooperate to transfer any and all utility services, including telephone, electric, chlorine, and gas service providing such service to any of the Assets as of the Closing Date.

2.3 Further Assurances

Seller, from time to time after the Closing, at Buyer's request, and without compensation, will execute, acknowledge and deliver to Buyer such other instruments of sale, conveyance, assignment and transfer and will take such other actions and execute and deliver such other documents, certifications and further assurances as Buyer may reasonably require in order to vest in Buyer, and/or to place Buyer fully in possession of, all of the Assets.

3. **CONDUCT OF PARTIES PENDING CLOSING**

- 3.1 Seller agrees that, with respect to the Assets, pending the Closing and except as otherwise agreed to in writing by Buyer:
 - (a) The business of Seller shall be conducted solely in the ordinary course consistent with past practice and shall maintain and service the tangible Assets in good working order such that they will be in proper working order at Closing.
 - (b) Seller will use its best efforts to maintain its relations and goodwill with its suppliers, customers and any others having business relations with it.
 - (c) Seller shall comply with all laws, ordinances, rules, regulations and orders applicable to it and to the conduct of its business.
 - (d) Seller will promptly advise Buyer in writing of all events between the date hereof and Closing which could render any representation or warranty under the Agreement, if restated and republished as of Closing, untrue or incorrect in any material respect.
 - (e) Seller will promptly advise Buyer in writing promptly after Seller receives knowledge of

the threat or commencement of any dispute, claim, action, suit, proceeding, arbitration or investigation against or involving the Assets or the sale and transfer thereof to Buyer, or of the occurrence of any event (exclusive of general economic factors affecting business in general) of a nature that is or may be materially adverse to the business, operations, properties, assets, prospects or condition (financial or otherwise) of Seller.

- (f) Seller will conduct its business in such a manner that at the Closing the representations and warranties of Seller contained in this Agreement shall be true as though such representations and warranties were made on and as of such date. Furthermore, Seller will use its best efforts to cause all of the conditions to this Agreement to be satisfied on or prior to the Closing Date.
- (g) Seller will give to Buyer free and full access to and the right to inspect, during normal business hours, all of the premises, properties, assets, records, contracts and other documents relating to its business and operations, and shall permit them to consult with the officers, employees, accountants, counsel and agents of Seller.

4. <u>CONDITIONS PRECEDENT TO SELLER'S OBLIGATIONS</u>

All obligations of Seller under this Agreement are subject to the fulfillment or satisfaction, or waiver by Seller, prior to or at the Closing, of each of the following conditions precedent:

4.1 Closing Certificate; Performance by Buyer

Buyer shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by it prior to or at the Closing; and Seller shall have been furnished with a certificate or certificates of Buyer dated the Closing Date, signed by an officer of Buyer, certifying, in such detail as Seller may reasonably request, to the fulfillment of the foregoing conditions and that all representations and warranties made by Buyer in this Agreement are true and correct as of Closing, except such as have been rendered incorrect because of events which occurred after the date hereof, as disclosed in writing by Buyer to Seller within a reasonable time after the event occurred.

4.2 Litigation Affecting Closing

On the Closing Date, no proceeding shall be pending or threatened before any court or governmental agency in which it is sought to restrain or prohibit or to obtain damages or other relief in connection with this Agreement or in the consummation of the transactions contemplated hereby, and no investigation that might eventuate in any such suit, action or proceeding shall be pending or threatened.

5. CONDITIONS PRECEDENT TO BUYER'S OBLIGATIONS

All obligations of Buyer under this Agreement are conditioned upon the fulfillment or satisfaction, or waiver by Buyer, prior to or at the Closing, of each of the following conditions precedent:

5.1 Satisfaction with Operational and Real Estate Title Issues

(a) Buyer shall be satisfied with its review of the real estate and the quality of title to be

conveyed to Buyer from Seller.

5.2 Closing Certificate; Performance by Seller

Seller shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by it prior to or at the Closing; and Buyer shall have been furnished with a certificate or certificates of Seller dated the Closing Date, signed by the appropriate officials of Seller, certifying, in such detail as Buyer may reasonably request, to the fulfillment of the foregoing conditions and that all representations and warranties are true and correct as of Closing.

5.3 <u>Litigation Affecting Closing</u>

On the Closing Date, no proceeding shall be pending or threatened before any court or governmental agency in which it is sought to restrain or prohibit or to obtain damages or other relief in connection with this Agreement or the consummation of the transactions contemplated hereby, and no investigation that might eventuate in any such suit, action or proceeding shall be pending or threatened.

5.4 Seller Authorizations

Seller shall have furnished Buyer with certified copies of all proceedings of Seller, including a signed and certified copy of the appropriate document(s) authorizing the transactions hereby contemplated.

5.5 Governmental Approvals

Buyer shall have received within 12 months (365 days), all governmental approvals and authorizations needed for the transfer of the Assets, including, but not limited to, the FPSC, FDEP, and the Water Management District, upon terms and conditions acceptable to Buyer, to enable Buyer to assume ownership and operation of the System Assets and to provide water service to the public in the service territory presently being served by Seller. Seller agrees to provide complete cooperation throughout the governmental approval, including but not limited to, assisting in the financial audit of the Sellers books and records by the FPSC. Buyer and Seller will use reasonable efforts to achieve any necessary additional approvals within ninety (90) days from the official FPSC Transfer Date.

5.6 Regulatory Approval Contingency.

The sale of assets contemplated by this Agreement is subject to and contingent upon the receipt of a favorable Florida Public Service Commission ("FPSC") staff recommendation and FPSC approval upon terms and conditions reasonably acceptable to Buyer and Seller as to such recommendation and approval. As provided in Section 367.071, Florida Statutes, the parties desire to close the transaction in advance of the FPSC Staff's recommendation and the FPSC's approval. In the event that the FPSC staff and/or the FPSC determines that the sale and transfer of the Water System Assets is not in the public interest and that Buyer will not fulfill the commitments, obligations, and representations of the utility, and, therefore, the FPSC denies such transfer, or in the event that the FPSC staff recommends and/or the FPSC approves the sale and transfer of the Water System Assets upon terms and conditions not reasonably acceptable to Buyer and Seller then the Water System Assets remain with the Seller and any and all agreements or understandings will be null and void between the Seller and Buyer.

5.8 Satisfaction of Buyer

All actions, proceedings, resolutions, instruments and documents required to carry out this Agreement or incidental hereto and all other related matters shall have been approved on the Closing Date by Buyer in the exercise of its reasonable judgment.

6. REPRESENTATIONS AND WARRANTIES OF SELLER

- 6.1 Seller hereby represents and warrants to Buyer as follows:
 - (a) <u>Organization</u>. Pine Harbour Water Utilities, LLC. as a Corporation is duly organized, validly existing and in good standing under the laws of the State of Florida.
 - (b) <u>System Ownership</u>. Seller holds the exclusive right, title, interest and power to sell the assets of Pine Harbour Water Utilities, LLC.
 - (c) <u>Current Operations</u>. Seller has all requisite power and authority and all agreements, contracts, commitments, leases, certificates, licenses, permits, regulatory authorizations and other instruments required to conduct the business of the System as it has been and is now being conducted and to own and operate the System.
 - (d) <u>Legal Authority</u>. Seller has the full power and lawful authority to transfer to Buyer the rights, title and interest in and to the System.
 - (e) <u>Due Authorization; Valid and Binding</u>. Seller has the full power and lawful authority to execute and deliver this Agreement and all related agreements and to consummate and perform the transactions contemplated hereby and has duly and validly authorized the execution of this Agreement and all related documents and agreements by all necessary proceedings. This Agreement and all related agreements constitute the valid and binding obligation of Seller.
 - (f) No Approvals or Violations. This Agreement does not require any further approvals of any other party, does not violate any law, ordinance or regulation, does not conflict with any order or decree, and does not conflict with or result in a breach of any contract, lease or permit to which Seller is a party.
 - (g) Party to Decree. Seller is not party to, or subject to the provision of, any judgment, order, writ, injunction or decree of any court or of any governmental official, agency or instrumentality relating to the System or the Assets.
 - (h) <u>List of Assets</u>. <u>Schedule 1.1</u> contains a true and complete list of the Assets.
 - (i) <u>Customer Records</u>. The data contained in the customer records provided to Buyer is true and accurate.
- 6.2 Seller hereby represents and warrants to Buyer as follows:
 - (a) <u>Undisclosed Liabilities</u>. There are no liabilities or obligations of Seller, either accrued, absolute, contingent or otherwise, relating to the Assets. For purposes of this Agreement, the term liabilities shall include, without limitation, any direct or indirect indebtedness, guaranty, endorsement, claim, loss, damage, deficiency, cost, expense,

- obligation or responsibility accrued, absolute, contingent or otherwise.
- (b) <u>No Other Parties</u>. No person other than Seller owns or has any interest in any equipment or other tangible assets or properties currently utilized or necessary to the operations or business of the Seller's Assets.
- (c) <u>Rights to Facilities</u>. Seller has good and valid rights to occupy and to obtain access to the areas where the distribution lines and other facilities of the Assets are located.
- (d) Compliance with Law. Seller is not in any material violation of any law, ordinance or governmental rule or regulation to which it or its business, operations, assets or properties is subject and has not failed to obtain, or to adhere to the requirements of, any certificate, license, permit or other governmental authorization necessary to the ownership of its assets and properties or to the conduct of its business.
- 6.3 Seller hereby represents and warrants to and with Buyer as follows with respect to compliance with environmental laws:
 - (a) <u>Compliance with Law</u>. To the best of Seller's actual knowledge, Seller has been and is in compliance with all Environmental Laws (as hereinafter defined).
 - (b) Adequacy of Permits. To the best of Seller's actual knowledge, after diligent inquiry and investigation, Seller has obtained and continues to possess all permits, licenses, approvals or other authorizations which are required under the Environmental Laws, has filed such timely and complete renewal applications as may be required prior to the Closing Date, and also has complied with all reporting and record keeping requirements under the Environmental Laws.

7. REPRESENTATIONS AND WARRANTIES OF BUYER

- 7.1 Buyer hereby represents and warrants to Seller as follows:
 - (a) <u>Organization</u>. Buyer is a corporation duly organized and validly existing and in good standing under the laws of the State of Florida.
 - (b) <u>Due Authorization; Valid and Binding</u>. Buyer has the full power and lawful authority to execute this Agreement and to consummate and perform the transactions contemplated hereby and has duly and validly authorized the execution of this Agreement by all necessary proceedings. This Agreement constitutes the valid and binding obligations of Buyer.
 - (c) <u>Financial Wherewithal</u>. Buyer has the financial wherewithal to complete the purchase of the Assets as contemplated hereunder and upon completion of Closing, to operate and manage the Assets at, or exceeding, the level of service provided by the Seller prior to Closing.

8. <u>INDEMNIFICATION</u>

8.1 Indemnification of Seller

For a period of one (1) year from and after the Closing, Buyer will reimburse, indemnify and hold Seller and its officials and employees harmless from and against any and all liabilities, obligations, damages, losses, actions, audits, deficiencies, claims, fines, costs and expenses, including attorney's fees and costs resulting from, relating to, or arising out of:

- (a) the provision of water service by Buyer for the period following Closing;
- (b) issues of regulatory compliance and claims by third parties for events that occur following the date of Closing that are not attributable to events that occurred prior to Closing;
- (c) the failure of Buyer to perform any of its covenants following Closing; and
- (d) the enforcement of this Section 8.

8.2 Indemnification of Buyer

From and after the Closing, Seller will reimburse, indemnify and hold Buyer and its affiliates, and their officers, directors and employees, harmless from and against any and all liabilities, obligations, damages, losses, actions, audits, deficiencies, claims, fines, costs and expenses, including attorney's fees and costs resulting from, relating to, or arising out of:

- (a) any liabilities or obligations of Seller of any nature whatsoever except for those liabilities and obligations of Seller which Buyer specifically assumes pursuant to this Agreement;
- (b) any misrepresentation, breach of warranty or non-fulfillment of any agreement or covenant on the part of Seller under this Agreement, or from any misrepresentation in, or omission from, any Schedule or information furnished to Buyer pursuant to this Agreement or in connection with the negotiation, execution or performance of this Agreement;
- (c) the provision of water service by Seller for the period prior to the date of Closing;
- (d) issues of regulatory compliance and claims by third parties for events that are attributable to events that occurred prior to Closing;
- (e) the enforcement of this Section 8.

8.3 General

Each party shall provide the other party with reasonable notice of any claims arising under this **Section 8**. The indemnification rights of the parties under this **Section 8** are independent of and in addition to such rights and remedies as the parties may have at law or in equity or otherwise for any misrepresentation, breach of warranty, or failure to fulfill any agreement or covenant hereunder.

9. SURVIVAL OF REPRESENTATIONS AND WARRANTIES

All representations, warranties and agreements made by the parties in this Agreement or in any written agreement, document, or certificate furnished hereunder or in connection with the negotiation, execution and performance of this Agreement shall survive the Closing for a period of one (1) year. Notwithstanding any investigation or audit conducted before or after the Closing Date or the decision of any party to complete the Closing, each party shall be entitled to rely upon the representations, warranties and agreements set forth herein and therein.

10. MISCELLANEOUS

10.1 Contents of Agreement; Parties in Interest; etc.

This Agreement sets forth the entire understanding of the parties hereto with respect to the transactions contemplated hereby. It shall not be amended or modified except by written instrument duly executed by each of the parties hereto.

10.2 Binding Effect

All of the terms and provisions of this Agreement shall be binding upon, inure to the benefit of and be enforceable by the legal representatives, successors and assigns of Seller or Buyer.

10.3 Notices

Any notice, request, demand, waiver, consent, approval or other communication which is required or permitted hereunder shall be in writing and shall be deemed given only if delivered personally or by registered or certified mail, postage prepaid, return receipt requested, as follows:

If to Buyer:

Gary A. Deremer, President Pine Harbour Waterworks, Inc. C/O 4939 Cross Bayou Blvd. New Port Richey, FL 34652

If to Seller:

Sandra Wesson, Sr. Vice President Pine Harbour Water utilities LLC P. O. Box 447 Fruitland Park, FL 34731

or to such other address as the addressee may have specified in a written notice duly given to the sender as provided herein. Such notice, request, demand, waiver, consent, approval or other communication will be deemed to have been given as of the date so delivered, telegraphed or mailed.

10.5 Florida Law to Govern

This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the State of Florida, without giving effect to any conflicts of law's provisions.

10.6 No Benefit to Others

The representations, warranties, covenants and agreements contained in this Agreement are for the sole benefit of the parties hereto, and their legal representatives, successors and assigns, and they shall not be construed as conferring any rights on any other persons.

10.7 Headings, Gender, etc.

All section headings contained in this Agreement are for convenience of reference only, do not form a part of this Agreement and shall not affect in any way the meaning or interpretation of this Agreement. Words used herein, regardless of the number and gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context requires.

10.8 Exhibits and Schedules

All Exhibits, Attachments and Schedules referred to herein are intended to be and hereby are specifically made a part of this Agreement.

10.09 Severability

Any provision of this Agreement that is invalid or unenforceable in any jurisdiction or under any circumstance shall be ineffective to the extent of such invalidity or unenforceability without invalidating or rendering unenforceable the remaining provisions hereof, and any such invalidity or unenforceability in any jurisdiction or under any circumstance shall not invalidate or render unenforceable such provision in any other jurisdiction or under any other circumstance, unless, in either event, the involved or unenforceable provision causes this Agreement to fail of its essential purpose.

10.10 Counterparts

This Agreement may be executed in any number of counterparts and any signatory hereto may execute any such counterpart, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute but one and the same instrument. This Agreement shall become binding when one or more counterparts taken together shall have been executed and delivered by all signatories. It shall not be necessary in making proof of this Agreement or any counterpart hereof to produce or account for any of the other counterparts.

10.11 Continuance of Cooperation

SELLER agrees to work with the BUYER without compensation in the pursuit of resolving Water System issues as they are presented through the FPSC Transfer process, any FDEP issues that may arise, and easement attainment issues as they are presented. This Cooperation shall survive the Closing for a period of one (1) year from the date of Closing.

Agreement on the date first written.

SELLER:

Pine Harbour Water Utilities, LLC	
By: Madeline Ferril	By: Sr. Vice President
Print: Madeline Lipsky	Print: Sandra Wesson
By: Sr. Vice President	
Print: Robert Stewart	
BUYER:	Pine Harbour Waterworks, Inc. By: President Print: Gary Decemen

EXHIBIT B Rule 25-30.037 (2)(j)

The buyer must provide the following documentation of the terms of the transfer:

- 1. The date the closing occurred or will occur;
- 2. The purchase price and terms of payment;
- 3. A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities;
- 4. A description of all consideration between the parties, including promised salaries, retainer fees, stock, stock options, and assumption of obligations;

A copy of the final executed closing dates, including attachments, by and between Pine Harbour Water Utilities, LLC and Pine Harbour Waterworks, Inc. executed on June 29, 2016 is attached hereto.

SELLER CLOSING STATEMENT

File Number: 16-385 MI scb

Name of Buyer: Pine Harbour Waterworks, Inc.

Name of Seller: Pine Harbour Water Utilities, LLC

Property: Water system in LAKE County, Florida, fee simple title to real property

Alt. Key #3257880; site address: Tract A, North Putney Court

Settlement Agent: Booth

Booth & Cook, P.A.

Place of Settlement: 7510 Ridge Road, Port Richey, FL 34668

Settlement Date: June 30, 2016

Purchase Price: \$34,000.00

PURCHASE PRICE DISBURSED UPON CLOSING
(Purchase and Sale Agreement, Article 1.3; to be
further adjusted pursuant to terms and provisions of
the PSA to determine the final purchase price)

Prorate taxes, 1/1/16 to closing (\$310.87/year)

Prorate tangible tax, 1/1/16 to closing (\$0.00/year)

Record Bill of Sale-paid by buyer

Record Deed-paid by buyer

\$0.00

CASH DUE TO SELLER

\$30,444.60

[signature page follows]

RECEIVED A TRUE COPY OF ABOVE AND HEREBY APPROVE AND CERTIFY IT CORRECT.

Pine Harbour Water Utilities, LLC, a Florida limited liability company

Robert Stewart,

Authorized Member and Manager

Madeline J/Lipsky,

Authorized Member and Manager

Sandra S. Wesson,

Authorized Member and Manager

BUYER CLOSING STATEMENT

File Number: 16-385 MI scb

Name of Buyer: Pine Harbour Waterworks, Inc.

Name of Seller: Pine Harbour Water Utilities, LLC

Property: Water system in LAKE County, Florida, fee simple title to real property Alt.

Key #3257880; site address: Tract A, North Putney Court

Settlement Agent: Booth & Cook, P.A.

Place of Settlement: 7510 Ridge Road, Port Richey, FL 34668

Settlement Date: June 30, 2016

Purchase Price: \$34,000.00

PURCHASE PRICE DISBURSED UPON CLOSING (Purchase and Sale Agreement, Article 1.3; to be adjusted pursuant to terms and provisions of the PSA to determine the final purchase price)	\$30,600.00	
Billed base facility charge, if any, assumed by Buyer	\$0.00	
Record Bill of Sale	\$35.50	
Record Deed	\$35.50	
Documentary tax stamps on Deed	\$224.00	
Prorate taxes, 1/1/16 to closing (\$310.87/year)	(\$155.40)	
Prorate tangible tax, 1/1/16 to closing (\$0.00/year)	\$0.00	
Title Insurance - waived by buyer	\$0.00	
Survey - waived by buyer	\$0.00	
Attorney fees to Booth & Cook, P.A.	\$750.00	
Closing fees to Booth & Cook, P.A.	\$375.00	
CASH DUE FROM BUYER TO CLOSE*	\$31,864.60	

*Wire funds payable to Booth & Cook, P.A.-Trust Account

RECEIVED A TRUE COPY OF ABOVE AND HEREBY APPROVE AND CERTIFY IT CORRECT.

Pine Harbour Waterweeks, Inc.

Gary Deremer, President

RESOLUTION/INCUMBENCY CERTIFICATE

The undersigned members of **PINE HARBOUR WATER UTILITIES, LLC,** a Florida limited liability company (the "Company") hereby certify that the Company is a limited liability company organized and existing under the laws of the State of Florida, having its chief executive office, principal place of business, registered office and registered agent at 101 Satellite Court. Leesburg, FL 34748; that the following copy is a true and correct copy of the resolution duly adopted at a meeting of all of the Members and Managers of the Company, held on or about 121, 2016; that said meeting was duly authorized by the organizational documents and operating agreement, if any, governing the Company; that the actions taken at such meeting and reflected in said resolution are authorized by the organizational documents and/or operating agreement of the Company; and that said resolution is now in full force and effect and has not been modified or amended.

WHEREAS, the Company desires to authorize Robert Stewart, Madeline J. Lipsky and Sandra S. Wesson in their capacities as the Authorized Members and Managers of the Company ("Agent") to enter into and execute for and on behalf of and in the name of the Company the documentation required to effectuate the sale of the property described on the attached Exhibit "A" (the "Property") without the necessity for consent or joinder of any other person.

NOW THEREFORE, IT IS HEREBY:

RESOLVED, that the Agent is hereby authorized and empowered in the name and on behalf of the Company from time to time as it shall deem appropriate to:

(i) execute on behalf of the Company in such form as may be required by the Closing Agent or Title Insuring Agent and deemed advisable by the Agent, the Closing Statement and such other instruments or documents required as a condition to the consummation of the sale transaction; and

FURTHER RESOLVED, that the Agent is authorized and directed to execute and deliver in the name and on behalf of the Company any other agreements, certificates or documents as the Agent may consider necessary or appropriate in order to consummate the transaction contemplated in this resolution; and

FURTHER RESOLVED, that the approval and agreement of the Agent and the Company of and to the conditions contained in the agreements, certificates, documents and other instruments executed by the Agent in connection with purchase transaction contemplated in this resolution shall be conclusively established by its execution thereof; and

FURTHER RESOLVED, that the execution by the Agent shall be conclusive evidence of his authority to act on behalf of and in the name of the Company as provided herein; and

THE UNDERSIGNED FURTHER CERTIFY that neither the articles of organization nor the operating agreement, if any, of the Company, require, prohibit or limit in any manner the authorization contained herein.

So certified this 17 day of June, 2016	
(A) the	
Robert Stewart, Authorized Member and	
Manager Japan	
for first first the same of th	
Madeline J. Lipsky, Authorized Member	
and Manager (
Sandra Sollasson	
Sandra S. Wesson, Authorized Member	
and Manager	
Scott Wesson, Member	
how tist	
James Lipsky, Member	
Patricia Stewart, Member	

(COMPANY SEAL)

THE UNDERSIGNED FURTHER CERTIFY that neither the articles of organization nor the operating agreement, if any, of the Company, require, prohibit or limit in any manner the authorization contained herein.

So certified this 17 day of June, 2016	
itit	
Robert Stewart, Authorized Member and	
Manager -	
Madelline 1 1-40	
Madeline J. Lipsky, Authorized Member	
and Manager (
Sandra Sullesson	
Sandra S. Wesson, Authorized Member	
and Manager	
Scott Wesson, Member	
pro ty	
James Lipsky, Member	
Patricia Stewart, Member	

(COMPANY SEAL)

EXHIBIT "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20, of the Public Records of Lake County, Florida.

CONTINUATION OF EXHIBIT "A"

TOGETHER WITH all of the Assets described in the Asset Purchase Agreement dated May 27, 2016 between Pine Harbour Water Utilities, LLC, a Florida limited liability company, as Seller, and Pine Harbour Waterworks, Inc., a Florida corporation, as Purchaser.

Prepared by/return to:

Stephen C. Booth, Esquire BOOTH & COOK, P.A. 7510 Ridge Road Port Richey, FL 34668

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that on the 29 day of Junz, 2016, PINE HARBOUR WATER UTILITIES, LLC, a Florida limited liability company, ("Seller") for the sum of TEN and No/100 Dollars (\$10.00) and other good and valuable consideration, paid by PINE HARBOUR WATERWORKS, INC., a Florida corporation ("Purchaser"), the receipt of which is hereby acknowledged pursuant to the Asset Purchase Agreement between the parties, dated May 27, 2016 (the "Purchase Agreement"), hereby grant, sell, assign and convey to Purchaser all of Seller's right, title and interest in and to all of the personal property, both tangible and intangible, of the Assets, as such term is defined in the Purchase Agreement, including, but not limited to, the following:

- All water supply, treatment, storage, distribution and transmission facilities, including, but not 1. limited to, pumps, plants, wells, tanks, transmission mains, distribution mains, supply pipes, collection pipes or facilities, valves, meters, meter boxes, service connections and all other physical facilities, equipment and property installations owned by Seller and used in connection with the Utility System, together with all additions or replacements thereto;
- The following, but only to the extent that Seller's right, title or interest is transferrable: all 2. certificates, immunities, privileges, permits, license rights, consents, grants, ordinances, surveys, easements, and all rights to construct, maintain, and operate the Utility System and its plants and systems for the intended use as set forth in the Purchase Agreement, and every right of every character whatever in connection therewith, and the obligations thereof (collectively, the "Certificates");
- All supplier lists, customer records, prints, plans, including plans in electronic or digital format, 3. engineering reports, surveys, specifications, shop drawings, equipment manuals, and other information relating to the Utility System and its plants and systems for the intended use as set forth in the Purchase Agreement, and every right of every character whatever in connection therewith, and the obligations thereof (collectively, the "Certificates");
- All sets of record drawings, including as-built drawings, showing all facilities of the Utility System, 4. including all original tracings, sepias, or other reproducible materials in Seller's possession, including right of Seller, if any, to obtain copies of such items form engineers, contractors, consultants or other third parties, in paper and electronic form;
- All rights of Seller under any Developer Agreements, if any, which are assumed by Purchaser 5. pursuant to the Purchase Agreement;
- All rights and obligations of Seller under the Contracts and Leases, if any, which are assumed by 6. Purchaser pursuant to the Purchase Agreement;



Notwithstanding the foregoing, Seller does not hereby convey to Purchaser those certain Excluded Assets, as such term is defined and described in the Purchase Agreement.

Seller represents and warrants that it is providing all of its ownership interest in and to the above-referenced property and has removed or provided for the removal of all liens, security interests or encumbrances.

All capitalized terms utilized herein, and not otherwise defined herein, shall have the meanings ascribed thereto in the Purchase Agreement. The terms and conditions contained in the Purchase Agreement are incorporated herein by reference.

Seller makes no representation as to the condition of the Assets. Purchaser acknowledges that it is acquiring the Assets "as-is".

IN WITNESS WHEREOF, this instrument shall be effective as of the date first above written.

	SELLER:
Signed, sealed and delivered in the presence of: Richard Freeman Signature Richard Freeman Type/print name of witness Signature John Fredock Type/print name of witness	Pine Harbour Water Utilities, LLC, A Florida limited liability company Robert Stewart Authorized Member and Manager Madeline J. Lipsky Authorized Member and Manager Sandra D. Wessen
	Sandra S. Wesson
	Authorized Member and Manager
STATE OF Florida COUNTY OF Lake	
Robert Stewart, as Authorized Member and Florida limited liability company. He/	d before me this A day of June, 2016 by Manager on behalf of Pine Harbour Water Utilities, LLC, a she is personally known to me or has produced
as identification.	
Notary Public Inc.	ANNE DIA
	#FF COOR98 #FF COOR98 #FF COOR98 #FF COOR98 #FF COOR98

STATE OF Florida COUNTY OF Late
The foregoing instrument was acknowledged before me this 2 day of, 2016 by Madeline J. Lipsky, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC
a Florida limited liability company. He/shemils in bersonally known to me or has produced as identification in CNOY ANNO ANNO 21, 20, 20, 20, 20, 20, 20, 20, 20, 20, 20
Notary Public *
STATE OF Planda FF 000898 COUNTY OF Lake From the state of the state o
The foregoing instrument was acknowledged before much day of June 2016 by
Sandra S. Wesson, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a
Florida limited liability company. He/she is personally known to me or has produced as identification.
as identification.
Notary Public CINDY ANN
wiy 21, 20 th
#FF 000898 **
STATE OF FLORISM

Signed, sealed and delivered in the	
presence of:	Pine Harbour Waterworks, Inc.
Signature Buckey	A Florida corporation
CAROLYN BAILEY	
Type/print name of witness	Gary Depemer,
Signature Dayardey	President
Pamela J. Vajarsky	
Type/print name of witness	
STATE OF FLORIDA COUNTY OF PASCO	
The foregoing instrument was acknowle Deremer as President on behalf of Pine known to me.	edged before me this <u>29</u> day of <u>June</u> , 2016 by Gary Harbour Waterworks, Inc., a Florida corporation. He is personally
Notary Public J	CAROLA MAY 2, SO A SEX
	OF FLORIDAMINA

BUYER:

ASSIGNMENT AND ASSUMPTION OF PERMITS AND GOVERNMENTAL APPROVALS

THIS A	ASSIGN	MENT AND	ASSI	UMPTI	ON O	F PERM	ITS A	ND G	OVERNI	MENT	AL
APPROVALS	(this	"Assignment")	is	made	and	entered	into	this	29	day	of
	June	, 2016, b	y and	l betwee	n PIN	E HARB(OUR V	VATER	UTILIT	ies, Li	LC,
a Florida limite	d liabili	ty company ("A	ssig	nor") an	d PIN	E HARB	OUR '	WATE	RWORK	S, INC	, a
Florida corpora	tion ("A	Assignee").									

WITNESSETH:

WHEREAS, Assignor has as of this date conveyed to Assignee, pursuant to that certain Asset Purchase Agreement dated May 27, 2016 (the "Purchase Agreement"), all of the real and personal property, both tangible and intangible, which comprise the Assets. All capitalized terms not defined herein shall have the meaning(s) ascribed to them in the Purchase Agreement; and

WHEREAS, included within the Assets which Assignor intends to convey to Assignee, and Assignee intends to accept, are all of Assignor's certificates, immunities, privileges, permits, license rights, consents, grants, ordinances, surveys, leaseholds and all rights to construct, maintain and operate the Utility System and its plants and systems, and every right of every character whatsoever in connection therewith, and the obligations thereof; together with all rights granted to Assignor under any of the foregoing, made available by or under the authority of any governmental body or pursuant to any legal requirement, identified on Exhibit "A" attached hereto and made a part hereof (collectively the "Permits").

NOW, THEREFORE, in consideration of the mutual promises, covenants, representations and agreements contained herein, together with \$10.00 and other good and valuable consideration exchanged between the parties, the parties do undertake, promise and agree for themselves, their permitted successors and assigns as follows:

- 1. Assignor hereby conveys and assigns unto Assignee, its successors and assigns, all right, title and interest of Assignor in the Permits except as otherwise set forth in paragraph 1.2 (a) through (e) of the Purchase Agreement; provided, however, that other than as contained in the Purchase Agreement, Assignor makes no representation or warranty that the Permits are legally sufficient.
- 2. Except as otherwise set forth in paragraph 1.2 (a) through (e) of the Purchase Agreement, Assignee hereby accepts the transfer and assignment of the Permits as set forth in Paragraph 1 herein, and assumes the performance, obligations, duties and liabilities of Assignor under such Permits as of the date hereof. As of the date of this Agreement, and pursuant to the Purchase Agreement, Assignor's obligations and responsibilities to act under such Permits shall cease and terminate and Assignor shall have no further liabilities or obligations with respect to the Permits, except for those obligations and responsibilities which accrued prior to the date of this Assignment. Assignor makes no representations, warranties or covenants concerning the Permits other than those set forth in the Purchase Agreement.

- 3. Assignor covenants and agrees with Assignee and its successors and assigns that Assignor will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered any and all such further acts, instruments, papers and documents, as may be necessary, property or convenient, to carry out and effectuate the intent and purposes of this Assignment.
- 4. This Assignment shall inure to the benefit of and be binding upon Assignor and Assignee and their successors and assigns. This Assignment is not intended to confer upon any person other than the parties hereto any rights or remedies hereunder.
- 5. This Assignment shall be governed in all respects, whether as to validity, construction, capacity, performance or otherwise, by the laws of the State of Florida applicable to contracts made and to be performed within said State. Nothing herein shall be construed to waive any defense of sovereign immunity that Assignee may be lawfully entitled to assert under applicable Florida law.
- 6. If any term or provision of this Assignment shall, to any extent or for any reason, be held to be invalid or unenforceable, the remainder of this Assignment shall not be affected thereby and shall be construed as if such invalid or unenforceable provision had never been contained herein or been applicable in such circumstances.
- 7. This Assignment incorporates the Purchase Agreement and by reference all definitions, terms, provisions, conditions and limitations set forth therein. In the event of any conflict or inconsistency between the Purchase Agreement and the definitions, terms, provisions, conditions and limitations set forth therein and those which are set forth in this Assignment, the definitions, terms, provisions, conditions and limitations set forth in the Purchase Agreement shall supersede and prevail.

[signature pages follow]

	ASSIGNOR:
Signed, sealed and delivered in the	Ding Hashour Water Heilitian 11 C
presence of:	Pine Harbour Water Utilities, LLC, A Florida limited liability company
Richard Treemon	
Signature	1 Atob
Richard Freeman	X-15 July
Type/print name of witness	Robert Stewart Authorized Member and Madager
Mil.	Authorized Weinber and Wanager
Signature	Wadeling 19
John Fredock	Madeline J. Lipsky Authorized Member and Manager
Type/print name of witness	
	Sandra S. Wesson
	Authorized Member and Manager
STATE OF Florida	
STATE OF Florida COUNTY OF Lake	
	na 121t. a lune
The foregoing instrument was acknowledged by Robert Stewart, as Authorized Member	description of the day of, 2016 and Winner white day of said Pine Harbour Water
Utilities LLC a Florida limited liabilities	
	company Office is personally known to me or has
	dentification.
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Notary Public III	
undy amedy	
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STATE OF	lorida
COUNTY OF	Lake

Motary Public

ASSIGNEE: Signed, sealed and delivered in the presence of: Pine Harbour Waterworks, Inc. A Florida corporation **CAROLYN BAILEY** Type/print name of witness Gary Deremer, President Pamela J. Vajarsky Type/print name of witness STATE OF FLORIDA **COUNTY OF PASCO** The foregoing instrument was acknowledged before me this 29 day of June, 2016 by Gary Deremer as President on behalf of said Pine Harbour Waterworks, Inc., a Florida corporation. He is personally known to me.

Exhibit "A" Permits

All existing permits and governmental approvals relating to the water system serving the Pine Harbour subdivision service area in Lake County, Florida to the extent they are assignable, including, but not limited to the following:

DEP - PWS:3354644 SJRWMD - Permit 20-069-2901-2 PSC Permit #: WU-921

Closing Certificate of PINE HARBOUR WATER UTILITIES, LLC

The undersigned, comprising all of the Authorized Members and Managers of Pine Harbour Water Utilities, LLC, a Florida limited liability company (the "Seller"), hereby certify on behalf of the Seller as follows:

- 1. The Asset Purchase Agreement dated May 27, 2016 (the "Purchase Agreement") between Pine Harbour Utilities, LLC, a Florida limited liability company (the "Utility") and Pine Harbour Waterworks, Inc., a Florida corporation (the "Buyer" or "Waterworks") and the deed and conveyance of the real property, the assignment, the bill of sale and other instruments whereby the Assets (as defined in the Purchase Agreement) have been conveyed to Buyer (collectively, the "Conveyance Instruments" and, together with the Purchase Agreement, the "Contracts") have been duly authorized, executed and delivered by Seller and constitute the legal, valid and binding obligations of Seller, enforceable against Seller in accordance with their respective terms.
- 2. The Conveyance Instruments are effective to convey the Assets purportedly conveyed thereby free and clear of any lien or encumbrance which could reasonably be expected to have a material and adverse effect upon the ability of the Buyer to own or use such Assets as a part of the System.
- 3. Seller has either (i) caused or made provision for the release of all liens, security interests and other encumbrances other than Permitted Encumbrances and the Conveyance Instruments are effective to convey the Assets purportedly conveyed thereby free and clear of any such lien, security interest or encumbrance, or (ii) disclosed such liens, security interests or encumbrances to Waterworks in writing prior to such conveyance and Waterworks has furnished written acceptance of the same as Permitted Encumbrances.
- 4. Seller has performed and complied in all material respects with those covenants or obligations required to be performed or complied with under the Agreement that are due as of the date hereof.
- 5. Seller's representations and warranties in the Agreement (considered collectively), and each of the representations and warranties (considered individually), are accurate in all material respects as of the date hereof.
- 6. Performance by Seller of its obligations under the Contracts does not and will not violate any law, regulation or ruling of any governmental authority or court having jurisdiction over Seller, any provision of the bylaws or governing and/or organizational documents of Seller, or to my knowledge, any provision of any contract binding upon Seller, the breach of which could reasonably be expected to have a material and adverse effect upon the completion of the Contracts in accordance with their terms.

- 7. There is no litigation pending, or to my knowledge, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of Seller to perform its obligations in compliance with the Contracts.
- 8. All representations and warranties of Seller contained in the Purchase Agreement are true and correct in all material respects as of the date hereof, and Seller has complied in all material respects with its covenants under the Purchase Agreement.

Dated: June 21, 2016

SELLER:

Pine Harbour Water Utilities, LLC, A Florida limited liability company

Robert Stewart

Authorized Member and Manager

Madeline J. Lipsky

Authorized Member and Manager

Sandra S. Wesson

Authorized Member and Manager

Sandra S. Wenn

State of Florida; County of Lake:
Swom to and subscribed before me this 2 day of June, 2016 by Robert Stewart
who is/are personally known to me or
who has/have produced(type of identification) as identification.
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commission expires on: 7/2/17 *** *FF 000808 scal
State of Florida; County of \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Sworn to and subscribed before me this 21 day of day of, 2016 by Madeline J.
who is to remain that
who is/are personally known to me or who has/have produced (type of identification) as identification.
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commission expires on:
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State of Florida; County of All Adin-Insurance County of All Adin-Insurance County of
Sworn to and subscribed before me this day of .2016 by Sandra S. Wesson
, 2016 by Sandra S. Wesson
who is/are personally known to me or
who has have produced (type of identification) as identification.
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Limited Liability Company Affidavit

Before me, the undersigned authority, personally appeared the undersigned (collectively, if more than one, "Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) under penalties of perjury that:

[When used, "Affiant" includes singular or plural as context so requires or admits]

1. This affidavit is made with regard to the property described as follows:

See the attached Exhibit "A".

- 2. Pine Harbour Water Utilities, LLC, a Florida limited liability company (the "Owner" or "LLC"), is the owner of the property described in item 1 above ("Property") by virtue of deed recorded in Official Records Book 3628, Page 1976, Public Records of Lake County, Florida.
- 3. Neither the entity authorized as signatory under any operating agreement of the Owner nor any of the members of the Owner are debtors in bankruptcy and none have been a debtor in bankruptcy since becoming a member or manager of the LLC.
- 4. The limited liability company that is the owner of the Property is not one of a family or group of entities and is not a debtor in bankruptcy.
- 5. The limited liability company that is the owner of the Property is not a single member limited liability company. There are no creditors who have acquired or are attempting to acquire control of the LLC by executing on or attaching or seizing the members' interest in the limited liability company.
- 6. This affidavit is made to induce Pine Harbour Waterworks, Inc., a Florida corporation, to purchase the real property described in item 1 above. Affiant, individually and on behalf of the limited liability company described in item 2 above agrees to indemnify the purchaser and hold it harmless from any loss or damage resulting from the purchaser's reliance on the matters set forth in this affidavit.

Robert Stewart

Madeline J. Lipsk

Candra C Wasson

COUNTY OF Lake
The foregoing instrument was sworn to and acknowledged before me this day of
LLC, a Florida limited liability company. He/she is personally known to me or has produced
as identification WIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
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Notary Public / Publi
STATE OF Florida **
COUNTY OF Lake
The foregoing instrument was sworn to and for forward to be one me this day of day of
2016 by Madeline J. Lipsky, as Authorized Months Manager on behalf of Pine Harbour Water Utilities,
LLC, a Florida limited liability company. He/she is personally known to me or has produced
as identification.
Lydy University is in 121 to 1
Notary Public **
STATE OF Florids 3 #FF 000898
COUNTY OF Lake
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The foregoing instrument was sworn to and design winds defore me this day of day of 2016 by Sandra S. Wesson, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities,
LLC, a Florida limited liability company. He/she is personally known to me or has produced
as identification.
(und)
Notary Public /
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MANAGE OF THE OF

EXHIBIT "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20, of the Public Records of Lake County, Florida.

CONTINUATION OF EXHIBIT "A"

TOGETHER WITH all of the Assets described in the Asset Purchase Agreement dated May 27, 2016 between Pine Harbour Water Utilities, LLC, a Florida limited liability company, as Seller, and Pine Harbour Waterworks, Inc., a Florida corporation, as Purchaser.

Closing Certificate of Pine Harbour Waterworks, Inc.

The undersigned is the President of Pine Harbour Waterworks, Inc. (the "Buyer") and hereby certifies on behalf of the Buyer as follows:

- 1. The Asset Purchase Agreement dated May 27, 2016 (the "Purchase Agreement") between Pine Harbour Water Utilities, LLC, a Florida limited liability company (the "Utility") and the Buyer, and the deed and conveyance of the real property, the assignment, the bill of sale and other instruments whereby the Assets (as defined in the Purchase Agreement) have been conveyed to Buyer (collectively, the "Conveyance Instruments" and, together with the Purchase Agreement, the "Contracts") have been duly authorized, executed and delivered by the Buyer and constitute the legal, valid and binding obligations of the Buyer, enforceable against the Buyer in accordance with their respective terms.
- 2. The Buyer is not prohibited by decree or law from consummating the transaction contemplated by the Purchase Agreement.
- 3. There is not pending, or to the knowledge of the Buyer, threatened, any legal action or proceeding that hinders the ability of the Buyer to perform its obligations in compliance with the Contracts.
- 4. All representations and warranties of the Buyer contained in the Purchase Agreement are true and correct in all material respects as of the date hereof, and the Buyer has complied in all material respects with its covenants under the Purchase Agreement.

Dated: June 29, 2016

PINE HARBOUR WATERWORKS, INC.

Gary Deronder, President

STATE OF FLORIDA COUNTY OF PASCO

The foregoing instrument was sworn to and acknowledged before me this 29 day of 2016 by Gary Deremer as President on behalf of Pine Harbour Waterworks, Inc., a Florida corporation. He is personally known to me.

Notary Public

RE: Escrow File #16-385 MI

Pine Harbour Water Utilities, LLC - conveyance to Pine Harbour Waterworks, Inc. - water treatment plant, fee simple interest, appurtenant to the utility service district serving Pine Harbour subdivision, Lake County, Florida

DISCLOSURE AND HOLD HARMLESS

The undersigned purchaser, after full disclosure, has elected to proceed with the closing of the above described transaction, and hereby acknowledges and agrees to hold and save the firm of Booth & Cook, P.A. harmless from any loss or damages and all liability arising from the following matters:

- A. The purchaser is proceeding without the benefit of a title search or an owner's title insurance policy insuring the leasehold interest and/or the easement interests necessary for the operation of the water and sewer service district facilities.
- B. The purchaser is proceeding without the benefit of an updated survey of the lands which are the subject of the captioned transaction, notwithstanding the inability to determine with accuracy whether the necessary access easements and utility system easements are located within the boundaries of the grant of easement or assignment of easement and/or the sketch of land lease area delivered at closing in consummation of the Asset Purchase Agreement between the parties.
- C. The purchaser has elected to proceed without obtaining the consent and subordination of any potential lender whose mortgage may encumber the underlying fee simple title in and to the beneficial easement interest which is the subject of the captioned transaction.
- D. The purchaser has elected to proceed without obtaining the consent required, if any, of the homeowner's association to the conveyance of any beneficial easement interest and/or the fee simple interest which are the subject of the captioned transaction.

Dated this 29 day of	_, 2016
PURCHASER:	
Pine Harbour Waterworks, Inc.	
A Florida corporation	
Gary Deremer, President	

CORPORATION RESOLUTION/INCUMBENCY CERTIFICATE

The undersigned officer(s) of **PINE HARBOUR WATERWORKS, INC.,** a Florida corporation (the "Company") hereby certify that the Company is a corporation organized and existing under the laws of the State of Florida, having its chief executive office, principal place of business, registered office and registered agent at c/o 4939 Cross Bayou Blvd., New Port Richey, FL 34652; that the following copy is a true and correct copy of the resolution duly adopted at a meeting of the Board of Directors of the Company, held on or about $\frac{\sqrt{3}}{\sqrt{3}}$, 2016, that said meeting was duly authorized by the Bylaws of the Company; that the actions taken at such meeting and reflected in said resolution are authorized by the Bylaws of the Company; and that said resolution is now in full force and effect and has not been modified or amended.

WHEREAS, the Company desires to authorize Gary Deremer in his capacity as the President of the Company ("Agent") to enter into and execute for and on behalf of and in the name of the Company the documentation required to effectuate the purchase of the property described on the attached Exhibit "A" (the "Property") without the necessity for consent or joinder of any other person.

NOW THEREFORE, IT IS HEREBY:

RESOLVED, that the Agent is hereby authorized and empowered in the name and on behalf of the Company from time to time as it shall deem appropriate to:

(i) execute on behalf of the Company in such form as may be required by the Closing Agent or Title Insuring Agent and deemed advisable by the Agent, the Closing Statement and such other instruments or documents required as a condition to the consummation of the purchase transaction; and

FURTHER RESOLVED, that the Agent is authorized and directed to execute and deliver in the name and on behalf of the Company any other agreements, certificates or documents as the Agent may consider necessary or appropriate in order to consummate the transaction contemplated in this resolution; and

FURTHER RESOLVED, that the approval and agreement of the Agent and the Company of and to the conditions contained in the agreements, certificates, documents and other instruments executed by the Agent in connection with purchase transaction contemplated in this resolution shall be conclusively established by its execution thereof; and

FURTHER RESOLVED, that the execution by the Agent shall be conclusive evidence of his authority to act on behalf of and in the name of the Company as provided herein; and

THE UNDERSIGNED FURTHER CERTIFY that neither the articles of organization nor the Bylaws of the Company, require, prohibit or limit in any manner the authorization contained herein.

So certified this ______, 2

Gary Deremer,

Its Secretary, President and Director

(COMPANY SEAL)

EXHIBIT "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20, of the Public Records of Lake County, Florida.

CONTINUATION OF EXHIBIT "A"

TOGETHER WITH all of the Assets described in the Asset Purchase Agreement dated May 27, 2016 between Pine Harbour Utilities, LLC, a Florida limited liability company, as Seller, and Pine Harbour Waterworks, Inc., a Florida corporation, as Purchaser.

EXHIBIT C Rule 25-30.037 (2)(1)

- (1) A detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided; and,
- 2. A list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements;

The systems were purchased with Shareholder's cash. The utility, Pine Harbour Waterworks, Inc. was incorporated in the State of Florida on May 27, 2016, as such there are no financial statements of the utility. There are no other "entities" upon which the applicant is relying to provide funding to the buyer. The financial statements would be the individual shareholder's personal financial information. The financial statements for owners greater than 10% ownership interest will be supplied under separate cover letter requesting confidential treatment of such information.

EXHIBIT D Rule 25-30.037 (2)(m)

To demonstrate the technical ability of the buyer to provide service, the buyer shall provide:

- 1. An explanation of the buyer's experience in the water or wastewater industry; and,
- 2. The buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities;

The directors have been in the water and wastewater utility management, operations and maintenance related industry for numerous years bringing a level of Florida specific expertise that is not typical to private utility ownership within the State.

Gary Deremer – President: Over 29 years of Florida related water and wastewater industry experience; previous private utility ownership has included:

Holiday Utility System – Holiday, FL Virginia City Utility System – New Port Richey, FL Dixie Groves Utility System – Holiday, FL Colonial Manor Utility System – Holiday, FL Pasco Utilities, Inc. – Zephyrhills, FL

Cecil Delcher – Vice President: Over 37 years of Florida related Operations, Construction, Capital Project Management; previous private utility ownership included:

Pasco Utilities, Inc. – Zephyrhills, FL Colonial Manor Utility System – Holiday, FL D&D Wellfield Property

Pine Harbour Waterworks, Inc. has secured the services of U.S. Water Services Corporation to provide contract operating services and billing and collection services. Through U.S. Water Services Corporation, both Mr. Deremer and Mr. Delcher have controlled service delivery to more than 850+ facilities within the State of Florida during their careers, including billing/collection and customer service, providing water service to more than 1,000,000 customers daily.

Currently, the shareholders of Pine Harbour Waterworks, Inc. are also shareholders in the following utilities:

<u>Utility</u>	Certificate No.
Harbor Utility Company	522-W
Lakeside Utility Company	567-W & 494-S
LP Utility Company	620-W & 533-S
HC Utility Company	422-W & 359-S
Brevard Utility Company	002-W
Sunny Hills Utility Company	501-W & 435-S
Lake Osborne Utility Company	053-W
Jumper Creek Utility Company	667-W & 507-S
The Woods Utility Company	507-W & 441-S
Country Walk Utilities, Inc.	579-W
Raintree Waterworks, Inc.	539-W
Brendenwood Waterworks, Inc.	339-W
Lake Idlewild Utility Company	531-W
Black Bear Waterworks, Inc.	654-W

In each of these orders approving the above transfers, the Commission specifically found that the transfers were in the public interest and also determined that the buyers had demonstrated the technical and financial ability to provide service to the existing service territory.

In addition, the shareholders currently have a application for transfer of certificate pending before the Commission in Docket No. 160058-SU, North Charlotte Waterworks, Inc.

Thus, based on the above this transfer is in the public interest; the buyer has both the technical and financial ability to provide service.

The buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.

EXHIBIT E Rule 25-30.037(2)(n)

A legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.;

Legal Description for the Water System in Lake County

WATER LEGAL DESCRIPTION

The Pine Harbour Subdivision

The following described lands located in a portion of Section 6, Township 19 South, Range 26 East, Lake County.

From the N.E. comer of Section 6, run West along the North line of Section 6 a distance 2,720 more or less to the Point of Beginning (P.O.B.). From the P.O.B. continue North 89"29'45' West, 975.50 feet to the Southerly Right-of-way of State Road 44; thence South 54"12'40" West along said Southerly Right-of-way, 44.47 feet to the Easterly Right-of-way of District road No. 5-5942 (Woodlyn Road); thence South 00'34'55" West, along said Easterly Right-of-way 992.43 feet; thence south 89"53'30" East, 1562.90 feet; thence North 00'06'30" East, 188.00 feet; thence North 27"55'02" West, 198.70 feet; thence North 29"53'30" West 100.00 feet; thence North 26"38'55", 243.02 feet; thence North 62"39'26" West, 297.75 feet; thence North 06"55'19" West, 209.76 feet to the P.O.B.

EXHIBIT F Rule 25-30.037(2)(k)

Provide a statement explaining why the transfer is in the public interest.

The directors have been in the water and wastewater utility management, operations and maintenance related industry for numerous years bringing a level of Florida specific expertise that is not typical to private utility ownership within the State.

Gary Deremer – President: Over 29 years of Florida related water and wastewater industry experience; previous private utility ownership has included:

Holiday Utility System – Holiday, FL Virginia City Utility System – New Port Richey, FL Dixie Groves Utility System – Holiday, FL Colonial Manor Utility System – Holiday, FL Pasco Utilities, Inc. – Zephyrhills, FL

Cecil Delcher – Vice President: Over 37 years of Florida related Operations, Construction, Capital Project Management; previous private utility ownership included:

Pasco Utilities, Inc. – Zephyrhills, FL Colonial Manor Utility System – Holiday, FL D&D Wellfield Property

Pine Harbour Waterworks, Inc. has secured the services of U.S. Water Services Corporation to provide contract operating services and billing and collection services. Through U.S. Water Services Corporation, both Mr. Deremer and Mr. Delcher have controlled service delivery to more than 850+ facilities within the State of Florida during their careers, including billing/collection and customer service, providing water service to more than 1,000,000 customers daily.

Currently, the shareholders of Pine Harbour Waterworks, Inc. are also shareholders in the following utilities:

<u>Utility</u>	Certificate No.
Harbor Utility Company	522-W
Lakeside Utility Company	567-W & 494-S
LP Utility Company	620-W & 533-S
HC Utility Company	422-W & 359-S

Brevard Utility Company 002-WSunny Hills Utility Company 501-W & 435-S Lake Osborne Utility Company 053-W Jumper Creek Utility Company 667-W & 507-S The Woods Utility Company 507-W & 441-S Country Walk Utilities, Inc. 579-W Raintree Waterworks, Inc. 539-W Brendenwood Waterworks, Inc. 339-W

Lake Idlewild Utility Company 531-W Black Bear Waterworks, Inc. 654-W

In each of these orders approving the above transfers, the Commission specifically found that the transfers were in the public interest and also determined that the buyers had demonstrated the technical and financial ability to provide service to the existing service territory.

In addition, the shareholders currently have a application for transfer of certificate pending before the Commission in Docket No. 160058-SU, North Charlotte Waterworks, Inc.

Pine Harbour Waterworks, Inc. is a Florida corporation authorized to do business in Florida as of May 27, 2016. Pine Harbour Waterworks has both the technical and financial wherewithal to continue quality water and wastewater service to its customers. The purchasing utility has both the technical and financial ability to make necessary repair and improvements to the water and wastewater systems and ensure the financial viability on an ongoing basis.

Thus, based on the above this transfer is in the public interest; the buyer has both the technical and financial ability to continue to provide quality water and wastewater service to its customers..

EXHIBIT G

Rule 25-30.037(2)(k)

A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP) or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a description of the repairs or improvements that have been identified, the governmental authority that required the repairs or improvements, if applicable, the approximate cost to complete the repairs or improvements, and any agreements between the seller and buyer regarding who will be responsible for any identified repairs or improvements.

After reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP).

EXHIBIT H Rule 25-30.037(2)(s)

Documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided that the applicant files a recorded copy within the time required in the order granting the transfer.

See attached deed.

Parcel # 06-19-26-035000A00000 Alt. Key 3257880

Prepared by/Return to: Stephen C. Booth, Esquire BOOTH & COOK, P.A. 7510 Ridge Road Port Richey, FL 34668

Consideration: \$32,000.00

File #16-385 MI

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE FROM INFORMATION GIVEN BY THE PARTIES HEREIN. MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION IS NEITHER GUARANTEED NOR INSURED.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29 day of June, 2016 by and between PINE HARBOUR WATER UTILITIES, LLC, a Florida limited liability company, whose address is P.O. Box 447, Fruitland Park, FL 34731-0447, hereinafter called the Grantor, and PINE HARBOUR WATERWORKS, INC., a Florida corporation, whose address is c/o 4939 Cross Bayou Blvd., New Port Richey, FL 34652, hereinafter called the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars in hand paid by the Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, forever, the following described land in the County of LAKE, Florida, to wit:

See the attached Exhibit "A" incorporated herein by reference.

TO HAVE AND TO HOLD the above referenced property with appurtenances, unto the said Grantee, its successors and assigns forever.

SUBJECT TO all easements, restrictions and reservations of record and taxes for 2016 and subsequent years.

AND SAID GRANTOR does hereby fully specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through or under the said Grantor, but against none other.





IN WITNESS WHEREOF, the above named corporate Grantor has caused these presents to be signed in its name by its undersigned officers, and its seal affixed the day and year first hereinabove written.

	PINE HARBOUR WATER UTILITIES, LLC
	a Florida limited liability company
	& \ hatt
	Robert Stewart
	Authorized Member and Manager
	Call 11 - Call Windsager
	Madeline & Paper
	Madeline J. Lipsky
	Authorized Member and Manager
	Santra S Werren
	Sandra S. Wesson
	Authorized Member and Manager
Signed, sealed and delivered	
in the presence of:	
γ / γ	
Enchant Treamer	- Je C
First Witness signature Richard Freeman	Second Witness Signature
print name of witness	print name of witness
	paint indice of witheos
STATE OF Florida	
COUNTY OF Lake	
I haraby contifue that an abia day to	
and in the county aforesaid to take askno	ore me, an officer duly authorized in the state aforesaid wledgments, personally appeared Robert Stewart, as
Authorized Member and Manager of Pine H	Harbour Water Utilities, LLC, a Florida limited liability
company,	12001 Water Canades, LEC, a Florida infilted flability
who is/are personally known	n to me or
who has/have produced	(type of identification) as
identification	
and who acknowledged before me that the	e foregoing instrument was executed for the reasons
expressed therein.	
Witness my hand and official seal th	ris 21st day of Tung 2011.
	$\frac{20}{6}$ day of $\frac{1}{2}$ une $\frac{1}{2}$, $\frac{1}{2}$
manufacture pires on: 7/21/17	(lively Ume Des
INTO CHINASION CONTRACTOR	Notary public
SCALOT, PRITARY S. V.CAROLYNDATA (C. IEETS V.U. S. Water Pine Harbour #FF 000898	Printed, typed or stamped name of notary:
* CICARO PARA TUCK	
S\CAROLYNDATA\GLIESTS\U S Water\Pine Harboun	\Special warranty deed.frm
To Conded the Conded t	
NO. C. STATE WITH	
"Miniminu"	

STATE OF	Florida
COUNTY OF	Lake

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid
and in the county aforesaid to take acknowledgments, personally appeared Madeline J. Lipsky, as
Authorized Member and Manager of Pine Harbour Water Utilities, LLC, a Florida limited liability
company,
who is/are personally known to me or
who has/have produced (type of identification) as
identification
and who acknowledged before me that the foregoing instrument was executed for the reasons
expressed therein.
Witness my hand and Notice this 215 day of June, 20 1.
WIN CH WISSION CO.
my commission expires on 19 Part 18 1 [[/ North Miles Sale
* Notary public //
seal of notary FF 000898 Frinted, typed or stamped name of notary:
The second of th
STATE OF FOY FAIR-INSURED COMMENTS
COUNTY OF LO KUMBLIC, STATEMINE
I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid
and in the county aforesaid to take acknowledgments, personally appeared Sandra S. Wesson, as
Authorized Member and Manager of Pine Harbour Water Utilities, LLC, a Florida limited liability
company,
who is/are personally known to me or
who has/have produced (type of identification) as
identification (type of identification) as
and who acknowledged before me that the foregoing instrument was executed for the reasons
expressed therein.
MINIMUM.
Witness my hand and official sea this 21st day of June, 20 16.
Chinesione day of Street, 2010.
ny commission expires on: 10 1 201, 201, 201, 201, 201, 201, 201,
eal of notary #FF 000898 Fixed, typed or stamped name of polary
eal of notary #FF 000898 Finded, typed or stamped name of notary:
To conded to con
BLIC STATE WITH
WWWWW.

Exhibit "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Page
19 and 20 of the Public Records of Lake County, Florida.

EXHIBIT I Rule 25-30.037(2)(s)

A copy of the utility's current permits from the DEP and the water management district.

See attached WMD permit. There are no DEP permits to print on the DEP website.



Hans G. Tanzler III, Executive Director • David W. Fisk, Assistant Executive Director

David Dewey, Maitland Service Center Director

601 South Lake Destiny Road, Suite 200 • Maitland, FL 32751 • (407) 659-4800

On the Internet at floridaswater.com.

March 01, 2012

Pine Harbour Water Utilities PO Box 447 Fruitland Park FL 34731 USA

Re:

Pine Harbour Water Utilities

Permit No.20-069-2901-2 Compliance Item No. 1183981

Please reference the compliance item number on all communications with the District.

Dear Pine Harbour Water Utilities:

On February 2, 2012, the St. Johns River Water Management District adopted changes to Chapter 40C-2, F.A.C. (Florida Administrative Code), which affect the permit listed above. Because the permit has a total allocation less than or equal to 36.5 million gallons per year, the Water Use Reporting forms (EN50) are no longer required to be submitted to the District every six months.

You are still required to monitor and maintain records of your water use to ensure that you stay within the allocations listed in the permit, however, you no longer have to return the EN50 forms to the District.

Instead, at the end of each year, you will receive a "Continuing Use Postcard" that must be completed and returned to the District. This continuing use postcard simply notifies the District that you are continuing to utilize water as authorized by the permit.

Keep in mind that you are still required to comply with the remaining conditions (and other submittal requirements) of the permit.

The Water Use Reporting forms (EN50) that you have already received for the January – June 2012 reporting period do not have to be submitted to the District and you should no longer receive EN50 forms for future reporting periods. If, for some reason, you wish to retain the requirement to submit the Water Use Reporting forms (EN50), you must notify the District and we will be happy to reinstate that requirement.

ORI ANDO

GAINESVILLE

JACKSONVILLE

To retain the requirement to submit the EN50 forms or if you have additional questions, please contact Nancy Davis or me and we will be happy to assist you. Nancy can be reached at (407) 659-4862 or ndavis@sirwmd.com. My contact information is (407) 659-4848 or sioyce@sirwmd.com.

Sincerely,

Shannon L. Joyce, P.G.

Compliance Manager

Bureau of Water Use Regulation

Sham & Joyce

cc: DRS



POST OFFICE BOX 1429

TELEPHONE 904-329-4500 1-800-451-7106 TDD 904-329-4450

PALATKA, FLORIDA 32178-1429 SÚNCOM 904-860-4500

TDD SUNCOM 860-4450

(Permitting) 329-4315 (Administration/Finance) 329-4508

FAX (Executive) 329-4125

1-877-229-1659

TDD 407-897-5960

(Legal) 329-4485

7775 Baymeadows Way Suite 102 904-730-6270

Jacksonville, Florida 32256 1-800-852-1563 TDD 904-448-7900

- SERVICE CENTERS . PERMITTING: 305 East Drive Melbourne, Florida 32904 407-984-4940 1-800-295-3264 TDD 407-722-5368

OPERATIONS: 2133 N. Wickham Road Melbourne, Florida 32935-8109 407-752-3100 TDD 407-752-3102

December 30, 1998

Pine Harbour Water Utilities

PO Box 447 Fruitland Park FL 34731

SUBJECT: Consumptive Use Permit # 2901

Enclosed is your permit and the forms necessary for submitting information to comply with conditions of the permit as authorized by the St. Johns River Water Management District on December 30, 1998.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work.

The enclosed permit is a legal document and should be kept with your other important records. Please read the permit and conditions carefully since the referenced conditions may require submittal of additional information. All information submitted as compliance with permit conditions must be submitted to the nearest District Service Center and should include the above referenced permit number.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutues. Receipt of such a petition by the District may result in this permit becoming null and void.

> 4 1999 RECEIVED JAN

MAITLAND

VERO BEACH

2901

If you have any questions concerning your permit compliance information, the attached forms, or well tags, contact Andrew L. Mickle (Hydrologist III) at (904)329-4218.

Sincerely,

Gloria Lewis, Director

Division of Permit Data Services

Enclosures:

Permit

Conditions for Issuance Compliance Forms

Map Well Tags Notice of Rights

District Permit File cc:

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

PERMIT NUMBER: 2901 DATE ISSUED: December 30, 1998

PROJECT NAME: Pine Harbour Water Utilities

AUTHORIZATION:

This permit authorizes the use of ground water from the Floridan aquifer to supply water for household use for a population of 158 people in 20 years.

LOCATION:

SITE: Pine Harbour Lake County

Section 6, Township 19S, Range 26E

ISSUED TO:

Pine Harbour Water Utilities

PO Box 447 Fruitland Park FL 34731

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1 Florida Administrative Code.

St. Johns River Water Management District

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated December 30, 1998

AUTHORIZED BY:

Dwight T. Jenkins, Esq., P.G. Director, Division of Water Use Regulation

Department of Resource Management

"Exhibit A"

CONDITIONS FOR ISSUANCE OF PERMIT # 2901

Pine Harbour Water Utilities Pine Harbour Water Utilities

December 30, 1998

- 1. District authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.
- 2. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
- 3. All submittals made to demonstrate compliance with this permit must include the permit number 2901 plainly labeled. (Pine Harbour)
- 4.
 This permit will expire on 30-dec-2018
 (Pine Harbour)
- Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage is declared by the District Governing Board, the permittee must adhere to the water shortage restrictions as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit. (Pine Harbour)
- Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form. (Pine Harbour)

- Legal uses of water existing at the time of permit application may not be interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates the interference. In those cases where other permit holders are identified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation. (Pine Harbour)
- Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee. (Pine Harbour)
- The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code. (Pine Harbour)
- A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed. (Pine Harbour)
- 11.

 Maximum annual ground water withdrawals from the Floridan aquifer for household use must not exceed a total of 5.9 million gallons from 1998 to 2018. (Pine Harbour)
- Maximum annual ground water withdrawals from the Floridan aquifer for water utility use must not exceed a total of 0.663 million gallons from 1998 to 2018. (Pine Harbour)
- 13.

 Maximum daily ground water withdrawals from the Floridan aquifer for fire protection must not exceed a total of 0.432 million gallons from 1998 to 2018. (Pine Harbour)

NOTICE OF RIGHTS 2901

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Section 120.569 and 120.573, Florida Statutes, and rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. Pursuant to District Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka, Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) within within (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

- 2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an altervative remedy as described above. Pursuant to District Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at the address described above within twenty-six days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of its final agency action (for those persons to whom the District does not mail actual notice). Such a petition must comply with Rule Chapter 28-106, Florida Administrative Code.
- 3. A substantially interested person has the right to a formal administrative hearing pursuant to Sections 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.
- A substantially interested person has the right to an informal hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in

Rule 28-106.301.111, Florida Administrative Code.

- 5.
 A petition for an administrative hearing is deemed filed upon delivery of the petition to the District Clerk at the District headquarters in Palatka, Florida.
- 6.
 Failure to file a petition for an administrative hearing, within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Section 28-106.111, Florida Administrative Code)
- 7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code, and Section 40C-1.1007 Florida Administrative Code.
- An applicant with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of his property, has the right to, within 30 days of receipt of notice of the District's written decision regarding a permit application, apply for a special master proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the office of the District Clerk located at District headquarters, P.O. Box 1429, Palatka, Florida 32178-1429(4049 Reid St., Palatka, FL 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statues.
- A timely filed request for relief under Section 70.51, Florida Statues, tolls the time to request an administrative hearing under paragraph no. 1 or 2 above. (Paragraph 70.51(10)(b), Florida Statutes) However, the filing of a request for an administrative hearing under paragraph no. 1 or 2 above waives the right to a special master proceeding. (Subsection 70.51(10)(b), Florida Statutes)
- 10.
 Failure to file a request for relief within the requisite time frame shall constitute a waiver of the right to a special master proceeding. (Subsection 70.51(3), Florida Statutes)
- Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of the rendering of the final District action, (Section 373.617, Florida Statutes).
- 12. Pursuant to Section 120.68, Florida Statutes, a person who is

adversely affected by final District action may seek review of the action in the district court of appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

13.

A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

14.

For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

15.

Failure to observe the relevant time frames for filing a petition for judicial reviews described in paragraphs #11 and #12, or for Commissino review as described in paragraph #13, will result in waiver of that right to review.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

2901

Pine Harbour Water Utilities

PO Box 447

Fruitland Park FL 34731

at 4:00 p.m. this 30 of December, 1998

Gloria Lewis, Director

Division of Permit Data Services

St. Johns River Water Management District

Post Office Box 1429

Palatka, FL 32178-1429

(904) 329-4566

14.

Production well A, as listed on the application, must continue to use the in-line totalizing flow meter to monitor water use. This flow meter must maintain 95% accuracy, be verifiable and be installed according to the manufacturer"s specifications. (Pine Harbour)

15.

Total withdrawals from well A, as listed on the application, must be recorded continuously, totaled monthly, and reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows:

Reporting Period

Report Due

Date

January - June July 31
July - December January 31
(Pine Harbour)

16.

The permittee must maintain the flow meter. In case of failure or breakdown of the meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery. (Pine Harbour)

17 .

The Permittee must have the flow meter checked for accuracy at least once every 3 years, within 30 days of the anniversary date of permit issuance, and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. District Form No. EN-51 must be submitted to the District within 10 days of the inspection/calibration. (Pine Harbour)

18.

The lowest quality water source, such as reclaimed water and surface/storm water, must be used to supply water use needs within the service area whenever it is deemed feasible pursuant to District rules and applicable state law. (Pine Harbour)

EXHIBIT J Rule 25-30.037(2)(r)

A copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary standards drinking water report.

See attached.



Florida Department of Environmental Protection

Central District 3319 Maguire Boulevard, Suite 232 Orlando, Florida 32803-3767 Rick Scott Governor

Carlos Lopez-Cantera Lt. Governor

Jonathan P. Steverson Secretary

October 20, 2015

Sandra Wesson, Sr. Vice President Pine Harbour Water Utilities LLC PO Box 447 Fruitland Park, FL 34731

Re:

Pine Harbour Water Utilities PW Facility ID #3354644 Lake County

Dear Ms. Wesson:

Department personnel conducted an inspection of the above-referenced facility on September 16, 2015. Based on the information provided during and following the inspection, the facility was determined to be in compliance with the Department's rules and regulations. A copy of the inspection report is attached for your records, and any non-compliance items which may have been identified at the time of the inspection have been corrected.

The Department appreciates your efforts to maintain this facility in compliance with state and federal rules. Should you have any questions or comments, please contact Nikki Belian at 407-897-2907 or via e-mail at Nicole.Belian@dep.state.fl.us.

Sincerely,

Danielle Bentzen, Manager

Danielle Bentzen

Central District

Florida Department of Environmental Protection

Enclosures: Inspection Report

cc: Plant Technicians - planttec@aol.com

State of Florida Department of Environmental Protection Central District

SANITARY SURVEY REPORT

Plant NamePINE HARBOUR WATER UTILITIES	County Lake PWS ID # <u>3354644</u>
Plant Location Highway 44 & Harbor Shores Rd., Leesburg,	FL 34788 Phone <u>352-787-2944</u>
Owner Name Pine Harbour Water Utilities, LLC	Phone 352-787-2944
Owner Address PO Box 447, Fruitland Park, FL 34731	
Contact Person Sandra Wesson	Title Sr. Vice President Phone 352-787-2944
This Survey Date $\underline{09/16/15}$ Last Survey Date $\underline{1}$	Title _Sr. Vice PresidentPhone _352-787-2944
PWS TYPE: Community	RAW WATER SOURCE
PLANT CATEGORY & CLASS: 5D	GROUND; Number of Wells 1 PURCHASED from PWS ID #
MAX-DAY DESIGN CAPACITY: 60,480 gpd	Emergency Water Source
PWS STATUS: Approved	Emergency Water Capacity
	STANDBY POWER SOURCE: Not Required
TREATMENT PROCESSES IN USE	SourceCapacity of Standby (kW)
Hypochlorination, aeration	Capacity of Standby (kW)
	Switchover: Automatic Manual
OPPLIACE AND A CHARLEST OF	Hrs Operated Under Load hr/wk. What equipment does it operate?
SERVICE AREA CHARACTERISTICS	Well Pumps
Subdivision Start	Well Pumps High Service Pumps
Food Service: Yes No N/A	Treatment Equipment
Number of Service Connections55	Satisfy avg. daily demand? Yes No Unknown
Population Served 132 Basis MOR 09/15	Audio-visual alarm? Yes No
	Comments
OPERATION & MAINTENANCE LOG: Yes	
Location Water treatment plant	
Comments	PLANS AND MAPS
	Coliform Sampling Plan Yes No N/A
CEDTIFIED OPED ATOD, V.	D/DBP Monitoring Plan Yes No N/A
CERTIFIED OPERATOR: Yes	Lead and Copper Plan Yes No N/A
Operator(s) & Certification Class-Number:	Distribution System Map Yes No N/A
Steven Oles C-8632	Emergency Response Plan Yes No N/A
Hrs/day: Required *Visit Actual *Visit	Comment
Days/wk: Required 3 Actual 3	
Non-consecutive Days?	PREVENTIVE MAINTENANCE/O&M
Comments: *Visits must total at least 0.3 hour/week	Operation & Maintenance Manual X Yes No
	Preventive Maintenance Program X Yes No
	Flushing Program Yes No N/A
MONTHLY OPERATION REPORTS (MORs)	Records Yes No N/A
MORs submitted regularly? Yes No N/A	Isolation Valve Exercise Yes No N/A
Data missing from MORs? No Yes N/A	Records Yes No N/A
Average Day (from MORs) 14,074 gpd	Comments Continuous loop system. Two valves in
Maximum Day (from MORs) 23,000 gpd 05/15	distribution system.
Comments	CDOCC CONNECTION CONTROL
	CROSS CONNECTION CONTROL
Flow Measuring Device Flow Meter	# BFPAs None observed # Tested N/A
Material Company of the Company of t	WWTP RPZ N/A Date Tested N/A Weitten Plan Ven
Date Last Calibrated 12/21/09	Written Plan Yes Date N/A
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Comments

PWS ID#	3354644
Date	09/16/15

GROUND WATER SOURCE

T	D WATER SOURCE uber (Florida Unique Well ID #)	1 (AAC3277)	
Year Drill		1984	
Depth Dri	lled	280'	
Drilling M	fethod	Cable Tool	
Type of G	rout	Unknown	
Static Wat	ter Level	Unknown	
Pumping '	Water Level	Unknown	
Design W	ell Yield	Unknown	
Test Yield		Unknown	
Actual Yie	eld (if different than rated capacity)	Unknown	
Strainer		Unknown	
Length (or	itside casing)	105'	
Diameter (outside casing)	. 8"	
Material (d	outside casing)	Steel	
Well Conta	amination History	None	
Is inundati	on of well possible?	No	
6' X 6' X 4	1" Concrete Pad	Yes	
	Septic Tank	>100'	
SET	Reuse Water	N/A	
BACKS	WW Plumbing	>100'	
	Other Sanitary Hazard	None Observed	
	Туре	Vertical Turbine	
	Manufacturer Name	Goulds	
PUMP	Model Number	8DHL010	
	Rated Capacity (gpm)	600	
_	Motor Horsepower	25	
Well casing	; 12" above grade?	Yes	
Well Casing	g Sanitary Seal	Ok	
Raw Water	Sampling Tap	Yes	
Above Grou	and Check Valve	Yes	
Security		Yes	
Well Vent F	Protection	N/A	

COMMENTS	

PWS I	D#3354644	
Date _	09/16/15	
		_
D.C.		
ES		
rwell	(E) Elevated	

CHLORINATION (D	isinfectio	on)		
_		•		
Make Pulsafeeder		Capacity	15 gpd	
Type: ☐ Gas ☒ Hypo Make Pulsafeeder Chlorine Feed Rate	100% st	roke		
Avg. Amount of Cl ₂ gas Chlorine Residuals: Plan	used		N/A	
Chlorine Residuals: Plan	nt2	2.2+ R	emote 2.2	+
Remote tan location	Fire hy	drant on	C Dritmari Ct	
DPD Test Kit: On	-site	With With	operator	
	ne	☐ Not U	Jsed Daily	
Injection Points Prior	to aerati	on and at	hydro tank	
Booster Pump Info N	/ <u>A</u>			
Comments Pre and Po	ost aeratio	on chlorin	e injection	
				
-		-4-		_
	T xv=c			
Chlorine Gas Use	YES	NO	Commen	ts
Requirements	 			
Dual System				
Auto-switchover				
Alarms:				
Loss of Cl2 capability				
Loss of Cl2 residual				
Cl ₂ leak detection				
Scale				
Chained Cylinders				
Reserve Supply		$\neg \neg \neg$	· · · · · · · · · · · · · · · · · · ·	-
Adequate Air-pak				
Sign of Leaks				
Fresh Ammonia		7		
Ventilation		\dashv		
Room Lighting			\ 	
Warning Signs				
Repair Kits	Ц_			
Fitted Wrench				
Housing/Protection				
A ED ATION (Caran Da	0) (D	15		
AERATION (Gases, Fe,	& Mn K	emoval)	40 CD) 4	
Гуре <u>Spray</u> Aerator Condition <u>Go</u>	Ca _l	pacity	42 GPM	_
Aerator Condition Go	oa La			_
Visible Algae Growth North Nor				_
Protective Screen Condition		ood		
Frequency of Cleaning Date Last Inspected/Cleane				
Date Last hispected/Cleane Comments	u	vist, vist	ally inspected	1

(G) Ground (C) Clearwell (E) Elevated
(B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	Н	G
Capacity (gal)	6,000	10,000
Material	Steel	Concrete
Gravity Drain	Yes	Yes
By-Pass Piping	Yes	Yes
Protected Openings	Yes	N/A
Sight Glass or Level Indicator	Yes	Yes
PRV/ARV	PRV	N/A
Pressure Gauge	Yes	N/A
On/Off Pressure	40/60	N/A
Access Secured	Yes	Yes
Access Manhole	Yes	Yes
Tank Sample Tap Location	Discharge piping	Discharge piping
Date of Inspection	08/2013	Unknown
Date of Cleaning	08/2013	Unknown

HIGH SERVICE PUMPS

Pump Number	1	2
Туре	Centrifugal	Centrifugal
Make	Berkeley	Century
Model	1-B1-1/2TPMS	2-6BF11635
Capacity (gpm)	100	400
Motor HP	7.5	15
Date Installed	1985	1984

Comments _	 	 	 	
	 	 ··.	 	

PWS ID#_	3354644
Date	09/16/15

DEFICIENCIES:

Areas of Concern	Rule	Corrective Action	Date Corrected	Significant Deficiency?
No record that the calibration of the finished-drinking-water flow meter has been checked.	62- 555.350(2)	The calibration of finished- drinking-water flow meters should be checked at least once every 5 years.	10/06/15 - Per Madeline Lipsky of Plant Technicians, FRWA scheduled to calibrate on 10/15/15.	No.

MONITORING REMINDER:

- Nitrate and nitrite samples are required to be collected from the point of entry (POE) to the distribution system annually. The 08/24/15 results have been received.
- Monitoring schedules are available on the Central District's Drinking Water Website.
 http://www.dep.state.fl.us/central/Home/DrinkingWater/InHouseCompliance/MonitoringSchedules/MonitoringSchedul

COMMENTS:

- Contact FRWA (Florida Rural Water Association) at 850-668-2746, or frwa@frwa.net, for free technical assistance with your system. FRWA has extended benefits offered to members.
- Provide documentation that the finished-drinking-water meter has been calibrated at least every 5 years.
 Checking the calibration of finished-drinking-water meters at treatment plants shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]
- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWO at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
 - o The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
 - O The failure of a public water system to comply with applicable disinfection requirements; or The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]

PWS ID#_	3354644	
Date	09/16/15	

COMMENTS (continued):

- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]
- Suppliers of water shall issue precautionary "boil water" notices as required or recommended in the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(11), F.A.C.]

Inspector's Signature _	Nicole Belia	Title: Environmental Specialist I	Date: 10/14/15
Reviewer's Signature _	Danielle Bentaen	Title: Environmental Manager	Date: 10/20/15

EXHIBIT K Rule 25-30.037(2)(r)

A copy of all of the utility's correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.

See Attached

(10 57 6/10 ru



RECEIVED Sertification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This ional/shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (OUR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the Information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed	by all community water systems.)
System name: PINE HARBOUR WATER UTILITY	Contact person: PLANT TECHNICIANS, INC
PWS Identification number (PWS-ID): 3354644	Contact phone number: 352-787-2944
Mailing address: P.O. BOX 447	City: FRUITLAND PARK
State: FL Zip: 34731 Population served (not the r	number of *service connections*): 179
II CCD Distribution Mark to the control of the cont	
II. CCR Distribution Method. (To be completed by all con appropriate.)	nmunity water systems. Choose A or B as
A. We mailed or otherwise directly delivered a copy of our delivery.) 5/06//0 (Systems that do not use the mailing of their CCR to each customer.)	CCR to each customer on (enter date(s) of mailing or g waiver must mail or otherwise directly deliver a copy
 □ B. We were eligible to use a mailing waiver and used a mawaiver only if they serve fewer than 10,000 persons, have violations, nor have been issued any formal Notices of Violations, or court-ordered civil actions during the calendary Answer a. b. and c below.) □ a. Date of newspaper. 	not had any MCL or monitoring and reporting (M/R)
b. Name of newspaper/newsletter that published our	CCR
C. A copy of our notice to customers, informing them	that our CCD will not be excled to them in otherhand
This notice was: [mailed with bill; [published in new	spaper/newsletter, or Other (describe)
III. Posting of CCR on the Internet. /To be completed by	ALCONO.
III. Posting of CCR on the Internet. (To be completed by a We posted our CCR on this publicly accessible Internet Site	an CWSS serving 100,000 or more persons.)
and the period of the services period accessible little net all	J
IV. Report on Your Effort to Distribute Your CCR to Your V	Vater Consumers
(To be completed by all CWSs. Check all items that	
In addition to the methods selected in Part II.	t apply - at least 2 nems must be checked.)
A. We posted our CCR on this publicly accessible internet	
B. We published our CCR in the local newspaper(s). The n	ame(s) and date(s) of the newspaper(s) are:
C Wie advertised the availability of	
C. We advertised the availability of our CCR as a press rele The type(s) and date(s) of the advertisement(s) are:	
D. We delivered multiple copies of our CCR to single bill ad	dresses serving several persons
☐ E. We delivered multiple copies of our CCR to the following	Community organizations
	and organizations.
F. Our CCR was posted in the following public locations:	OTICE ENCLOSED LITTLE LITTLE DESCRIPTION
	OTICE ENCLOSED WITH WATER BILL.
DEP Form 62-555.900(19)*	•

⊠ G. Our CCR was	distributed by other methods (e.g	g., additional copies placed in entrance hall to facility). Describe.
ADDITIONAL CON	PIES FURNISHED UPON REQ	UEST AT PLANT TECHNICIANS, INC. OFFICE.
		*
-		
V. Use of Non-Engl	ish Language in CCR. (To be	completed by all community water systems.)
		in our CCR because 20% or more of our customers do not
speak English but	speak	. The method we used to determine the proportion of
non-English speak	ting customers is	
		ause we have no non-English speaking group among our
customers equal to	o or exceeding 20% of our total r	iumber of customers.
VI. Other Delivery R	lequirements. (To be complet	ed by all community water systems.)
		ith department, as required by rule? Yes No
(B) is your system re	gulated by the Public Service Co	ommission (PSC)? Tyes \[\begin{align*} \text{No} \end{align*}
If Yes, was a cop	y of your CCR sent to the PSC,	as required by rule? XYes No
		you provided them with either a copy of your CCR or the
consumer confide	ence information? Tes No	Not Applicable
VII. Certification of	Delivery of CCR and Complian	ce with Regulations. (To be completed by all CWSs.)
This statement certifie	s that the above named commu	Dity Dublic water system has distributed its CCD for the time
period starting Januar	Y 1. <i>734</i> and ending December 3	1 Of to its distance on (mm/ddhe) 5/0//// and
DIOMICEO DIE SEPETOPITE	ale nodces of availability accords	DO ID the remirements listed in this form which are also forms:
compliance monitoring	data for the same period previous	that the reported information is correct and consistent with the country submitted to the Department, and that the report has been
delivered to the agenc	ies identified in Rules 62-550.82	A(3)(e)3., and 4., F.A.C.
SIGNATURE OF AUT	HORIZED REPRESENTATIVE:	Canal a laboration
NAME (please print):	SANDRA WESSON	Sandra Wesson
TITLE:	MANAGER	DATE: 5/07/10



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Central District

Drinking Water Program

ì	FLORIDA		MALFUNCTION C	Water Program OR X INCIDENT REPORT
40//893-331	8 on 3988; 894-	(000)EXT. ZZ40	FAXC 407/893-441	8; x=xx: 850M 12-0740
Date: 6/2	2/10 Tm	ne: 10:45HR	Received By: Made	eline Lipsky
Reported B	y. Residen	ts	Business Name: Plas	ant Technicians, Inc.
Address: P System Phy County: La	'.O. BOX 4 one:352-78 ke	47	TER PWS ID Number :	3354644
Contact Per	rson: Plant	Techncians, I	Inc.Phone#: 352-787	/-2944
☑ Failure		Planned Outage	Date: 6/22/10	Time: 10:45HR
Expected to	be (orwas) b	ack in service:	Date: 6/22/10	Time: 13:40HR
Location of	Trouble (addn	355) : Water Plan	at.	
Statement c	of Trouble (che	ck as many as necessa	ry to explain incident):	
☐ Treatment	Facilities P	neak (Be in ind boess)	ure drop) U valve repair, re	RO psi. (2) Outage (no water to aplace or shut off are 1) Plant equip, break down
Was integrity	of water system	maintained 🔲 Yes 🔀	No If yes, explain	
Number of C	Customers Affi	scted:	nnections 🗌 Individuals	
Flushed: Superchloring Bacteriologica	ing back into s sted/Disinfected als Requested?	Yes No Sample	ologation: P.O.E & di	ist. Hyd @ S Putney Mon A Yes No hest in dist was 1.5mg/l
-		•		
Was a Preca	autionary Boll	Water Notice Issued p	per DOH Guidelines dated	d 8/26/1999: Yes 🔯 No 🗍
If a Precauti	ionary Boil W	ater Notice was issue	ed, please attach or eut-	it together with this report.
Bacteriologic	cal reports (2 c	lays) as well as a reso	cission notice must follow	in redamen with this tebour
Valve #	Size	Num. of valves closed	Locati	ion of Valve
				N

Remarks:

PRECAUTIONARY BOIL WATER NOTICE

June 22, 2010

TO: ALL RESIDENTS OF PINE HARBOUR WATER UTILITIES 00 Hwy 44 pump & Harbour Shores (SE) Leesburg, FL

Today at 10:45AM we started receiving calls of low water pressure throughout the park, and during our investigation we found there is no power coming into the water plant as a transformer on the power pole has blown out, we called the power company to resore power so we can get water back into the homes A.S.A.P.

(a squirrel caused this outage)

Therefore as a Precaution, we advise that all WATER used for Drinking, Cooking, Making Ice, Brushing Teeth, or Washing Dishes be Boiled.

A ROLLING BOIL OF ONE MINUTE IS SUFFICIENT.

As an alternative Bottled Water may be used.

This "PRECAUTIONARY BOIL WATER NOTICE" will remain in effect until the problem has been corrected and a Bacteriological survey shows that the water is safe.

If you have any questions you may contact PLANT TECHNICIANS, INC. 352-787-2944

Thank you Madeline Lipsky Plant Technicians, Inc.

RESCISSION OF PRECAUTIONARY BOIL WATER NOTICE

June 24, 2010

TO: ALL RESIDENTS OF PINE HARBOUR WATER UTILITIES 00Hwy 44 pump & Harbour Shores (SE) Leesburg, FL

THE 6/22/10 "PRECAUTIONARY BOIL WATER MOTICE" IS HEREBY RESCINDED FOLLOWING THE power was restored to the water plant. AND THE SATISFACTORY COMPLETION OF THE BACTERIOLOGICAL SURVEY SHOWING THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESTTATE TO CONTACT PLANT TECHNICIANS, INC. 352-787-2944.

Madeline Lipsky Plant Technicians, Inc. Administrative Assistant

RECEIVED



CPG-7-11 TU



DEP Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

1. General Water System Inform	nation . To be counte	ted by all community as	Te C. Charles
System name: PINE HARBO	ID WATED PRIVIT TIME		
PWS Identification number (PWS		Contact persons	PLANT TECHNICIANS, INC.
Mailing address: P.O. BOX	*		umber: 352-787-2944
State: FL Zipx 34731		City: FRUTTLE the number of *service con	IND PARK
			· · · · · · · · · · · · · · · · · · ·
II. CCR Distribution Method.	(To be completed by all appropriate.)	community water system	is. Choose A or B as
A. We mailed or otherwise didelivery.)(\(\beta\) \(\frac{\beta}{7}\) (System of their CCR to each customer.)	rectly delivered a copy of ms that do not use the m	our CCR to each customer railing waiver must mail or o	on (enter date(s) of mailing or otherwise directly deliver a copy
B. We were eligible to use a waiver only if they serve few violations, nor have been iss Orders, or court-ordered civil Answer a. b. and c below.) a. Date of newspaper:	and any formal blatines a	Color in the same of the color of the	are eligible to use a mailing onitoring and reporting (M/R) at Orders, Administrative of CCR is due to the customers.)
☐ b. Name of newspaper	inquelation that muhiliaha.	1 000	
T c. A copy of our notice	to customers informing	ton the annual and	
This notice was: [mailed	with bill; Dublished in	nem treat our CCR was <u>not</u> t newspaper/newsletter; or	e mailed to them, is attached.
III Posting of CCP on the late			
III. Posting of CCR on the Inter We posted our CCR on this pa	iteta i Ho De Completed ibliciy accessible interne	by all CWSs serving 100.	000 or more persons.)
IV. Report on Your Effort to Dis			
(To be completed by all		our water Consumers.	
In addition to the matter	CHSE CHECK 21 from	that apply at least 2 he	ms (must be checked)
IN SOURCE OF THE RESIDUES SOISCE	on Paril,		
A. We posted our CCR on thi	s publicly accessible inte	met	
B. We published our CCR in the	ne local newspaper(s). T	he name(s) and date(s) of	the newspaper(s) are:
C. We advertised the availability	h. of a 000		
C. We advertised the availabilithe type(s) and date(s) of the	ty of our core as a press	release, radio announcem	ent, or TV announcement.
Abole and agrees of the	enaernsemelli(2) St6.		
D. We delivered multiple copie	s of our CCR to single bi	ll addresses serving severa	persons.
☐ E. We delivered multiple copie	s or our cur to the follow	wing community organization	ns:
F Our CCP was posted to the	2.11		
F. Our CCR was posted in the	rollowing public locations	NOTICE ENCLOSED	WITH WATER BILL.
DEP Form 62-555.900(19) Effective Date: April 10, 2003			

G. Our CCR was dis	stributed by other methods (e.g.	, additional copies placed in entrand	e hall to facility). Describe
ADDITIONAL COPI	ES FURNISHED UPON REOU	EST AT PLANT TECHNICIANS.	TNC. OFFICE.

-			
V. Use of Non-English	n Language in CCR. (To be o	completed by all community water	rsystems.)
Information in a non-l	English language was included	in our CCR because 20% or more o	four customers do not
speak English but sp	Deak	The method we used to de	etermine the proportion of
non-English speakin	g customers is		
		ause we have no non-English speaki	ing group among our
customers equal to	or exceeding 20% of our total m	umber of customers.	
VI. Other Delivery Re-	quirements. (To be complete	ed by all community water system	\$ 1
		th department, as required by rule?	
		mmission (PSC)? (TYes DNo	дулог Сри
		is required by rule? MYes DNo	
		you provided them with either a copy	of your CCR or the
consumer confiden	ce information? Yes No	Not Applicable	
VII. Certification of D	elivery of CCR and Complian	ce with Regulations. (To be com	density of Children
This statement certifies	that the above named commun	nity mahiin water evetors how distribut	and the CCD for the three
penod starting January	 IDand ending December 3: 	1. 1/2to its customers on translation	A la la male and
CANDED THE SEPTION OF THE PROPERTY OF THE PROP	e nouces of availability accordin	AG IO line care incomente lietari in this 6	com which one also during
combination mountains	cally for the same penod previo	that the reported information is corre usly submitted to the Department, a	ct and consistent with the nd that the recort has been
delivered to the agencie	es identified in Rules 62-550.82	4(3)(e)3., and 4., F.A.C.	in any any ichart lies near
SIGNATURE OF AUTH	ORIZED REPRESENTATIVE:	Sandra Wass	
NAME (please print):	SANDRA WESSON	Sandra Wesse	
TILE	MANAGER	DATE:	Glosta
			——————————————————————————————————————
	5.05. 44		
A copy of our	CCR is attached.		



Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

General Water System Information. (To be completed by all community water systems.)
System name: PINE HARBOUR WATER UTILITY Contact person: PLANT TECHNICIANS, INC
PWS Identification number (PWS-ID): 3354644 Contact phone number: 352-787-2944
Mailing address: P.O. BOX 447 City: FRUTTLAND PARK
State: FL Zip: 34731 Population served (not the number of "service connections"): 179
II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)
A. We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) 4/5/12 (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)
B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)
Answer a. b. and c below.) a. Date of newspaper:
□ b. Name of newspaper/newsletter that published our CCR:
c. A copy of our notice to customers, informing them that our CCR will <u>not</u> be mailed to them, is attached. This notice was:mailed with bill;published in newspaper/newsletter; orlother (describe)
III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)
We posted our CCR on this publicly accessible Internet Site:
CO 440 posted our cont on the publicly accessible internet Site.
IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.
(To be completed by all CWSs. Check all hems that apply at least 2 hems must be checked.)
In addition to the methods selected in Part II,
·
A. We posted our CCR on this publicly accessible Internet
B. We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are:
C. We advertised the availability of our CCR as a press release, radio announcement, or TV announcement. The type(s) and date(s) of the advertisement(s) are:
D. We delivered multiple copies of our CCR to single bill addresses serving several persons.
☐ E. We delivered multiple copies of our CCR to the following community organizations:
X F. Our CCR was posted in the following public locations: NOTICE ENCLOSED WITH WATER BILL.
DEP Form 62-556,900(19)

G. Our CCR was distributed by other methods (e	.g., additional copies placed in entrance hall to facility). Describe
ADDITIONAL COPIES FURNISHED UPON RE	QUEST AT PLANT TECHNICIANS, INC. OFFICE.
	-
-	
V. Use of Non-English Language in CCR. (To be	e completed by all community water systems.)
	ed in our CCR because 20% or more of our customers do not
speak English but speak	. The method we used to determine the proportion of
non-English speaking customers is	
	cause we have no non-English speaking group among our
customers equal to or exceeding 20% of our total	number of customers.
VI. Other Delivery Requirements. (To be comple	eted by all community water systems)
(A) Was a copy of your CCR sent to your county her	
(B) Is your system regulated by the Public Service C	
If Yes, was a copy of your CCR sent to the PSC,	
	s you provided them with either a copy of your CCR or the
1 edan ea	
consumer confidence information? Yes N	lo 🔯 Not Applicable
VII Certification of Delivery of CCP and Constitution	non with Downless and T
This statement certifies that the above named commit	nce with Regulations. (To be completed by all CWSs.) unity public water system has distributed its CCR for the time
period starting January 1, // and ending December:	31. / (: to its customers on (mm/dd/ha//) 4 / 0 5 / / 2 and
provided the appropriate notices of availability accord	ing to the requirements listed in this form which are also found in
Kule 02-000.624, F.A.C. I his statement also certified	R that the reported information is correct and completent with the
delivered to the agencies identified in Rules 62-550.8	iously submitted to the Department, and that the report has been 124(3)(e)3 and 4 FAC
	· · · · · · · · · · · · · · · · · · ·
SIGNATURE OF AUTHORIZED REPRESENTATIVE	Sandra Wesson
NAME (please print): SANDRA WESSON	
TITLE: MANAGER	DATE: 4/5//2
A copy of our CCR is attached.	

RECEIVED

JUL 2 5 2012

DEP Central Dist.



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

CENTRAL DISTRICT 3319 MAGUIRE BLVD. STE. 232 ORLANDO FL 32803-3767 RICK SCOTT GOVERNOR

JENNIFER CARROLL LT. GOVERNOR

HERSCHEL T. VINYARD JR. SECRETARY

December 14, 2012

Sandra Wesson, Vice President Pine Harbour Water Utilities, LLC PO Box 447 Fruitland Park, FL 34731-0447

OCD-PW-SS-12-1092

Lake County – PW Pine Harbour Water Utilities PWS ID Number 3354644

Dear Ms. Wesson:

This confirms a visit to the subject community public water system on December 7, 2012, by Patrick Farris to conduct a sanitary survey inspection. A copy of the sanitary survey inspection report is enclosed for your reference and records.

Deficiencies found during the sanitary survey and in Department records are listed in the enclosed report. These deficiencies shall be corrected in order to return to compliance with *Florida Administrative Code* (F.A.C.) Rules 62-550, 62-555, 62-560 and 62-602.

Please correct the indicated deficiencies, and notify the Department in writing that the deficiencies have been corrected, **no later than <u>January 15, 2013</u>**. (You may use the attached response form to indicate the corrective actions taken.)

If you have any questions, please contact Patrick Farris by phone at (407) 897-4137, or by e-mail at Patrick.Farris@dep.state.fl.us.

Sincerely,

Reggie Phillips, Environmental Supervisor II Drinking Water Compliance and Enforcement

RFP/pf Enclosures

State of Florida Department of Environmental Protection Central District

SANITARY SURVEY REPORT

Plant Location	Plant Name <u>PINE HARBOUR WATER UTILITIES</u>	County <u>Lake</u>	_ PWS ID # <u>3354644</u>
Owner Name Pine Harbour Water Utilities, LLC Owner Address PO Box 447, Fruitland Park, FL 34731 Contact Person Sandra Wesson Title Sr. Vice President Phone 352-787-2944 This Survey Date 12/07/12 Last Survey Date 12/09/09 Last Compliance Inspection Date 8/21/06 PWS TYPE: Community PLANT CATEGORY & CLASS: 5D	Plant Location Highway 44 & Harbor Shores Rd., Leesburg,	FL 34788	Phone <u>352-787-2944</u>
Owner Address PO Box 447, Fruitland Park, FL 3473 Contact Person Sandra Wesson Title Sr. Vice President Phone 352-787-2944 This Survey Date 12/09/09 Last Survey Date 12/09/09 Last Compliance Inspection Date 8/21/06 PWS TYPE: Community RAW WATER SOURCE PLANT CATEGORY & CLASS: 5D GROUND; Number of Wells 1 PURCHASED from PWS ID # PURCHASED from PWS ID # Emergency Water Source Emergency Water Capacity PWS STATUS: Approved STANDBY POWER SOURCE: Not Required Source Hypochlorination, aeration Standby (kW) SERVICE AREA CHARACTERISTICS Subdivision Food Service: Yes No N/A High Service Pumps High Service Pumps High Service Pumps No Comments OPERATION & MAINTENANCE LOG: Yes Location WTP Comments Clifform Sampling Plan Yes No N/A Comments Plan Yes No N/A Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days? Yes Into Into N/A Comments: *Visits must total 0.3 hour/week TREATMENT PROCESSES IN USE Sandby POWER SOURCE: Not Required Note that the process of the proces	Owner Name Pine Harbour Water Utilities, LLC		
PWS TYPE: Community PLANT CATEGORY & CLASS: 5D MAX-DAY DESIGN CAPACITY: 60,480 gpd PWS STATUS: Approved TREATMENT PROCESSES IN USE Hypochlorination, aeration SERVICE AREA CHARACTERISTICS Subdivision Food Service: Yes No N/A Number of Service Connections 55 Population Served 132 Basis MOR OPERATION & MAINTENANCE LOG: Yes Location WTP Comments CERTIFIED OPERATOR: Yes Comments Paysoknk: Required 3 Actual 3 Non-consecutive Days? Yes No N/A Comments: *Visits must total 0.3 hour/week PREVENTIVE MAINTENANCE LOGM GROUND; Number of Wells 1 PURCHASED from PWS ID # PRICHASED fro	Owner Address PO Box 447, Fruitland Park, FL 34731		
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PLANT CATEGORY & CLASS: 5D MAX-DAY DESIGN CAPACITY: 60,480 gpd PWS STATUS: Approved TREATMENT PROCESSES IN USE Hypochlorination, aeration SERVICE AREA CHARACTERISTICS Subdivision Food Service:			
Emergency Water Source Emergency Water Capacity	DI ANT CATECORY & CLACC.		Malle 1
Emergency Water Source Emergency Water Capacity	PLANT CATEGORY & CLASS: 3D	☐ PURCHASED from P\	WS ID #
### STATUS: Approved STANDBY POWER SOURCE: Not Required	MAX-DAY DESIGN CAPACITY: 60,480 gpd		urce
TREATMENT PROCESSES IN USE Hypochlorination, aeration Service Area Characteristics Subdivision Food Service: Yes No N/A Number of Service Connections 55 Population Served 132 Basis MOR OPERATION & MAINTENANCE LOG: Yes Location WTP Comments CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit	PWS STATUS: Approved	Emergency Water Cap	pacity
SERVICE AREA CHARACTERISTICS Subdivision Food Service:		STANDBY POWER SOU	RCE: Not Required
SERVICE AREA CHARACTERISTICS Subdivision Food Service:	TREATMENT PROCESSES IN USE	Source	
SERVICE AREA CHARACTERISTICS Subdivision Food Service:	·	Capacity of Standby (kW)	
What equipment does it operate? Well Pumps High Service Pumps High Service Pumps Treatment Equipment		Switchover:	: ∐ Manual
Well Pumps		Hrs Operated Under Load	hr/wk
Food Service: Yes No N/A High Service Pumps Treatment Equipment Number of Service Connections 55 Population Served 132 Basis MOR OPERATION & MAINTENANCE LOG: Yes Location WTP Comments CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days? Yes No No N/A Comments: *Visits must total 0.3 hour/week High Service Pumps Treatment Equipment Satisfy avg. daily demand? Yes No Unknown Audio-visual alarm? Yes No Comments Ves No No N/A National Normal No		What equipment does it of Well Pumps	perate?
Treatment Equipment Satisfy avg. daily demand? Yes No Unknown Audio-visual alarm? Yes No Comments Ves No Comments Ves No N/A		☐ High Service Pumps	
Number of Service Connections 55 Population Served 132 Basis MOR OPERATION & MAINTENANCE LOG: Yes Location WTP Comments CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days? Yes No No N/A Comments: *Visits must total 0.3 hour/week Satisfy avg. daily demand? Yes No Unknown Audio-visual alarm? Yes No Unknown	1 00d Service. Tes No N/A	☐ Treatment Equipment	nt
Audio-visual alarm? \[Yes \] No \\ Comments \[Yes \] No \[Comments \] \[Certified Operator(s) & Certification Class-Number: \] Robert Stewart C-6407 \[Steven Oles C-8632 \] Hrs/day: Required \[*Visit \] Actual \[*Visit \] Days/wk: Required \[3 \] Actual \[3 \] Non-consecutive Days? \[Xes \] No \[N/A \] \[N/A \] \[PREVENTIVE MAINTENANCE/O&M \] Operation & Maintenance Manual \[Xes \] No \[No \] \[No	Number of Service Connections 55	Satisfy avg. daily demand	? Yes No Unknown
Comments CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days?			
Location WTP Comments	····		
CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days? Yes No N/A Comments: *Visits must total 0.3 hour/week PLANS AND MAPS Coliform Sampling Plan Yes No N/A Lead and Copper Plan Yes No N/A Distribution System Map Yes No N/A Comment PREVENTIVE MAINTENANCE/O&M Operation & Maintenance Manual Yes No	OPERATION & MAINTENANCE LOG: Yes		
CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days? Yes No N/A Comments: *Visits must total 0.3 hour/week PLANS AND MAPS Coliform Sampling Plan Yes No N/A Lead and Copper Plan Yes No N/A Distribution System Map Yes No N/A Comment PREVENTIVE MAINTENANCE/O&M Operation & Maintenance Manual Yes No	Location WTP		
CERTIFIED OPERATOR: Yes Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days? Yes No N/A Comments: *Visits must total 0.3 hour/week Coliform Sampling Plan Yes No N/A Lead and Copper Plan Yes No N/A Distribution System Map Yes No N/A Emergency Response Plan Yes No N/A Comment PREVENTIVE MAINTENANCE/O&M Operation & Maintenance Manual Yes No	Comments		
CERTIFIED OPERATOR: Yes Lead and Copper Plan ✓ Yes No N/A Operator(s) & Certification Class-Number: Robert Stewart C-6407 Distribution System Map Yes No N/A Steven Oles C-8632 Emergency Response Plan Yes No N/A Comment Yes No N/A PREVENTIVE MAINTENANCE/O&M Operation & Maintenance Manual Yes No		Coliform Sampling Plan	⊠ Yes □ No □ N/A
Operator(s) & Certification Class-Number: Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days?	APPTICIPA APPA	D/DBP Monitoring Plan	⊠ Yes □ No □ N/A
Robert Stewart C-6407 Steven Oles C-8632 Hrs/day: Required *Visit Actual *Visit Days/wk: Required 3 Actual 3 Non-consecutive Days?		Lead and Copper Plan	🛛 Yes 🔲 No 🔲 N/A
Steven Oles C-8632 Hrs/day: Required *Visit			
Comments: *Visits must total 0.3 hour/week Operation & Maintenance Manual 🖂 Yes 🔝 No	Robert Stewart C-6407		
Comments: *Visits must total 0.3 hour/week Operation & Maintenance Manual 🖂 Yes 🔝 No	Steven Oles C-8632	Comment	
Comments: *Visits must total 0.3 hour/week Operation & Maintenance Manual 🖂 Yes 🔝 No	Hrs/day: Required *Visit Actual *Visit		
Comments: *Visits must total 0.3 hour/week Operation & Maintenance Manual 🖂 Yes 🔝 No	Days/wk: Required 3 Actual 3		
Comments: *Visits must total 0.3 hour/week	Non-consecutive Days?		
Preventive Maintenance Program 🔀 Yes 📋 No	Comments: *Visits must total 0.3 hour/week	Operation & Maintenance	Manual 🔀 Yes 📙 No
MONTHLY OPERATION REPORTS (MORs) Flushing Program Yes No N/A Yes No N/A	MONTHLY ODERATION DEPODTS (MODE)		_ = = =
Determined to Money Electronic El			
Account D (C MOD) 11050 IN			
Average Day (from MORs) 14,963 gpd Comments 2 valves in distribution system Maximum Day (from MORs) 31,000 gpd 8/12		Comments 2 valves in dis	stribution system
Commonto	Commonto		118
CROSS CONNECTION CONTROL		CROSS CONNECTION (CONTROL
# BFPAs None observed # Tested N/A			
Flow Measuring Device Flow Meter WWTP RPZ N/A Date Tested N/A	Flow Measuring Device Flow Meter		
Meter Size & Type 6" Kent Written Plan Yes Date N/A	Meter Size & Type 6" Kent		
Date Last Calibrated 12/21/09 Comments Do not have a survey of potential hazards	Date Last Calibrated 12/21/09		

PWS ID#	_3354644
Date	12/07/12

GROUND WATER SOURCE

Well Number (Florida Unique Well ID	#) 1 (AAC3277)	
Year Drilled	1984	
Depth Drilled	280'	
Drilling Method	Cable Tool	
Type of Grout	Unknown	
Static Water Level	Unknown	
Pumping Water Level	Unknown	
Design Well Yield	Unknown	
Test Yield	Unknown	***
Actual Yield (if different than rated capaci		
Strainer	Unknown	
Length (outside casing)	105'	
Diameter (outside casing)	8"	
Material (outside casing)	Steel	
Well Contamination History	None	
Is inundation of well possible?	No	
6' X 6' X 4" Concrete Pad	Yes	
Septic Tank	>100'	
SET Reuse Water	N/A	
BACKS WW Plumbing	>100'	
Other Sanitary Hazard	None Observed	
Туре	Vertical Turbine	
Manufacturer Name	Goulds	
PUMP Model Number	8DHL010	
Rated Capacity (gpm)	600	
Motor Horsepower	25	
Well casing 12" above grade?	Yes	
Well Casing Sanitary Seal	Ok	
Raw Water Sampling Tap	Yes	
Above Ground Check Valve	Yes	
Security	Yes	
Well Vent Protection	N/A	

COMMENTS		 	

		PWS ID#_	3354644		
		Date	12/07/12		
STORAGE FACILITIES (G) Ground (C) Clearwell (E) Elevated (B) Bladder (H) Hydropneumatic / flow-through					
Tank Type/Numl	ber	Н	G		
Capacity (gal)		6,000	10,000		
Material	:	Steel	Concrete		
Gravity Drain		Yes	Yes		
By-Pass Piping		Yes	Yes		
Protected Openin	ıgs	Yes	N/A		
Sight Glass or Level Indicator		Yes	Yes		
PRV/ARV		PRV	N/A		
Pressure Gauge		Yes	N/A		
On/Off Pressure		30/48	N/A		
Access Secured		Yes	Yes		
Access Manhole		Yes	Yes		
Tank Sample Tap Location)	Discharge piping	Discharge piping		
Date of Inspection	n	08/2008	Unknown		
Date of Cleaning		08/2008	Unknown		
Comments					
HIGH SERVICE	PUM	PS			
Pump Number		1	2		
Туре	(Centrifugal	Centrifugal		
Make		Berkeley	Century		

Model

Capacity (gpm)

CHLORINATION (Disinfection) Type: ☐ Gas ☒ Hypo Make Chem-Tech (2) Capacity 30 gpd Chlorine Feed Rate 50% Avg. Amount of Cl₂ gas used N/A Chlorine Residuals: Plant 2.2+ Remote 2.2+ Remote tap location Fire hydrant on S. Putney Ct. DPD Test Kit: ☐ On-site ☒ With operator ☐ None ☐ Not Used Daily Injection Points Prior to aeration and at hydro tank Booster Pump Info N/A Comments Pre and Post aeration chlorine injection				
Chlorine Gas Use Requirements	YES	NO	Comments	
Dual System				
Auto-switchover			**	
Alarms: Loss of Cl ₂ capability Loss of Cl ₂ residual Cl ₂ leak detection				
Scale				
Chained Cylinders			1987-	
Reserve Supply				
Adequate Air-pak				
Sign of Leaks				
Fresh Ammonia			· · · <u> </u>	
Ventilation				
Room Lighting				
Warning Signs				
Repair Kits				
Fitted Wrench				
Housing/Protection				
AERATION (Gases, Fe, & Mn Removal) Type Spray Capacity 42 GPM Aerator Condition Good Visible Algae Growth No Protective Screen Condition Good Frequency of Cleaning Annually or as needed Date Last Inspected/Cleaned 2010, visually inspected Comments				

Motor HP	7.5	15
Date Installed	1985	1984
Comments		
	······································	

1-B1-1/2TPMS

100

2-6BF11635

400

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18 M	
- ACRES	

Supplement to the Sanitary Survey Form for Community Water Systems (CWSs)

DISTRIBUTION					
CROSS-CONNECTION CONTROL (CCC)					
	ritten CCC Plan Include the Following 6 Components)?	⊠Yes □No			
	law or resolution, or service rules). [AWWA Manual M14, 1990; M14, 2004; p. 13 & Appendix B] [FAC Rule 62-555.360(3)]	⊠Yes □No			
 Includes or references Elements 2 & 3 below? 		⊠Yes □No			
 Establishes the right of the CWS to discontinu program? 	e water service to any customer who fails to comply with the	⊠Yes □No			
	y customer's potable water system for cross-connections?	⊠Yes □No			
	rvice connections is mandatory. [AWWA Manual M14, 1990;	⊠Yes □No			
 Specifies categories of customer premises & systems for which a backflow preventer (BP) is required at the service connection to the premises or system, & specifies the appropriate type(s) of BP for each such category? 					
	or premises where there is auxiliary water, including reclaimed water)?	⊠Yes □No □NA			
 Addresses commercial/industrial & residential reclaimed water system? 	premises where there is an auxiliary water system, including a	□Yes □No ⊠NA			
 Addresses temporary connections from fire hy 	rdrants?	⊠Yes □No □NA			
3. Policy regarding ownership, installation, testing, & I	maintenance of BPs at service connections. [AWWA Manual M14, WWA Manual M14, 2004; pp. 14-15 & 17-20, Chapter 4, &	⊠Yes □No			
	onsible for ownership, installation, testing, & maintenance of BPs?	⊠Yes □No			
 Specifies design/performance standards, & in: 	stallation criteria, for new BPs?	⊠Yes □No			
repaired if they fail a test?	after installation or repair & at least annually thereafter & shall be	⊠Yes □No			
 Specifies minimum qualifications for pers 		⊠Yes □No			
 Specifies procedures to be used for testing 		⊠Yes □No			
 Specifies frequency for refurbishing or replacing dual checks (DuCs) if DuCs are allowed/used at service connections to residential premises where there is a reclaimed water system? 					
4. Procedures for evaluating new & existing service connections to determine the need for BPs at service connections. [AWWA Manual M14, 1990; Section 2.5] [AWWA Manual M14, 2004; pp. 16-17] [XYes ☐ No					
The CWS evaluates each new service connection before providing water service?					
The CWS evaluates/re-evaluates existing service connections when the customer first connects to a reclaimed water distribution system? □Yes □No □					
or at some other frequency (unless a reduced connection)?	rice connections whenever there is a change in the customer of record -pressure principle assembly [RP] already is installed at the service	⊠Yes □No			
5. Procedures for keeping CCC program records. [AWWA Manual M14, 1990; Section 2.6] [AWWA Manual M14, 2004; Description 2.6] [AWWA M14, 2004; Description 2					
 The CWS keeps a record of the latest evaluat 	⊠Yes □No				
The CWS keeps an up-to-date inventory of all	⊠Yes □No				
■ The CWS keeps for at least 10 years records of tests of BP assemblies installed at service connections? ☑Yes ☐No ■No ■No ■No ■No ■No ■No ■No					
6. For customers with a reclaimed water system, public education & inspection programs. (The public education & inspection programs may be implemented by either the CWS or the wastewater facility permittee or reuse authority.) [FAC Rules 62-555.360(5), 62-610.468(6), & 62-610.469(7)(h)]					
Is the CCC Program Being Implemented? ☐ Yes ☑No					
Total # of RPs, double check valve assemblies (DCs), & pressure vacuum-breaker assemblies	s: <u>0</u>				
(PVBs) at Service Connections: 0 # of RPs, DCs, & PVBs at Residential Service Connections: 0					
Total # of Service-Connection RPs, DCs, & PVBs Tested Last Year: 0					
Total # of DuCs at Residential Service Connections: 0					
Total # of Service-Connection DuCs Replaced or Refurbished Last Year: 0					
Comments: Some residents have auxillary water systems, the system has no survey/inventory of customers with potential hazards.					

PWS ID#	3354644	
Date	12/07/12	

DEFICIENCIES:

1. Failure to provide a written valve exercise program.

Preventive maintenance on electrical or mechanical equipment -- including exercising of auxiliary power sources, checking the calibration of finished-drinking-water meters at treatment plants, testing of air or pressure relief valves for hydropneumatic tanks, and exercising of isolation valves -- shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]

2. Failure to keep records documenting that isolation valves are being exercised.

Suppliers of water shall keep records documenting that their isolation valves are being exercised in accordance with subsection 62-555.350(2), F.A.C. [Rule 62-555.350(12)(c), F.A.C.]

3. Failure to evaluate existing service connections to determine the need for backflow prevention at service connections. Initial and recurring hazard assessments shall be performed at premises served by your water system and have any required backflow prevention assemblies installed as necessary, consistent with the policy that you have established.

Community water systems, and all public water systems that have service areas also served by reclaimed water systems regulated under Part III of Chapter 62-610, F.A.C., shall establish and implement a routine cross-connection control program to detect and control cross-connections and prevent backflow of contaminants into the water system. This program shall include a written plan that is developed using recommended practices of the American Water Works Association set forth in Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.

COMMENTS/REMINDERS:

• The cleaning and inspection for finished water storage tanks will be due again by August 2013.

Accumulated sludge and bio-growths shall be cleaned routinely (i.e., at least annually) from all treatment facilities that are in contact with raw, partially treated, or finished drinking water and that are not specifically designed to collect sludge or support a bio-growth; and blistering, chipped, or cracked coatings and linings on treatment or storage facilities in contact with raw, partially treated, or finished drinking water shall be rehabilitated or repaired. [Rule 62-555.350(2), F.A.C.]

Finished-drinking-water storage tanks, including conventional hydropneumatic tanks with an access manhole but excluding bladder- or diaphragm-type hydropneumatic tanks without an access manhole, shall be checked at least annually to ensure that hatches are closed and screens are in place; shall be cleaned at least once every five years to remove biogrowths, calcium or iron/manganese deposits, and sludge from inside the tanks; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer licensed in Florida. [Rule 62-555.350(2), F.A.C.]

Ensure proper disinfection and bacteriological evaluation of public water system components in accordance with 62-555.340, F.A.C. Also, ensure proper disposal of heavily chlorinated water from the tank disinfection process.

PWS ID # _	3354644					
Date	12/07/12					

COMMENTS/REMINDERS (continued):

- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the
 public water system. Each notification shall be submitted to the appropriate Department of Environmental
 Protection District Office or Approved County Health Department and shall include the following: a description
 of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will
 comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work
 or alterations 14 days after providing notification to the Department unless they are advised by the Department
 that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWP at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon
 as possible, but never later than noon of the next business day, in the event of any of the following emergency or
 abnormal operating conditions:
 - o The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
 - o The failure of a public water system to comply with applicable disinfection requirements; or
 - The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]
- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]
- For monitoring schedules and information about the Drinking Water Program, please visit the Central District's Drinking Water website at http://www.dep.state.fl.us/central/Home/DrinkingWater/default.htm.

Inspector Takish Sams	Title _	Env. Specialist II	_ Date	12/12/12
BANK				
Approved by	Title_	Env. Supervisor II	_ Date	12/12/12

RESPONSE FORM

Please provide any changes to the following:

PWS ID Number: 3354644	Business Name:	Business Name:					
PWS Name: Pine Harbour Water Utilit	iles	· · · · · · · · · · · · · · · · · · ·					
	Owner(s) Name:						
Mailing Address:		W. N.					
	Mailing Address:						
Date:	Phone Number(s):	- Marie - Janes - Jane					
	Fax Number:						
	E-Mail Address:						
Florida Department of Environmental Drinking Water Compliance/Enforce 3319 Maguire Boulevard, Suite 232 Orlando, Florida 32803 Attention: Patrick Farris, Environmental Statement Patrick Farris, Environment Patrick Far	cement Program						
In response to the Department's Sanitary the following actions were done to correct	y Survey Report for the subject public water system	dated December 7, 2012,					
Deficiency	A the listed deficiences.						
Item No.	Corrective Action Done	Date Done					
	The state of the s	***					
(Attach additional sheet if necessary)							
I hereby certify to the correctness of the a	above information:						
PWS Owner/Representative Signature: _							
Name of PWS Owner/Representative:							
	(Please Type or Print)						

RESPONSE FORM

Please provide any changes to the following:

PWS ID	Number: 3354644 Busines	s Name:	
PWS Na	ame: Pine Harbour Water Utilities		
<u> </u>	Owner(s	s) Name:	
Mailing A	Address:		•
	Mailing A	Address:	
Date:		lumber(s):	
	Fax Nun	nber:	
	E-Mail A	ddress:	
Drinking 3319 Ma	Department of Environmental Protection g Water Compliance/Enforcement Program aguire Boulevard, Suite 232 o, Florida 32803		
Attention:	: Patrick Farris, Environmental Specialist II		
	nse to the Department's Sanitary Survey Report for the su ving actions were done to correct the listed deficiencies:	bject public water system da	ted December 7, 2012,
Deficien			
1	<u> </u>		Date Done
· · · · · · · · · · · · · · · · · · ·	A written valve exercise program i		1/11/13
2	Records documenting that isolation	valves are now	
	being exercised are now on site.		1/11/13
3	A survey to evaluate existing serv	ice connections to	}
······································	determine the need for backflow pr	evention is in the	
	process of being completed, should	be complete on.	1/18/13
	NOTE: The cleaning and inspection for wa	ter storage tank w	<u> </u>
***************************************	be done before August 2013.		

		A SAME SAME SAME SAME SAME SAME SAME SAM	***************************************
	ditional sheet if necessary) ertify to the correctness of the above information.	January January 1	
	ner/Representative Signature:	24/	
lame of P	PWS Owner/Representative: Robert Stewart		
		Please Type or Print)	



Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

	y all community water systems.)
System name: PINE HARBOUR WATER UTILITY	Contact person: PLANT TECHNICIANS, INC.
PWS Identification number (PWS-ID): 3354644	Contact phone number: 352-787-2944
Mailing address: P.O. BOX 447	City: FRUITLAND PARK
State: FL Zip: 34731 Population served (not the na	umber of "service connections"): 179
II. CCR Distribution Method. (To be completed by all comappropriate.)	imunity water systems. Choose A or B as
A. We mailed or otherwise directly delivered a copy of our delivery.) 6/28/13 (Systems that do not use the mailing of their CCR to each customer.)	CCR to each customer on (enter date(s) of mailing or g waiver must mail or otherwise directly deliver a copy
B. We were eligible to use a mailing waiver and used a material waiver only if they serve fewer than 10,000 persons, have violations, nor have been issued any formal Notices of Violations, or court-ordered civil actions during the calendary Answer a. b. and c below.) [] a. Date of newspaper:	not had any MCL or monitoring and reporting (M/R) lations (NOVs), Consent Orders, Administrative
b. Name of newspaper/newsletter that published our	· CCB·
C. A copy of our notice to customers, informing them This notice was:	that our CCR will not be mailed to them, is attached.
III. Posting of CCR on the Internet. (To be completed by	
III. Posting of CCR on the Internet. (To be completed by a We posted our CCR on this publicly accessible Internet Site.)	
☐ We posted our CCR on this publicly accessible Internet Site	9:
We posted our CCR on this publicly accessible Internet Site	vater Consumers.
We posted our CCR on this publicly accessible Internet Site IV. Report on Your Effort to Distribute Your CCR to Your V (To be completed by all CWSs. Check all items that	vater Consumers.
We posted our CCR on this publicly accessible Internet Site IV. Report on Your Effort to Distribute Your CCR to Your V (To be completed by all CWSs. Check all Items that In addition to the methods selected in Part II,	Water Consumers. It apply - at least 2 items must be checked.)
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We posted our CCR on this publicly accessible Internet Site IV. Report on Your Effort to Distribute Your CCR to Your V (To be completed by all CWSs. Check all Items that In addition to the methods selected in Part II,	e:
 We posted our CCR on this publicly accessible Internet Site IV. Report on Your Effort to Distribute Your CCR to Your \(\) (To be completed by all CWSs. Check all items that In addition to the methods selected in Part II, □ A. We posted our CCR on this publicly accessible Internet 	Water Consumers. It apply - at least 2 items must be checked.) In ame(s) and date(s) of the newspaper(s) are:
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 We posted our CCR on this publicly accessible Internet Site IV. Report on Your Effort to Distribute Your CCR to Your IV. (To be completed by all CWSs. Check all items that In addition to the methods selected in Part II, A. We posted our CCR on this publicly accessible Internet B. We published our CCR in the local newspaper(s). The result of the IV. C. We advertised the availability of our CCR as a press reference to the type(s) and date(s) of the advertisement(s) are: D. We delivered multiple copies of our CCR to single bill accessible Internet E. We delivered multiple copies of our CCR to the following 	Water Consumers. It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.) Iname(s) and date(s) of the newspaper(s) are: It apply - at least 2 items must be checked.)
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DEP Central District

ADDITIONAL COPIE	S FURNISHED	UPON REQU	EST AT	PLANT	TECHN	ICIANS,	INC.	OFFICE	Ξ
			-						
_					- 		 -		
V. Use of Non-English	Language in Co	CR. (To be c	omplete	d by all o	commur	ity water	systen	ns.)	
☐ Information in a non-E									do not
speak English but spe	eak			The met	hod we ı	used to de	termine	the prop	portion of
non-English speaking									
This requirement does customers equal to or						sh speaki	ng grou	p among	our
VI. Other Delivery Req	uirements. (To	be complete	d by all	commur	ity wate	rsystem	s.)		
(A) Was a copy of your								s DNc	
(B) Is your system regul	ated by the Publ	ic Service Cor	nmission	(PSC)?	∑ Yes	□No			
If Yes, was a copy o	f your CCR sent	to the PSC, as	s require	d by rule'	? _Y e	s 🗌 No			
(C) If your system sells required	water to other sy	rstems, have y	ou provi	ded them	with eith	ner a copy	of your	CCR or	the
consumer confidenc	e information?	∐Yes ∐No	X Not	Applicab	le				
VII. Certification of De	livery of CCR ar	nd Compliand	e with F	legulatio	ns. (To	be comp	leted b	y all CW	/Ss.)
This statement certifies to period starting January to provided the appropriate Rule 62-550.824, F.A.C. compliance monitoring delivered to the agencies	hat the above nation in the state of availation this statement that for the same	amed commun p December 31 ability accordin also certifies to period previous	ity public I, <u>I Z</u> , to i Ig to the that the r usly subl	water sy ts custon requirem eported i nitted to	ystem haners on (ents listen information of Department	s distribut mm/dd/yy ed in this fo on is corre	ed its C 6/2 orm, whoch and c	CR for the 8/13 ich are a consisten	ne time _ and Iso found in It with the
SIGNATURE OF AUTHO	ORIZED REPRE	SENTATIVE:	Sa	nds		Nea	son	<u> </u>	
NAME (please print):	SANDRA WESS	ON							
						DATE:	7/0		

DRINKING WATER MICHOPIAL CASE

PLAN P. O. Office Contact Report I Analys □Total	& LABORATORY REPOR (62-500-730 Reporting Format Effective 0:1/1 T TECHNICIANS, INC. LAB BOX 447, FRUITLAND PARI 352-787-2944 Lab:352-78 Person: John Fredock Vumber: Sut is Requested: (check all that appl Coliform/E. coli	Analys Sample Sample Sample Disinfer This sa	a Date & Accepts Preserve Stant Chemple does	Time:	eria: 2n Ice	2 — \$3 On Ice IELAC requi	°C mg/L frements:					
PWS or	PWS Owner's Phone #:	757	77				C	ity: <u>T</u>	eesb	urg		
Collect	OIT	steve	87 <u>-294</u> Oles	4	***	Fext	!:					
Comm □ Limite Reason □ Distrib ☑ Cleara Sample	PWS Address: Hwy 44 City: Leesburg PWS or PWS Owner's Phone #: 352-787-2944 Fax #: Collector: Steve Oles Collector's Phone #: 352-787-2944 Type of Supply: (check only one) Community Water System Non-Transient Non-community Water System Translent Non-community Water System System Bottled Water Private Well Swimming Pool Other: Reason for Sampling: (check all that apply) Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey Bample Collection Date: 7/3/08-0											
	(100 to 100 to	9,0611006		i de la composición		ANN COME		an and the same as	ng papan na maganya da 🕳	Validarinsa Artinopopia kanonen esta ka		
Sample #	Sample Point (Location or Specific Address)		Sample Collection Time	Sample Type¹	Disin- fectant Residual (mg/L)	50H		Analysis i Non- Conliform	Method(s)	Fecal, E. coli, Enterococci, or Coliphage	_	Lab Sample #
1	P Tank	07/31	1600	5	ا دي	/		A	A	Coliphage		- 201
2	P Tank	०४(४)	0645	5	2.1			4	4			002
_							- - -					
verage c	of disinfectant residuals for distrib	ution rou	tine & repe	at	3 1			<u> </u>				
isinfecto DPD erson pe DA cert Super	ree chlorine of Total chlorine (circ in Residual Analysis Method: Colorimetric Other: erforming disinfectant analysis is (filled operator (#	(see instru	uctions on			Date a Date a Date I Lab Title	IELAC and time and time Report I Signa	standard: PWS notifie DEP/DOH : saued:	s, and the ed by lab of	ets are performed results relate of positive results:	nly to the sa	ance with amples.
FRUITLAND PARK, FL 34731-0447						plete at Sam cemer	octory plete Collection Information t Samples Required rement Samples Require\ H Reviewing Official:					

For Saragio Typins and Instructions item I I d.

For Analysis McHode see instructions item I I d.

For Analysis McHode see instructions item II d.

For Analysis McHode see instructions

July 25, 2013 PRECAUTIONARY BOIL WATER NOTICE

TO: PINE HARBOUR WATER UTILITY
ALL RESIDENTS
PWS ID #3354644
Hwy 44 Leesburg, FL

On July 31, 2013 your water supply will be temporarily out of service for approximately 5 hours, for maintenance. Plan accordingly. Fill bath or cooking.

Therefore as a Precaution, we advise that all WATER used for Drinking, Cooking, Making Ice, Brushing Teeth, or Washing Dishes be Boiled.

A ROLLING BOIL OF ONE MINUTE IS SUFFICIENT.

As an alternative Bottled Water may be used.

This "PRECAUTIONARY BOIL WATER NOTICE" will remain in effect until the problem has been corrected and a Bacteriological survey shows that the water is safe.

If you have any questions you may contact PLANT TECHNICIANS, INC. 352-787-2944

Thank you Madeline Lipsky Plant Technicians, Inc.

August 2, 2013 RESCISSION OF PRECAUTIONARY BOIL WATER NOTICE

TO: PINE HARBOUR WATER UTILITY
ALL RESIDENTS
PWS ID #3354644
Hwy 44 Leesburg

THE July 31 "PRECAUTIONARY BOIL WATER NOTICE" IS HEREBY RESCINDED FOLLOWING THE completed maintenance at the water plant.

AND THE SATISFACTORY COMPLETION OF THE EACTERIOLOGICAL SURVEY SHOWING THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT PLANT TECHNICIANS, INC. 352-787-2944.

Madeline Lipsky Plant Technicians, Inc. Administrative Assistant



DEPARTMENT OF ENVIRONMENTAL PROTECTION Central District

Drinking Water Program

				MALF	UNCT	ION C	R x IN	CIDENT R	EPOP
407/893-33	18 or 3988	894-7555,EX	т. 2243					50/412-0740	
Date; 7/	31/13	Тітте:083	0HR	Recei	ved By:	Made	eline 1	Lipsky	
Reported	By Pine	Harbour	Water Uti	iltyBusine	ss Nam	ne.Plan	nt Tecl	hnicians,	Inc.
Address;	P.O. B none: 3	52-787 - 2	ruitland	PWS Park, F	ID Nun L 347	nber: : '31	335464	4	
Contact Pe	erson: S	Ame		Phone	# : 3	52- 7 8	37-2944	1	
☐ Failure			Outage		7/31	***		0830HR	
Expected t	o be (or w	as) back in s	ervice;	Date:	7/31	/13	Time:	1130HR	
Location of	fTrouble (a	eddress);	At water	plant	Tank	Inspe	ction		
			tny as necessa						
☐ Treatmer ☐ Planned : ☑Other:	nt Facilities main cleara	Pumping Fince (explain b	reater than 20- tie in (no press facilities Sto pelow) Explain:	orage Facilitie TANK INS	PECT	pair, rep ell failun ION	Plant	iut off equip, break o	lown
Number of	Customers	Affected:	55 ☑ ፡	nnections [Individu	als			
Superchloring Bacteriologica Was heavily Explain:	ing back in ated/Disinfe als Request chlorinated Tank w	Yes <u>[X</u> cted Yes [X] ed? Yes [X]	No D Sample d to environment ed and f	Location:		Tank distributi ocrea;	on ki Yes sed and	∐No d_system	
Nas a Preca	autionary E	Boil Water No	otice Issued p	er DOH Gu	idelines	dated	8/26/199:	9: Yes 🗌 N	• []
f a Precauti	ionary Boi	Water Not	ion umo lee, i				together	with this ross	· r+
	<u>cai reports</u>	(Z days) as i	well as a resc	ission notic	e must 1	follow.		THE CHAIN	11.
Valve #	Size		. of valves closed			Location	of Valve		
lemarks:	<u> </u>						·		

DRINKING WATER MICRORIAL SAMPLE COLLECTION

PLANT P. O. B Office:	& LABORATORY & LABORATORY @2-550.730 Reporting Formet TECHNICIANS, IN OX 447, FRUITLAN 352-787-2944 Lab Person: John Fredock		Lab Receipt Date & Time: // // / / / / / / / / / / / / / / / /								
Report N	umber:	Sub-Contract L	ab ID:			_					
Analysi ∐Total C	s Requested: (check a Coliform/E. coli 🔯 Tota	ill that apply) I Coliform/Fecal ☐E	Enterococci	□Col	iphage	∐HPC [Other:				
Public V	Nater System (PWS)	Name: PINE H	ARBOUR	WAT	ER UT	LLTY	1.1 8W ^c	D. 3	3 5 4	6 4	4
PWS Add	dress:	00 Pump		44		(City:	Lees	burg		
PWS or F	PWS Owner's Phone #: _	352-787-2	944		F	ax #:					************
	or: Kobe		wer!		· C	collector's	Phone #	:352 <u>-</u> 7	87-2944		
⊠Comm ∐Limited	Supply: (check only or unity Water System]Non-Transient Non-c d Water □ Private \	ommunity W Well ∐Sv	Vater Sys wimming	tem ∐1 Pool ∐	ransient i Other:	Non-com	munity Wa	ter System		
☐Distrib	for Sampling: (check ution Routine Distraction Collection Date:	Ibution Repeat Related to the Relate	aw (triggere ple being re	d or asse placed)	esment) X Boil W	⊟Raw (tr later Notic		or assessanther: Tar		□Well Sur ish	rvey
		som elener averanteció							Tổ be completed t	y lab	
Sample	Sample	Point	Sample Collection	Sample	Disin- fectant	pΗ	S	sis Method(s	9: 5~9vi	B	
#	(Location or Spe	cliic Address)	Time	Type¹	Residual (mg/L)		Non Conlife		Fecal, E. coli, Enterococci, or Coliphage ³	Data Qualifier ⁴	Lab Sample #
	Ptrok	OHB	2044	5	1.9			B	<u> </u>	13(1-	737
2	Hydrant -	Shall S. Enthosp	2055	5	114		A	1			738
	· · · · · · · · · · · · · · · · · · ·										
							 			<u> </u>	
Average samples	of disinfectant residua 5 Free chlorine or Total	Is for distribution ro chlorine (circle one).	utine & rep	eat		Unless of	therwise	noted, all	tests are perform	ed in accord	lance with
	tent Residual Analysis Colorimetric Othe Derforming disinfectant	r:			a)-	Date and t	ime PWS	notified by lat	the result's relate of positive results: by lab of positive resu		samples.
∏A ce	ertified operator (#ervised by certified opera	ator (#)		Date Rep	ort Issued	l:	UG	- W	8/13
	oloyed by a certified lab norized representative of		- 01 DOLI			Title: _		1	OA	nay	
					□Repe □Repla	nplete Co at Sample acement S	es Requi Samples		Date	-	_

DRINKING WATER MICROBIAL SAMPLE COLLECTION

P. O. I Office Contact	& LABORATORY REPORTING FO (62-550,730 Reporting Format Effective 01/1985, Revised 02 T TECHNICIANS, INC. LAB ID#: E8 BOX 447, FRUITLAND PARK, FL. 34 : 352-787-2944 Lab:352-787-6112 (Person: John Fredock	Ana San San Disi	Lab Receipt Date & Time: // // / / / / / / / / / / / / / / / /								
Report N	Number: Sub-Contract	Lab ID:		·							
Analys	is Requested: (check all that apply)										
l otal	Coliform/E. ooli [C]Total Coliform/Fecal [Enterococci	i 🗆 Co	liphage	HPC	Othe	r: <u></u>				
	Water System (PWS) Name: PINE H							3 5 4	6 4	4	
PWS Ad	dress: 00 Pump	Hwy 4	4			City:	Le	esburg			
PWS or	PWS Owner's Phone #: 352-787 or: Steel	-2944			Fax #: _						
Collect	or: Xobert Ster	ract			Collecto	r's Phone	#: 352-	787-2944			
☐ Comm ☐ Limite Reason ☐ Distrib ☐ Clears	Supply: (check only one) Supply: (check only one) Supply: (check one) Supply: (check all that apply) Supply: (check all th	Well []S\ BW (triggere	d or asse	Pool [_ essment)	JOther:		or assessm Other: <u>Tan</u>		We∥su ish	rvey	
	Zona (6/2) Schill Complete av Sedificito						ı e.u	p rank		u algeri e de la	357S)
							sis Method(s		K idos		
Sample	Sample Point	Sample	Sample	Disin- fectant		, indi,	olo Motilod(o	" 5 g	. /	ζ	
#	(Location or Specific Address)	Collection	Type ¹	Residual	pН	Nor	Total	Fecal, E. coli,	ww		4
i I		Time	,	(mg/L)		Conlif		Enterococci, or	Data Qualifier ⁴	Lab Sample	,
3	PETank OHB	0815	5	1.7			n	Coliphage ³	/3//	-73	ş
4	Hydrant and of Sichalay	1827	5	(chi			1//		7 214	2.	7
-	The state of the s	0001	-/	1644			17			_/\\	4
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											7
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						8					_
				ł							
Average samples.	of disinfectant residuals for distribution rou Free chloring or Total chlorine (circle one).	tine & repe	at	<i>i</i>	Unigeo	othoruía.	sotod all to	ests are performe			
Disinfect	ant Residual Analysis Method:		***********		NE	LAC stand	iards, and th	e results relate o	nly to the s	ance with amples.	
	Colorimetric Other:							of positive results;	-	•	
Person p	erforming disinfectant analysis is (see instr			}:				lab of positive result		1 /	
	tified operator (#)				:	1/	·	131	ī7
	rvised by certified operator (#)	·	l ah Si	ignature	. /	1/2/		4-01	' 7
	oyed by a certified lab Employed by DEP	or DOH						QH /	11		
	prized representative of supplier of water				Title: _	· · · · · · · · · · · · · · · · · · ·	-{/-	D-11/	VIW		
									······································		
				☐Setisfa							
				Lincom	plete Co	ollection in les Requi	iformation				
			1	☐Repla	cement :	Samples i	Require)				
				DEP/DO	H Revie	wing Offic	ial:	Date		.	

For Sample Types see Instructions item ! 16.
For Analysis Methods see Instructions item ! 16.
For Analysis Methods see Instructions item ! 16.
Phase circle appropriate selection.
Defined in Florida Administrative Code Rule 62-160, Table 1.
Complete for community & stort-densitient non-corresponds selection.
Complete for community & stort-densitient non-corresponds systems serving populations up to and including 4,900. Do not include new or plant samples in the everage.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

District

Drinking Water Program

	TARREST SERVICE		MALFUNCTION	ON OR INCIDENT REPORT
407/893-3	318 or 3988; 89	4-7555,ext. 2243	FAX: 407/8	93-4418; E-FAX: 850/412-0740
	0/31/13 By:Madelir	Time: N/A ne Lipsky	Received By: Business Name	Madeline Lipsky Plant Technicians, Inc.
Name of	Plant/Systems P.O. BOX hone: 35 Lake	Pine Harbour wa 447 Fruitland 52-787-2944 Lipsky, Stewar	terU PWS ID Num Park, FL	
Contact P	erson: Sand	ra Wesson	Phone#: Sai	me
☐ Failure		Planned Outage	Date: 11/06/	713 Time: 0900HR
Expected	lo be (or was)	back in service:	Date: 11/06/	/13 Time: 1500HR
Location o	f Trouble (add	ress): Hydro tank	needed refur	cbishing inside & out.
Statement	of Trouble (ch	eck as many as necessa	ry to explain incident):	
☐ Water m customers) ☐ Treatmer ☐ Planned	ain breaks P Service line It Facilities I I	Pressure greater than 20-	osi 🔀 pressure drop be ure drop) 🗌 valve repo prage Facilities 🗎 Well	elow 20 psi. 🛛 Outage (no water to air, replace or shut off I failure 🗌 Plant equip, break down
		m maintained 🗌 Yes 🗓		
Number of	Customers Afl	fected: 132 🔲 Cor	nections ⊠ Individual	ls
Corrective / Prior to place Flushed: Superchloring Bacterlologic	Action: sing back into ated/Disinfected	service, was line/ Equi	oment: 	ncreased for disinfection
Vas a Preca	autionary Boil	Water Notice Issued p	er DOH Guidelines d	lated 8/26/1999: Yes ☑ No ☐
a rrecauti	onary Boil W	ater Notice was issue	d, please attach or si	ubmit together with this report.
	аперопз (2 с	lays) as well as a resc	ssion notice must fol	llow.
Valve #	Size	Num. of valves	Lo	ocation of Vaive

Valva #					
- 1	Valve #	Size	Num. of valves		
- i			radiii. Of valves	Location of Vaive	
-			closed	Location of Alive	
			010000	<u></u>	
-			1		
1					
			<u> </u>		
L		i			
₽	emarks:				
- 11	emaiks;	•			

PINE HARBOUR WATER UTILITIES LLC P. O. BOX 447 FRUITLAND PARK, FL 34731

Oct 31, 2013

PHONE: 352-787-2944

FAX: 352-787-3196

(DATE)

PRECAUTIONARY BOIL WATER NOTICE

TO: RESIDENTS OF PINE HARBOUR SUBDIVISION PWS ID #3354644

A LOSS OF WATER PRESSURE WILL BE EXPERIENCED DUE TO WATER TANK REFURBISHING ON WEDNESDAY, NOVEMBER 6, 2013

THEREFORE, AS A PRECAUTION, WE ADVISE THAT ALL WATER USED FOR DRINKING, COOKING, MAKING ICE, BRUSHING TEETH, OR WASHING DISHES BE BOILED. A ROLLING BOIL OF ONE MINUTE IS SUFFICIENT. AS AN ALTERNATIVE BOTTLED WATER MAY BE USED.

THIS "PRECAUTIONARY BOIL WATER NOTICE" WILL REMAIN IN EFFECT UNTIL THE PROBLEM HAS BEEN CORRECTED AND A BACTERIOLOGICAL SURVEY SHOWS THATTHE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS YOU MAY CONTACT PINE HARBOUR WATER UTILITIES AT 352-787-2944

SANDRA WESSON SR. VICE PRESIDENT PINE HARBOUR WATER UTILITIES LLC

RESCISSION OF PRECAUTIONARY BOIL WATER NOTICE

Növember 8, 2013

TO: ALL RESIDENTS PINE HARBOUR WATER UTILITY PWS ID#3354644

Hwy 44

Leesburg, F1

THE 11/06/13 "PRECAUTIONARY BOTL WATER NOTICE" IS HEREBY RESCINDED FOLLOWING THE preventative maintenance on the water tank. AND THE SATISFACTORY COMPLETION OF THE BACTERIOLOGICAL SURVEY SHOWING THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT PLANT TECHNICIANS, INC. 352-787-2944.

Madeline Lipsky Plant Technicians, Inc. Administrative Assistant

EXHIBIT L Rule 25-30.037(2)(r)

A copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years.

NA

EXHIBIT M Rule 25-30.037(2)(u)

Tariff sheets reflecting any changes resulting from the transfer. Form PSC 1010 (12/15), entitled "Water Tariff" and Form PSC 1011 (12/15), entitled "Wastewater Tariff," which are incorporated by reference in Rule 25-30.033, F.A.C., are example tariffs that may be completed by the applicant and included in the application.

See Attached.

PINE HARBOUR WATERWORKS, INC.
NAME OF COMPANY

FILED WITH FLORIDA PUBLIC SERVICE COMMISSION

PINE HARBOUR WATERWORKS, INC.
NAME OF COMPANY
4939 CROSS BAYOU BLVD.
NEW PORT RICHEY, FL 34652
(ADDRESS OF COMPANY)
(727) 848-8292
(888) 228-2134
(Business & Emergency Telephone Numbers)
GARY DEREMER
ISSUING OFFICER
PRESIDENT
TITLE

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

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GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, IN	IC.
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TERRITORY AUTHORITY

CERTIFICATE NUMBER – 450-W

COUNTY - LAKE

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Iss <u>ued</u>	Docket Number	<u>Filing Type</u>
15285	10/22/1985	850417-WU	Original Certificate
24273	03/21/1991	900525-WU	Transfer of Certificate
PSC-08-0645-FOF-	10/06/2008	080269-WU	Transfer of Certificate
WU			

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT

-	PINE HARBOUR WATERWORKS, INC.	
WATER TARIFF	VATED TABLES	

DESCRIPTION OF TERRITORY SERVED

Legal Description for the Water System in Lake County

WATER LEGAL DESCRIPTION

The Pine Harbour Subdivision

The following described lands located in a portion of Section 6, Township 19 South, Range 26 East, Lake County.

From the N.E. comer of Section 6, run West along the North line of Section 6 a distance 2,720 more or less to the Point of Beginning (P.O.B.). From the P.O.B. continue North 89"29'45' West, 975.50 feet to the Southerly Right-of-way of State Road 44; thence South 54"12'40" West along said Southerly Right-of-way, 44.47 feet to the Easterly Right-of-way of District road No. 5-5942 (Woodlyn Road); thence South 00'34'55" West, along said Easterly Right-of-way 992.43 feet; thence south 89"53'30" East, 1562.90 feet; thence North 00'06'30" East, 188.00 feet; thence North 27"55'02" West, 198.70 feet; thence North 29"53'30" West 100.00 feet; thence North 26"38'55", 243.02 feet; thence North 62"39'26" West, 297.75 feet; thence North 06"55'19" West, 209.76 feet to the P.O.B.

EFFECTIVE DATE -

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ISSUING OFFICER

PRESIDENT

TITLE

PINE	HARROI	JR W	ATERWORKS	INC.
FINE	HAINDO	\cap I \wedge A A	AI LIVI OI VIVO	, 1110.

COMMUNITIES SERVED LISTING

County Name Lake

Development Name Pine Harbour Rate Schedule(s) Available RS

Sheet No. 13.0,

EFFECTIVE DATE -

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PRESIDENT

TITLE

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 <u>"COMMUNITIES SERVED"</u> 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 <u>"COMPANY"</u> The shortened name for the full name of the utility which is <u>Pine Harbour</u> Waterworks, Inc.
- 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 <u>"RATE SCHEDULE"</u> 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 <u>"SERVICE"</u> 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)

EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.

(Continued from Sheet No. 5.0)

- 12.0 <u>"SERVICE CONNECTION"</u> The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 <u>"SERVICE LINES"</u> 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.

EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

PRESIDENT

TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

INDEX OF RULES AND REGULATIONS

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Adjustment of Bills	10.0	22.0
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Change of Customer's Installation	8.0	11.0
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(Continued to Sheet No. 6.1)

GARY DEREMER
ISSUING OFFICER

PRESIDENT

TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 6.0)

	Sheet <u>Number</u> :	Rule <u>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
Unauthorized Connections - Water	10.0	19.0

GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC

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 <u>TARIFF DISPUTE</u> Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 3.0 <u>APPLICATION</u> In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled Afour Water and Wastewater Service,@prepared by the Florida Public Service Commission.
- 4.0 <u>APPLICATIONS BY AGENTS</u> Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 <u>REFUSAL OR DISCONTINUANCE OF SERVICE</u> 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 <u>EXTENSIONS</u> 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 <u>DELINQUENT BILLS</u> 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 on Sheet No. 8.0)

EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.	

(Continued from Sheet No. 7.0)

9.0 <u>CONTINUITY OF SERVICE</u> - 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 <u>LIMITATION OF USE</u> - 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 <u>PROTECTION OF COMPANY'S PROPERTY</u> 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 on Sheet No. 9.0)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
 ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.
WATER TARIFF
(Continued from Sheet No. 8.0)
13.0 <u>INSPECTION OF CUSTOMER'S INSTALLATION</u> - 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 <u>ACCESS TO PREMISES</u> - 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 <u>RIGHT-OF-WAY OR EASEMENTS</u> - 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 <u>CUSTOMER BILLING</u> - 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 <u>TERMINATION OF SERVICE</u> - 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 on Sheet No. 10.0)
EFFECTIVE DATE -
TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER
PRESIDENT
TITLE

PINE HARBOUR WATERWORKS,	INC.

(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 <u>UNAUTHORIZED CONNECTIONS</u> <u>WATER</u> 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 <u>METERS</u> All water meters shall be furnished by and 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 <u>ALL WATER THROUGH METER</u> 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 <u>ADJUSTMENT OF BILLS</u> 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 <u>ADJUSTMENT OF BILLS FOR METER ERROR</u> 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 <u>METER ACCURACY REQUIREMENTS</u> All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 25.0 <u>FILING OF CONTRACTS</u> 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.

EFFECTIVE DATE -

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GARY D	EREMER
ISSUING	OFFICER

PINE HAR	BOUR W	ATERWO	RKS, INC
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INDEX OF RATES AND CHARGES SCHEDULES

	Sheet Number
Customer Deposits	. 14.0
General Service, GS	. 12.0
Meter Test Deposit	. 15.0
Miscellaneous Service Charges	. 16.0
Residential Service, RS	. 13.0

GARY DEREMER
ISSUING OFFICER

WATER	TARIFF
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GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

<u>APPLICABILITY</u> - For water service to all Customers for which no other schedule applies.

<u>LIMITATIONS</u> - Subject to all of the Rules and Regulations of this tariff and General Rules and

Regulations of the Commission.

BILLING PERIOD - N/A

RATE - N/A

MINIMUM CHARGE - Base Facility Charge

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 - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT

TITLE

PINE HARBOUR \	WATERWORKS,	INC.
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RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY -

Available throughout the area served by the Company.

APPLICABILITY -

For water service for all purposes in private residences and individually metered

apartment units.

<u>LIMITATIONS</u> -

Subject to all of the Rules and Regulations of this Tariff and General Rules and

Regulations of the Commission.

BILLING PERIOD -

RATE -

Meter Sizes	Base Facility Charge	
5/8" x 3/4"	\$	17.28
3/4"	\$	25.92
1"	\$	43.22
1 1/2"	\$	86.41
2"	\$	136.27
3"	\$	276.51
4"	\$	432.04
	\$	
Charge per 1,000 gallons	\$	2.17

MINIMUM CHARGE - Base Facility Charge

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 -

Transfer of Certificate

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PRESIDENT

GARY DEREMER
ISSUING OFFICER
PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.	
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>FEE</u>
\$20.00
\$25.00
Actual Cost

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

<u>METER FIELD TEST REQUEST</u> - 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 -

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GARY D	PEREMER
ISSUING	OFFICER

PINE HARBOUR WATERW	ORKS, I	NC.
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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.

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

<u>NORMAL RECONNECTION</u> - 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.

<u>VIOLATION RECONNECTION</u> - 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.

<u>LATE PAYMENT CHARGE</u> - This charge may be levied when payment has not been made within 21 days after the bill has been mailed or presented.

<u>RETURN CHECK CHARGE</u> - This charge may be levied pursuant to Section 68.065, Florida Statutes, when a customer pays by check and that check is dishonored by the customer's banking institution.

<u>CONVENIENCE CHARGE</u> – This charge may be levied when a customer opts to pay their utility bill by debit/credit card either online or by telephone.

(Continued to Sheet No. 16.1)

EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC	PINE H	HARBOL	JR WA	TERWO	RKS.	INC.
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(Continued from Sheet No. 16.0)

Water Miscellaneous Service Charges

	Normal Hours	After Hours	
Initial Connection Fee	\$22.00	\$43.00	
Normal Reconnection Fee	\$22.00	\$43.00	
Violation Reconnection Fee	\$22.00	\$43.00	
Premises Visit Fee	\$22.00	\$43.00	
Late Payment Charge	\$ 5.00	N/A	
Non-Sufficient Funds (NSF) Charge	As Set Forth in Section 68.065(2), Florida Statutes		
Convenience Charge	\$ 2.60	\$ 2.60	

EFFECTIVE DATE -

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ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.

(Continued from Sheet No. 16.1)

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.

METER TAMPERING CHARGE – Unauthorized connections to, or tampering with the Company's meters, meter seals, or metering equipment or evidence thereof, which would cause the meter to fail to register or to register inaccurately, shall subject the Customer to prosecution under the laws of the State of Florida; to an adjustment for correction of prior bills for services rendered; and to liability for reimbursement of the Company of any and all actual expenses incurred pursuant to the repair or damaged meters, meter seals, or metering equipment. This charge shall only be levied after a service representative has determined that the Company's meters, meter seals, or metering equipment have been tampered with. In the event that a determination of tampering has been made by the service representative, the Company shall notify the Customer of the intent of the Company to assess a meter tampering charge, the grounds and/or evidence underlying the charge, and the Customer's ability to contest this charge with the Florida Public Service Commission. In the event that the Customer initiates a customer complaint and/or disputes the assessment of said charge with the Florida Public Service Commission, the Company shall not discontinue service to the Customer due to any unpaid disputed amounts until the complaint is closed by the staff of the Florida Public Service Commission.

INVESTIGATION OF METER TAMPERING CHARGE – In the event that an investigation reveals evidence of unauthorized connections to, or tamering with the Company's meters, meter seals or metering equipment, the Company may assess a penalty not to exceed \$50 for the reimbursement of extra expenses incurred as a result of the investigation. This charge will only be levied after a service representative has visited the premises and said representative has determined that the Company's meters, meter seals, or metering equipment have been tampered with. In the that a determination of tampering has been made by the service representative, the Company shall notify the Customer of the intent of the Company to assess a meter tampering charge, the grounds and/or evidence underlying the charge, and the Customer's ability to contest this charge with the Florida Public Service Commission. In the event that the Customer initiates a customer complaint and/or disputes the assessment of said charge with the Florida Public Service Commission, the Company shall not discontinue service to the Customer due to any unpaid disputed amounts until the complaint is closed by the staff of the Florida Public Service Commission.

Schedule of Miscellaneous Service Charges

Meter Tampering charge

Actual Cost

Investigation of Meter Tampering Charges

\$50.00

EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.	
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INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

<u>Description</u>	Sheet Number
Schedule of Charges	19.0
Service Availability Policy	18.0

GARY DEREMER
ISSUING OFFICER

PINE HARBOUR	WATERWORKS, INC.

SERVICE AVAILABILITY POLICY

TERMS & ABBREVIATIONS

- 1.0 <u>"ACTIVE CONNECTION"</u> Means a connection to the Company's system at the point of delivery of service, whether or not service is currently being provided.
- 2.0 "BACK FLOW PREVENTOR" Means a valve or device installed in order to prevent contamination of the potable water in the lines of the Company by virtue of a cross connection or flow from the Customers' property into the Company's system.
- "CONTRIBUTION(S)-IN-AID-OF-CONSTRUCTION" (CIAC) Means any amount or item of money, services, or property received by the Company from an Applicant, any portion of which is provided at no cost to the Company, which represents an addition or transfer to the capital of the Company, and which is utilized to offset the acquisition, improvement, or construction costs of the Company's property, facilities, or equipment used to provide utility services to the public. The term includes plant capacity charges, main extension charges, meter and service installation charges.
- 4.0 <u>"CONTRIBUTOR"</u> Means a person, builder, developer or other entity who makes a contribution-in-aid-of-construction.
- 5.0 "CUSTOMER CONNECTION CHARGE" Means any payment made to the Company for the cost of installing a connection from the Company's water or wastewater lines, including but not limited to the cost of piping and the meter installation fee.
- 6.0 "CUSTOMER INSTALLATION" Means all pipes, shut-offs, valves, fixtures, and appliances or apparatus of every kind and nature which are located on the Customer's side of the "Point of Delivery" and used in connection with or forming part of the installation necessary for rendering water service to the Customer's premises regardless of whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 7.0 "DEVELOPER'S AGREEMENT" Means a written agreement setting forth in detail the terms and conditions under which the Company will render services to a developer's property.
- 8.0 <u>"ECONOMIC FEASIBILITY"</u> Means a test by which the operating income of the Company to be earned from prospective customers within the area to be served by a proposed expansion of facilities is divided by the investment in such facilities to determine if the Company will earn a fair return on its investment in the proposed extension.
- 9.0 "EQUIVALENT RESIDENTIAL CONNECTION" (ERC) Means (a) 350 gallons per day, (b) the number of gallons the Company demonstrates is the average daily flow for a single residential unit, or (c) the number of gallons which has been approved by the Department of Environmental Protection for a single residential unit.

(Continued to Sheet No. 18.1)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.	

(Continued from Sheet No. 18.2)

TERMS & ABBREVIATIONS

- 10.0 "GUARANTEED REVENUE AGREEMENT" Means a written agreement by which an applicant agrees to pay a charge designed to cover the Company's costs including, but not limited to, the cost of operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the Company, for facilities that are subject to the agreement, a portion of which may not be used and useful to the Company or its existing customers.
- 11.0 "HYDRAULIC SHARE" Means the pro rata share of the capabilities of the Company's facilities to be made available for service to the contributor. The pro rata share is multiplied by the unit cost (per gallon) of providing the facilities to determine the proportional share of the cost to be borne by the contributor.
- 12.0 <u>"INSPECTION FEE"</u> Means either the actual or the average cost to the Company of inspecting, or having inspected, the facilities constructed by a contributor or by an independent contractor for connection to the facilities of the Company.
- 13.0 "MAIN EXTENSION CHARGE" Means a charge made by the Company for the purpose of covering all or part of the Company's capital costs in extending its off-site water or wastewater facilities to provide service to specified property. The charge is determined on the "Hydraulic Share" basis or other acceptable method reasonably related to the cost of providing the service.
- 14.0 <u>"METER INSTALLATION FEE"</u> Means the amount authorized by the Commission which is designed to recover the cost of installing the water measuring device at the Point of Delivery including materials and labor required.
- 15.0 "OFF-SITE FACILITIES" Means either the water transmission mains and facilities or the wastewater collection trunk mains and facilities, including, but not limited to, manholes, wastewater force mains and wastewater pumping stations, the purpose of which is either to provide water service to properties within the service territory of the service Company or to collect wastewater received from properties within the territory.
- 16.0 "ON-SITE FACILITIES" Means the portion of the water distribution system or the wastewater collection and treatment system that has been, or is to be, located wholly within the property to which service is to be extended. If off-site facilities cross the property of the Customer via an easement, the on-site facilities shall mean the water distribution system or the wastewater collection system that is located on the Customer's property, exclusive of the off-site facilities.
- 17.0 "REFUNDABLE ADVANCE" Means money paid or property transferred to the Company by the Applicant for the installation of facilities which may not be used and useful for a period of time. The advance is made to temporarily defray the Company's costs so that the proposed extension may be rendered economically feasible and, in turn, so that service may be obtained. As additional Customers connect to the system, portions of the advance will be returned to the Applicant over a specified period of time in accordance with a written agreement.

(Continued to Sheet No. 18.2)

EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

WATER	RTARIFF
(Contin	ued from Sheet No. 18.1)
•	TERMS & ABBREVIATIONS
18.0	"SERVICE AVAILABILITY POLICY" - Means the section of the Company's tariff which sets forth a uniform method of determining the plant capacity charge or other charges to be paid and conditions to be met, by Applicants for service in order to obtain water or wastewater service.
19.0	"SPECIAL SERVICE AVAILABILITY CONTRACT" - Means an agreement for charges for the extension of service which is not provided for in the Company's Service Availability Policy.
20.0	"SYSTEM (PLANT) CAPACITY CHARGE" - Means the charge made by the Company for each new connection to the system which charge is designed to defray a portion of the cost of the utility system.
21.0	"UTILITY SERVICE FEES" - Means fees that the Company will credit against the Service Availability Charges that are effective at the time application for service is made.
22.0	<u>"TREATMENT FACILITIES"</u> - Treatment Facilities means the facilities used for the production and treatment of water or for the treatment and disposal of wastewater.
(Contin	ued to Sheet No. 18.3)

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WATERWORKS, INC.	

(Continued from Sheet No. 18.2)

SERVICE AVAILABILITY POLICY

- I. PURPOSE The Company is implementing this Service Availability Policy (hereinafter "Policy") to set forth the terms and conditions under which the Company will be the sole provider of service from Company facilities to individual or developer Applicants within its certificated area; and describes the charges which are intended to defray portions of the costs associated with existing and new facilities of the Company in a fair and nondiscriminatory manner.
- II. APPLICABILITY The provisions of this policy are applicable to all Customers and potential customers within the Certificated Service Area of the Company.
- III. <u>GENERAL PROVISIONS</u> The following provisions apply to all extensions to the Company's facilities. No service will be provided until the Company receives the Commission's approval, as provided below, and where applicable, all terms of Section 367.045, Florida Statutes are met. The Applicant must agree to pay all costs associated with a request for service that requires an expansion of the Company's exclusive service area which is set forth in its Certificate of Authorization.
 - Commission Approval The terms and conditions of the Company's Service Contracts, Developer's Agreements and Refundable Advance Agreements are subject to the approval of the Commission as outlined below:
 - a. Extensions that are in accordance with the Standard Service Contract, Standard Developer's and/or Standard Refundable Advance Agreements, approved by the Commission for use with this Service Availability Policy, will not need additional Commission approval.
 - b. Where situations exist that are not provided for in the Company's standard agreements, the Company may enter into a Special Service Availability Contract with a developer provided, however, that the Commission approve said Special Service Availability Contract before any extension is made.
 - c. Approval of a developer's agreement does not preclude the Commission from affecting its provisions in the future if, pursuant to Commission approval, the terms and conditions of the Company's service availability policy are changed.
 - 2. Extension Only Within Certificated Service Areas

 The Company will make extensions to its facilities, to all customers within its certificated service area as may be required by one or more customers, provided the revenues to be derived therefrom shall be sufficient to afford a fair and reasonable return on the Company's investment in providing the service. To this end the Company will require, depending upon the specific circumstances, conveyance of title as described in Section V-3-b of this Service Availability Policy, service availability charges, refundable advances, contributions-in-aid-of-construction (CIAC), and/or allowance for funds prudently invested (AFPI) charges be paid by the Applicant.

(Continued to Sheet No. 18.4)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

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(Continued from Sheet No. 18.3)

- 3. <u>Extensions Where Economically and Operationally Feasible</u> If service is requested for property not in the Company's existing Certificated Service Area, the Company may agree to provide service where economically and operationally feasible subject to appropriate approval(s) from regulatory authorities.
 - 4. Obligations of the Company As provided in this policy, the Company's obligations are to extend its existing facilities within its Certificated Service Area, and to provide service to all customers within its certificated area under the terms and conditions herein. The Company will respond to each Applicant within 30 days. Where a proposed main extension is involved, only those services specifically provided for in the Company's Commission-approved Service Contracts, Developer's Agreements or Refundable Advance Agreements, which are properly executed by the Applicant and the Company, shall obligate the Company to perform any task, or furnish any service to an Applicant or any other party.
 - 5. General Application for Service The Commission requires that all Applicants for utility services within its certificated area shall make a written request (Application) for the service desired from the Company. (The Company's Application Form is in SECTION VII MISCELLANEOUS of this tariff). This application is notice to the Company that service is desired and an expression of the Applicant's willingness to conform to the Company's policies, tariffs, rules and regulations which are in effect and on file with the Commission.
 - 6. <u>On-Site Facilities</u> The Company shall be entitled to inspect all connections (including on-site facilities) to Company facilities. The Applicant shall reimburse the Company for all costs associated with the performance of these inspections.
 - 7. Refusal of Service The Company may refuse commencement of service to an Applicant for any of the following reasons:
 - a. Proposed Service is not lawful. The proposed service is not lawful under the current Statutes and Rules of the Commission, or
 - Conditions not yet met. A condition of the Service Availability Policy, Service Contract, Developer's Agreement or Refundable Advance Agreement has not yet been met, or
 - c. Adverse effects on existing customers. The proposed service would adversely affect the quality or reliability of service to existing customers (e.g. capacity of existing Company facilities is insufficient), or
 - d. **Economic feasibility.** The proposed service is not economically feasible as defined in Chapter 25-30.515, Florida Administrative Code (Commission Rules), or
 - e. **Property outside certificated service area.** Property for which service is requested is outside of the Company's certificated service area and the Company has determined that extension of its certificated service area is not economically justified.

(Contini	ued to	Sheet	No.	16	3.5)	Ì
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EFFECTIVE DATE -

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GARY DEREMER
ISSUING OFFICER

PINE HARBOUR	WATERWORKS,	INC.

(Continued from Sheet No. 18.4)

SERVICE AVAILABILITY POLICY

- V. MAIN EXTENSION RULES Where there is not an existing main available, the Company will extend its main to provide service provided the Applicant has first entered into a Commission-approved Service Contract, Developer's Agreement or Refundable Advance Agreement with the Company.
 - 1. Applications for Main Extensions Whenever an extension to one of the Company's mains is involved, it shall be in accordance with the following rules:

Any Applicant shall, in addition to the general application for service, make a written request regarding the specific main extension desired from the Company. Said application, as required by Commission Rules (Chapter 25-30.525, Florida Administrative Code) shall include, but not be limited to the following information, if applicable:

- A legal description of the property including reference to section, township and range.
- b. A drawing of the property showing its boundaries.
- c. The present zoning classification of the property.
- d. A plat map.
- e. Three sets of a site and utility plan (and floor plan for commercial developments).
- f. The intended land use of the development, including densities and types of use.
- g. The name and address of the person or entity making the application for extension of service.
- h. The nature of the Applicant's title to or interest in the described property.
- i. The date, or estimated date, service will be needed.
- 2. Rules for Extending Mains to a Single Residence or a Single Commercial Facility Where an extension of the Company's facilities is required to provide service to a single residence or a single commercial facility, the Company will furnish a cost estimate of the proposed extension, a preliminary sketch of the extension, and the terms and conditions to be contained in the Service Contract necessary for service to be extended.
- Rules for Extending Mains to Developer Facilities

 Service to a developer requiring an extension of the Company's facilities will be conducted under the terms and conditions of a Developer's Agreement or a Refundable Advance Agreement wherein the Company will negotiate with the developer whether it will design, construct and install extensions from existing facilities to the property to be served or have the developer undertake these activities. If the company installs the necessary facilities, it will prepare a Developer's Agreement detailing the cost estimate and other items necessary for such extensions to be made. If the developer is to perform the design, construction and installation, the developer must obtain approval of the Company as outlined in the Commission's Rules. Developer's Agreements are subject to the approval of the Commission and shall be in accordance with the following:

(Continued to Sheet No. 18.6)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

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(Continued from Sheet No. 18.5)

- a. **Existing facilities to a development.** If the request is for service to a development, and the provision of service will be by the extension of existing facilities through Company investment, the Company shall be responsible for all engineering, planning, design, and construction.
 - b. **Developer providing facilities.** If the request is for service to a development and the developer will be providing the necessary facilities for the extension, or will be paying for the construction of the facilities, the developer shall be responsible for the planning, design, and development of construction drawings needed to extend the existing facilities to serve the proposed development. The plans, designs and development drawings shall be in accordance with applicable laws or ordinances. The Company will furnish general construction specifications, an estimate of all costs to be bome by the developer (including all applicable Service Availability Charges) that are in addition to the costs of the facilities the developer is to construct, and a quotation of advances to be made upon execution of a Developer's Agreement. By way of further explanation, the Developer will be responsible for the following:
 - (1) Design of new water facilities. The developer will retain the services of a registered professional engineer to prepare all plans and specifications for water facilities (hereinafter "facilities") to connect to the Company's facilities at points designated by the Company. Said plans and specifications must be approved by the Company prior to submission to any regulatory agency for review.
 - (2) Approvals and permits. The developer shall be required to obtain all necessary approvals and permits for construction of the new facilities from the appropriate regulatory agencies.
 - (3) Construction of facilities. The developer will, at its own expense, construct and install all facilities in accordance with the plans and specifications as approved by the Company. Additionally, the developer shall be responsible for certifying to the appropriate regulatory agency that the facilities have been installed and tested in accordance with the plans and specifications prepared by the developer's engineer.
 - (4) Warranty on workmanship. The developer shall warrant all facilities against defect in materials and workmanship for a period of one year from the date of acceptance of said facilities by the Company.
 - (5) Inspection of facilities. The Company shall have the right to inspect the construction of the facilities and to recommend reasonable changes. Additionally, within sixty (60) days afte the completion and certification of the facilities, the Company may perform an inspection of the facilities. The developer shall reimburse the Company for all costs associated with the performance of these inspections, as provided for in this tariff.

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(Continued	to Shee	et No.	18.7)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY	DEREMER
ISSUINC	OFFICER

PINE HARBOUR WATERWORKS, INC.		
WATER TARIFF		
(Continued from Sheet No. 18.6)		

- (6) Conveyance of title. Prior to a letter of acceptance being issued by the Company, the developer shall immediately convey title of the facilities to the Company, and before accepting the responsibility for operation and maintenance of the facilities, the developer shall provide, without charge to the Company, the following information:
 - (a) Cost Report which shall detail, as provided for in the National Association of Regulatory Commissioners (NARUC) Uniform System of Accounts, all costs incurred in the construction of the facilities, including engineering, inspection, and administrative costs,
 - (b) Three copies of "As-Built-Plans" Shall be 24"x36" Mylar, showing precise location of all lines and appurtenances in relation to an identifiable property line or referenced monument,
 - (c) Easements as required,
 - (d) Contractor's waiver and release of lien,
 - (e) Contractor's Letter of Warranty or Developer's Contract Bond,
 - (f) Absolute Bill of Sale,
 - (g) All required fees and charges.
 - 4. <u>Company Extends for Its Own Future Benefit</u> If the company installs (or has installed) facilities for its future benefit capacity in excess of what would normally be required for the requested extension, the incremental cost for this excess capacity shall not be included in cost estimates to Applicants; and shall be the Company investment or recovered by a Refundable Advance Agreement.
- VI. <u>SERVICE AVAILABILITY CHARGES</u> The following charges will be applied, if applicable. The charges are subject to change from time to time as deemed necessary by the Company and the Commission. These charges are defined as a CIAC, and do not entitle the Applicant to any rights of ownership. The Company will own and maintain the facilities for which these charges are levied. The specific charges, as approved by the Commission and provided in the rates portion of this tariff, are described as follows:

(Continued to Sheet No. 18.8)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PINE HARBOUR WA	TERWORKS,	INC.

(Continued from Sheet No. 18.7)

- 1. Plant Capacity Charges The Company will collect a fee, designed to defray a portion of the cost of the facilities not covered in other Service Availability Charges.
 - 2. <u>Meter Installation Charges</u> The Company will collect, for water service installations, a fee to cover the costs required to install a meter, including meter boxes, fittings, etc. at the point of delivery.
 - 3. <u>Service Installation Charges</u> The Company will collect a fee to cover the costs required to install a service line from the Company's main to the point of delivery.
 - a. Short Service Tapping into the main line, which would be located on the same side of the street as property to be served and putting in the service line.
 - b. **Long Service** Tapping into the main line, which would be located on the opposite side of an "unpaved" road of the property to be served and putting in the service line.
 - c. Long Service Tapping into the main line, which would be located on the opposite side of "paved" road of property to be served. Putting in the service line by method of jacking or boring the service line under the street.
 - 4. Main Extension Charges The Company will collect a fee to offset a portion of the cost of the mains. Where there is an existing main available, the charges to the Applicant will be the charges as provided in this tariff. Where there is not an existing main available, the charges to the Applicant for the Company to extend its main to service the Applicant will be the actual cost, which will be recovered either through a Service Contract, Developers Agreement or Refundable Advance Agreement, all of which are subject to prior Commission approval.
 - 5. Allowance for Funds Prudently Invested (AFPI) The Company will collect Commission-approved fee designed to cover the carrying costs of actual Company investment in plant prudently constructed for future customer use. Such investment will include plant and may include distribution lines, and will be applicable to all NEW connections utilizing such plant. When application is made for service, AFPI charges will be collected at the same time that payment(s) are made for other Service Availability Charges. The AFPI charge will increase for the maximum period allowed by the Commission, after which time it will remain constant. It will continue to be charged to all NEW connections until such time as the total Equivalent Residential Connections (ERC's) equal or exceed the capacity of the plant for which the charge is being collected.
 - Inspection Fee Not applicable
 - 7. Backflow Prevention Device Customers who wish to have reclaimed water service must pay a fee for a backflow prevention device which the Company will install on the Customer's water service line. This requirement is mandated by the Florida Department of Environmental Protection to prevent any possible cross-connection or backflow from contaminating the water supply line with reclaimed water. The Company may also require Customers with other cross-connection hazards to install and pay for a backflow prevention device as specified by Company engineers.

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER
DDECIDENT

TITLE

PINE HARBOUR WATERWO	ORKS, INC.

(Continued from Sheet No. 18.8)

- VII. SPECIAL CONDITIONS Under certain circumstances, as outlined below, special funding arrangements will be necessary or have been arranged for payment of the charges described in this Service Availability Policy.
 - 1. Refundable Advances

 Where extensions are required for contiguous properties for which service has not yet been provided (hereinafter "Qualified Property") and, where the Company determines that an extension is economically justified or is appropriate to improve system reliability or enhance the quality of service to existing customers; a separate Refundable Advance Agreement may be undertaken by the Applicant and the Company, at the time of the request for service, temporarily defray the cost of any off-site extension of mains and other facilities necessary to provide service to the Applicant's property.
 - a. Basis of Refundable Advance. The amount of the refundable advance will be based on the actual cost of the off-site mains and other facilities. Such facilities shall be designed and constructed in accordance with the Company's plans for service to the immediate surrounding area.
 - b. Charges Paid by the Applicant. Charges paid by the Applicant over and above the Applicant's hydraulic share of the facilities shall be refunded, interest free, in accordance with the terms and conditions of a Commission-approved Refundable Advance Agreement which the Company will execute with the Applicant.
 - c. Prorated Share of the Capacity. The Company will collect fees from other Applicants of the Qualified Property based upon their prorated hydraulic share of the facilities. Within sixty (60) days of collection of said fees by the Company, a refund of said fees shall be made to the Applicant in accordance with the Refundable Advance Agreement.
 - d. Limits on Refund. Notwithstanding any other provisions of this section, the life of the Refundable Advance Agreement shall be as provided in the Agreement, after which time the balance of any possible refund not already made to the Applicant pursuant to the terms and conditions of the Refundable Advance Agreement will be retained by the Company and such Refundable Advance Agreement will be canceled. In no event shall an Applicant recover an amount (without interest) greater than the difference between the capitalized cost of such improvements and the Applicant's own hydraulic share of the cost of such improvements.

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

GARY DEREMER
ISSUING OFFICER

PRESIDENT TITLE

PINE HARBOUR WATERWORKS, INC.			
WATER TARIFF			
<u>SERVI</u>	CE AVAILABILITY CHARGES		
Service .	Availability Charges		
Meter Installation Fee		Water	
All meter sizes		\$82.00	
EFFECTIVE DATE -			
TYPE OF FILING - Transfer of Certificate	Э		

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

INDEX OF STANDARD FORMS

Description	Sheet No.
APPLICATION FOR WATER SERVICE	21.0
COPY OF CUSTOMER'S BILL	22.0

GARY DEREMER
ISSUING OFFICER

PRESIDENT

TITLE

PINE HARBOUR WATERWORKS, INC.	
WATER TARIFF	
APPLICATION FOR WATER SERVICE	

GARY DEREMER
ISSUING OFFICER
PRESIDENT

TITLE

PINE HARBOUR WATERWORKS, INC.	
WATER TARIFF	
COPY OF CUSTOMER'S BILL	

GARY DEREMER
ISSUING OFFICER

PRESIDENT TITLE

EXHIBIT N Rule 25-30.037(2)(t)

The proposed net book value of the system as of the date of the proposed transfer, and a statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested. If rate base has been established by this Commission, provide the docket and the order number. In addition, provide a schedule of all subsequent changes to rate base.

The net book value was last established by the PSC in Order No. 24273, issued March 21, 1991, in Docket No. 900525-WU.

Based on the 2015 Annual Report on file with the PSC, it appears that the utility has over-depreciated its utility plant in service. The Plant in Service (<u>less land</u>) equates to \$89,445; while the Accumulated Depreciation equates to \$94,386. Land should not be depreciated.

Therefore, the proposed net book value of the water system as of December 31, 2015 is as follows:

Water:

Plant in Service:	\$ 89,445
Land	5,000
Accumulated Depreciation:	(89,445)
CIAC:	(33,453)
Accumulated Amortization:	33,453
Net Book Value:	\$ 5,000

In addition, Pine Harbour Water Utilities, LLC. Provided two invoices for 2014 for repairs/replacements that should have been capitalized. Pine Harbour Waterworks, Inc. requests that the staff consider the following invoices in its determination of net plant.

<u>Account</u>	<u>Invoice</u>	<u>Date</u>	Amount
311	447131	09/1/2014	\$2,788.28
330	30847	05/27/2014	\$10,650.00

CLASS "C"

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WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

WU921-15-AR
Sandra S. Wesson
Pine Harbour Water Utilities, LLC
P. O. Box 447
Fruitland Park, FL 34731-0447

Submitted To The

STATE OF FLORIDA

2016 MAR 17 AM 8: 22

PUBLIC SERVICE COMMISSION

FOR THE

FEAR ENDED DECEMBER 31,

2015

Form PSC/AFD 006-W (Rev. 12/99)

UTILITY NAME:

Pine Harbour Water Utiligies LLC

YEAR OF REPORT DECEMBER 31, 2015

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 500	\$	\$	\$ <u>500</u>
302	Franchises				
303	Land and Land Rights	5000			5000
304	Structures and Improvements	5794			5794
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	7763			7763
308	Infiltration Galleries and Tunnels	ļ		***************************************	
309	Supply Mains	6188			6188
310	Power Generation Equipment				
311	Pumping Equipment	16314		<u></u>	16314
320	Water Treatment Equipment	350	***************************************		350
330	Distribution Reservoirs and Standpipes	15811			15811
331	Transmission and Distribution Lines				22468
333	Services	5692	***************************************		5692
334	Meters and Meter Installations	***************************************			3032
335	Hydrants	4018			4018
336	Backflow Prevention Devices	4547	***************************************		4547
339	Other Plant and Miscellaneous Equipment	Ì		***************************************	
340	Office Furniture and Equipment Transportation Equipment	4		**************************************	
341					
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	1		×	
344	Laboratory Equipment	*	-		
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	1			
	Total Water Plant	\$ 94445	\$	\$	\$94445

YEAR OF REPORT	
DECEMBER 31,	2015

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

		Average Service	Average		Accumulated	T T	T	Accum. Depr.
Acct.		Life in	Salvage	Depr.	Depreciation	l		Balance
No.	Account	Years	in Percent	Rate	Balance			End of Year
(a)	(b)	(c)		Applied	Previous Year	Debits	Credits	(f-g+h=i)
			(d)	(e)	(f)	(g)	(h)	(i)
304	Structures and Improvements	28	%	0.036 %	\$ 4981		١	
305	Collecting and Impounding	1			4301	3	\$0	\$ 4981
	Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	0.037 %	7930			7930
308	Infiltration Galleries &						<u> </u>	7 330
	Tunnels		%	%				1
309	Supply Mains	32	%	0.081 %	9766		503	10269
310	Power Generating Equipment		%				303	10203
311	Pumping Equipment	15		0.067 %	25506	·····	0	25506
320	Water Treatment Equipment	7	%	0.143 %	584		l ——— V	<u>25506</u> 584
330	Distribution Reservoirs &			-0.140 %			<u> </u>	304
	Standpipes	33	%	0.03 %	13502		479	13981
331	Trans. & Dist. Mains	38	%	0.026 %	16946	***************************************	479 591	17537
333	Services	35	%	0.025 %	4326		142	4468
334	Meter & Meter Installations	17		0.058 %	5214		142	5214
335	Hydrants	40	%	0.025 %	3802	***************************************	114	
336	Backflow Prevention Devices		%	- 0.025 %	3002		114	3916
339	Other Plant and Miscellaneous			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				
- 1	Equipment	- 1	%	%				ł
340	Office Furniture and		~					
- 1	Equipment	1	%	%				
341	Transportation Equipment			%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage		"	~				
1	Equipment	- 1	%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%			****	
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%			***************************************	
- 1	T			~ ~				
- 1	Totals	1	1	1	\$ 92557	•	¢ 4000	
		l	i	l	7 32331	4	\$ 1629	\$ 94386 *
* This am	ount should tie to Sheet F-5.							<u> </u>

USABUEBOOK

Get the Best Treatment™

Remit To: P.O. Box 9004 Gurnee, IL 60031-9004

TEL: (847) 689-3000 FAX: (847) 689-3001 TOLL FREE: 1-800-493-9876

F.E.I.N.: 52-2418852

BILL TO: 979938

314 1 SP 0.480 E0314X 10473 D1078415133 P2160182 0001:0001

վյրարդերին-ինիկիներիակիրգինութիին

PLANT TECHNICIANS INC PO BOX 447

FRUITLAND PARK FL 34731-0447

INVOICE

INVOICE NO.	PAGE NO.
447131	1 of 1
CUSTOMER NO.	DATE
979938	09/11/14

View online at: http://usabluebook.billtrust.com
Web Enrollment Token: PSS TVS KXV

SHIP TO: 01

PLANT TECHNICIANS INC 101 SATELLITE CT LEESBURG FL 34748 USA

Attention: 0001 SANDRA WESSON

Fe- 2.122.2	Attention: 0001 SANDRA WESSON									
CUSTOMER P.O. N	O. SHIP DAT	TE SLP	TERMS		X CODE	SALES ORDER NO.	W/H	FREIGHT 15	METERS.	SHIP VIA
VERBAL SANDR		4 AAW	NET 30	FL	EXEMPT	918957	44	FXD/PPD		EXFRTPRIORTY
USA STOCK NO.	人类型型型型	DESCRIPTION		ORDERED	SHIPPE	D BACKORDER	U/M	PRICE	PER	EXTENSION
CA	CR Released SANDRA WE	ESSON 352-78	37-2944	1	1	0	EA	0.00		0.00
17863	Zenner Class II 6" Direct Rea Ser# 326304 1	Turbine ad Gallons		1	1	0	EA	2,589.95	EA	2,589.9
							٠			

THANK YOU for your business!
1.5% MONTHLY FINANCE CHARGE
ON AMOUNTS 30 DAYS PAST DUE
Discounts Apply to Merchandise Only

MERCHANDISE	MISCELLANEOUS	DISCOUNT	TAX	FREIGHT	TOTAL
2,589.95	0.00	0.00	0.00	198.33	2,788.28

Should it become necessary to refer your unpaid balance to a collection agency, a collection fee, not to exceed 25% of the balance referred; plus reasonable attorney's fees; and court costs when necessary, will be added to the balance due.

Please Detach and Return Bottom Portion to Insure Proper Credit to Your Account

USABlueBook

Get the Best Treatment™

****IMPORTANT****

Please include this customer # on the face of your remittance check.

INVOICE NO.	CUSTOMER NO.	DATE	TOTAL
447131	979938	09/11/14	2,788.28

PLANT TECHNICIANS INC PO BOX 447 FRUITLAND PARK FL 34731-0447

P.O. Box 9004 Gurnee, IL 60031-9004

P.O. Box 9004 Gumee, IL-50031-9004

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CALL BEFORE RETURNING PRODUCTS.

PLANT TECHNICIANS INC ATTN: 0001 SANDRA WESSON

101 SATELLITE CT LEESBURG , FL 34748 Customer# 979938

PACKING LIST

www.usabluebook.com FAX: (847) 689-3030

TOLL FRÉE: 1-800-548-1234 F.E.I.N.: 52-2418852

INTERNATIONAL DIRECT: (847) 689-3000

REPRINT SALES ORDER # 918957 PAGE 1 of 1 DATE 09/10/14

В	PLANT TECHNICIAN	NS INC
L T O	PO BOX 447 FRUITLAND PARK,	09/10 FL 3473114:54

CUSTOME	R P.O.#	ORDER DATE		SLP.		TERMS		W/H	FREIG	HT	SHI	P VIA
VERBAL S	ANDRA	08/06/14	ASAP or 09/10/14	AAW	NET	30	ri e	44	FXD/	PPD	FEDEXF	RTPRIO
JSA STOCK#		DESCRI	PTION			ORDERED	SHIPP	ED BA	CK ORDER	U/M	PAGE	LOC.
CA	CR Re	leased				1		1		EΑ		
17863	Zenne	WESSON 35 r Class II irect Reac		4		1		1		EA	MAS	1A-NE-WI
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								-	107 02-2-2			10 1 10 mag.,

	Thank	you	for	your	order.	Alice	Wittbold		
(G6								

Picked by: _____ Checked by: ____ _____ Packed by: _ 166.0 LBS

Get the Best Treatment

Contact Us

Resources

Help

Go

Now In: Flow Metering / Water Meters: Turbine / Zenner Class II Turbine Meter, 6" Direct Read, Gallons, PMTB06US-XB

Zenner Class II Turbine Meter, 6" Direct Read, Gallons, PMTB06US-XB E-mail this product to a friend

Note: Remote read meters include 5 feet of connecting wire; longer cable sold separately. Strainers are highly recommended for installation upstream to protect the meter and improve accuracy. Strainers sold separately
 Choose from direct read or remote read (includes battery-powered remote digital display)

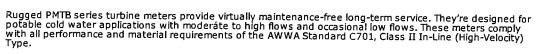
Products

17863 Item: Weight: Catalog Price: \$2,589.95

Quantity: 1

Add to Cart

Add to Wish List



Install meter in horizontal pipelines with the register facing upwards. 2" meters have 2-bolt oval flanges; 3 to 8" have standard round flanges. Choose from direct read or remote read models. Remote read meters feature a battery-powered wall-mount remote reader with digital display.

Note: Remote read meters include 5 feet of connecting wire; longer cable sold separately. Strainers are highly recommended for installation upstream to protect the meter and improve accuracy. Strainers sold separately.



Login My Account Wish List Cart: 0

 View larger image Catalog Page 344

Related Accessories	Related Products	Recently Viewed Products	

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Technicians, Inc. Water and Sewer Specialty Contractor State Licensed Utility Contractor #CUCO52605 630 Goodbar Ave

Umatilla, FL 32784 352-669-5822



Invoice

DATE	INVOICE#
5/27/2014	30847

BILL TO:	
Pine Harbor	<u> </u>
PO Box 447	
Fruitland Park, FL 34731	

P.O. NO.	TERMS	
	Due on recpt	

QUANTITY	DESCRIPTION		RATE	AMOUNT
	Materials, equipment and labor to abrasive be existing 5,000 gallon water tank at Pine Harl #5518 dated 09/25/13 Contract Price	last and repaint the por as per proposal	10,650.00	10,650.00
			,	
			Total Balance D	ue \$0.00

BALANCE OVER 30 DAYS SUBJECT TO A 1.5% FINANCE CHARGE.

You can now pay your bill via Visa/Mastercard! Please call 352-669-5822 and we will be glad to assist you.

Utility Technicians, Inc.

Water and Sewer Specialty Contractor State Licensed Utility Contractor #CUCO52605

Office (352) 669-5822 Fax (352) 669-6037

Proposal

630 Goodbar Avenue Umatilla, Florida 32784

NAME / ADDRESS

DATE 9/25/2013

Proposal # 5518

Pine Harbor PO Box 447

Fruitland Park, FL 34731

Job:

Hydro Tank Paint

Furnish all materials, equipment and labor to abrasive blast and repaint the existing 5,000 gallon water tank at Pine Harbor as follows:

Please note that this process requires that your water tank be drained and off line for a minimum of 14 days.

We recommend allowing 3 weeks for this process. This includes 1-2 days of abrasive blasting the interior of the tank, 1 day for the stripe and primer coat on the interior, 1 day for the final coat on the interior, 7 days of good weather for the paint cure time, 1 day to close up the tank and refill, 2 days for Bac-tee sampling of the newly painted tank, and 1-2 days for Bac-Tee results.

Your water plant operator can collect and submit the Bac-tee samples.

TEMPORARY WATER TANK:

Furnish, install, setup and remove a temporary water tank to maintain the water plant operation and water pressure to the system. Please note, to install and connect the temporary tank to your system, there will be an interruption in water service in the system for approximately 6 hours, thus requiring a "2 Day Boil Water Notice" to your customers.

TANK INTERIOR:

All rusted areas where the existing coating has failed will be sandblasted to SSPC #10 near white blast

All areas where the existing coating is sound to be brush blasted to profile the surface.

All sand will be removed from interior prior to painting.

Apply a primer stripe coat on all weld seams with one coat of white in color Tnemec Series N140 NSF61 potable water epoxy 6-8 mills thick.

Apply first primer coat of beige in color of the same 6-8 mills thick to the entire tank interior sides and ends.

Apply finished second coat of white in color of Tnemec Series N140 NSF61 potable water epoxy 6-8 mills thick to the entire tank interior sides and ends.

Total interior finished paint thickness to be 12 to 14 mils thick. Final interior color to be white.

TOTAL:

10/8/2012

All material and workmanship is guaranteed for for one year or as stated. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an additional charge over and above estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Our workers are fully covered by Worker's Compensation Insurance.

Terms: Proposal valid for thirty (30) days from date of proposal. Payment due 15 days from invoice or as stated above.

Todd Loalu

SIGNATURE: Sandra Wesson	DATE: 9/25/2013	
ACCEPTANCE OF CONTRACT: The above prices, sywork as specified above:	ecifications and conditions are satisfactory and are hereby accepted. You a	re authorized to do the
SIGNATURE:	DATE:	
	Page 1	

Utility Technicians, Inc.

Water and Sewer Specialty Contractor State Licensed Utility Contractor #CUCO52605

Office (352) 669-5822 Fax (352) 669-6037

Proposal

630 Goodbar Avenue Umatilla, Florida 32784

NAME / ADDRESS

DATE 9/25/2013

Proposal # 5518

Pine Harbor PO Box 447

Job:

Hydro Tank Paint

Fruitland Park, FL 34731

TANK EXTERIOR:

All exterior rusted areas including saddles where the existing coating has failed will be blasted to a SSPC #6 commercial blast. All areas where the existing coating is sound will be brush blasted to profile the surface.

Apply a primer stripe coat on all weld seams and blasted areas with one coat of Tnemec series 66 epoxy primer 2-4 mills thick. Apply first primer coat of Tnemec series 66 epoxy primer, 2-4 mills thick to the entire tank exterior sides, tank ends and saddles. Apply a finish coat of Tnemec series 73 polyurethane to the entire tank exterior sides, tank ends and saddles 2-4 mills thick. Total exterior finished paint thickness to be 6-8 mils thick.

Finish exterior color to be white or customer's choice.

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\$10,650.00

All material and workmanship is guaranteed for for one year or as stated. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an additional charge over and above estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Our workers are fully covered by Worker's Compensation Insurance.

Terms: Proposal valid for thirty (30) days from date of proposal. Payment due 15 days from invoice or as stated above.

9//01

SIGNATURE:	c'odd Llaly	DATE:	9/25/2013	
ACCEPTANCE work as specified	OF CONTRACT: The above prices, speci above:	fications and conditions are satisfac	tory and are hereby accepte	ed. You are authorized to do the
SIGNATURE:	Sandry Wesser	DATE:_	10/3/13	
		Page 2		

EXHIBIT O Rule 25-30.037(2)(p)

A statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established or the rate base was last established by the Commission, whichever is later. If the tax returns have not been obtained, provide a description of the steps taken to obtain the tax returns.

See attached Tax Returns for the years 2011-2015.

Form 8879-S

Department of the Treasury

Officer's PIN: check one box only

For Paperwork Reduction Act Notice, see instructions.

Internal Revenue Service

IRS e-file Signature Authorization for Form 1120S

Do not send to the IRS. Keep for your records.

Information about Form 8879-S and its instructions is at www.irs.gov/form8879s.

For calendar year 2015, or tax year beginning

2015, and ending

OMB NO. 1545-0123

2015

Form **8879-S** (2015)

Name of corporation Employer identification number Pine Harbour Water Utilities LLC 26-3839121 Tax Return Information (Whole dollars only) Gross receipts or sales less returns and allowances (Form 1120S, line 1c) 21.937 2 21,937 3 -6.8204 Income (loss) reconciliation (Form 1120S, Schedule K, line 18) 5 -6,819 Declaration and Signature Authorization of Officer (Be sure to get a copy of the corporation's return)

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2015 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

ERO Must Retain	This Form — See Instructions			
ERO's signature ▶	Date •		2/5/20	016
I certify that the above numeric entry is my PIN, which is my si corporation indicated above. I confirm that I am submitting this <i>e-file</i> Application and Participation, and Pub. 4163 , Modernized Business Returns.	return in accordance with the require	ments of F	Pub. 3112, IRS	the S
ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five	/e-digit self-selected PIN.	599850	11487	
Part III Certification and Authentication				
Officer's signature ▶	Date ▶	Title ▶	Sec	
on the corporation's 2015 electronically filed income As an officer of the corporation, I will enter my PIN a income tax return.	e tax return.	do no	t enter all zeros	as my signature
X I authorize RICHARD C SCHULTHEIS, PA	to enter my	PIN 0885	52	as my signature

Form **1120S**

Department of the Treasury Internal Revenue Service

For calendar year 2015 or tax year beginning

U.S. Income Tax Return for an S Corporation

, ending

OMB No. 1545-0

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

2015

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

	0 -14									7		
A	S electi	on effective date		Name						D Employ	rer identification number	r
		1/28/2009	ì		bour Water Ut]	26-3839121	
В		s activity code	TYPE			r suite no. If a P.O. box	, see instructions	S.		E Date inc		
1	number	(see instructions)	OR		llite Court							
			1	City or town			State	ZIP code			1/1/2009	
221	300		PRINT	Leesburg			FL	34748		F Total as	sets (see instructions)	
				Foreign cou	intry name	Foreign province/	state/county	Foreign pos	stal code			
<u> </u>	Check if	Sch. M-3 attached								\$	31,099	9
G	s the	corporation elec	ting to be an	S corporatio	n beginning wi	ith this tax year?		Yes X N	o If "Yes	- " attach Foi	rm 2553 if not already	filed
		_	-			_ `	⊨				-	
н	Check	c if: (1)	Final return	(2) Nan	ne change ((3) Address char	nge (4) [Amended retu	um (5)	S electi	on termination or revocati	ion
	Enter	the number of s	hareholders v	who were sha	areholders duri	ing any part of the t	tax year	<u></u>			▶	3
Cau	tion:	Include only tra	de or busines	ss income ar	nd expenses or	n lines 1a through 2	21. See the ins	structions for	more info	rmation.		
	1	a Gross recei	ots or sales .				. 1a	21	1.937	200		T
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							<u> </u>	***************************************			24.025	,
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	5					nent)				5		
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SUS	7					Form 1125-E)				7		
aţi.	8	Salaries and	wages (less	employment	t credits)					8		
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9	11									11		
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str	14	Interest							14	5,427	,	
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eq	20									20	28,757	7
Δ	21	Ordinary bu	siness inco	me (loss). S	Subtract line 20	from line 6				21	-6,820	
	228	a Excess net p	assive incom	e or LIFO re	capture tax (se	ee instructions)	. 22a					
S	t	Tax from Sch	edule D (For	m 1120S) .			22b					
Payments	0	Add lines 22	a and 22b (se	e instruction	s for additiona	I taxes)				22c	0	
æ	238	a 2015 estimat	ed tax payme	ents and 201	4 overpaymen	t credited to 2015.	. 23a		1	55.5		
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	edule B Other In	_					
1	Check accounting metho	d: a 🛚	Cash b	Accrual			Yes N
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	a Business activity			b Product or se	ervice Utility Service	ce	
J ,	At any time during the tax	(year, was an	ly shareholder of the	corporation a disre	garded entity, a trust, an	estate, or a	100 A
	nominee or similar persor			nformation on Certa	in Shareholders of an S	Corporation	. Description of the last of t
а (At the end of the tax year, Own directly 20% or more	e, or own, dire	ectly or indirectly, 50	% or more of the tota	al stock issued and outsta	anding of any	
1 }	foreign or domestic corpo	ration? For ru	les of constructive of	wnership, see instru	uctions. If "Yes," complete	(i) through (v)	
_	below	 	· · · · · · · · · · · · · · · · · · ·	' 	† · · · · · · · · · · · · · · · · · · ·	,	>
_	(i) Name of Corporation	(ii) Employe	r Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage of Stock Owned	(v) If Percentage in (iv) is Date (if any) a Qualified Subsidiary Election V	Subchapter S
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b C	Own directly an interest of	20% or more	or own directly or	indirectly an interes	+ of 500/ ' //	5	Continues Line of
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tr	rust? For rules of construc	ctive ownershi	ip, see instructions.	If "Yes," complete (i)) through (v) below	inclai interest or a	
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(i) (ii) (ii) (ii) (ii) (iii) Haa info Ch If c Ins If tt asss the fror inst Ent Doo The If "Y Dur term	Total shares of restriction of the end of the tax year, of "Yes," complete lines (i) at Total shares of stock of Total shares of the corporation of the corporation of the corporation: The corporation: The total shares of total as a set with a basis determined of the corporation of the total receipt of the corporation of total as set with a corporation of total as with a corporation	and (II) below. icted stock . restricted stock . restricted stock . restricted stock . did the corporation (ii) below c outstanding if . c outstanding if	at the end of the tax if all instruments we if to file, Form 8918, if the tax if all instruments we if to file, Form 8918, if the tax if all instruments we if the form 8281, Information before it elected to be to the basis of the net unrealized built built-in gain reduced to the corporation ollowing conditions? In the tax year were complete Schedules we any non-sharehold all amount of the decent in the same in	anding stock options a year re executed Material Advisor District Material Materia	s, warrants, or similar ins sclosure Statement, to program issue discount cublicly Offered Original Issue of any other property) in the net recognized built-built-in gain from prior years year.	truments?	X X
(i) (ii) (ii) (ii) (ii) (ii) (iii) (Total shares of restriction of the end of the tax year, of "Yes," complete lines (i) at Total shares of stock of the end of the tax year, of "Yes," complete lines (i) at Total shares of stock of the corporation filed, of the corporation on any reportable this box if the corporation of the corporat	and (II) below. icted stock . restricted stock . restricted stock . restricted stock . did the corporation (ii) below coutstanding if coutstanding if it required . die transaction ation issued p may have to fill . C corporation and (b) has et unrealized	at the end of the tax if all instruments we it to file, Form 8918, i? Dublicly offered debtile Form 8281, Inform before it elected to be to the basis of the net unrealized built built-in gain reduced to the control of the control of the tax year were complete Schedules we any non-sharehold all amount of the deciction \$	anding stock options year re executed Material Advisor Discontinuous with origination Return for Properties asset (or the basisting ain in excess of drop by net recognized by net recognized at the end of the taxes are were less than \$ less than \$ 250,000 at L and M-1. Older debt that was controlled.	s, warrants, or similar ins sclosure Statement, to pro- ginal issue discount ublicly Offered Original is n or the corporation acque of any other property) in the net recognized built- built-in gain from prior years x year.	truments?	X
(i) (ii) (ii) b At (i) (ii) Haf inf Ch If c Ins If tt ass the fror inst Ent Doe a The b The If "Y Dur term If "Y Duri	Total shares of restriction of the end of the tax year, of "Yes," complete lines (i) at Total shares of stock of Total shares of the corporation of the corporation of the corporation: The corporation: The total shares of total as a set with a basis determined of the corporation of the total receipt of the corporation of total as set with a corporation of total as with a corporation	and (II) below. icted stock . restricted stock . restricted stock . did the corporation (III) below. It coutstanding it coutstanding it coutstanding it ris it required alle transaction ation issued properties of and (b) has et unrealized	at the end of the tax if all instruments we it to file, Form 8918, i? Dublicly offered debtile Form 8281, Inform before it elected to be to the basis of the net unrealized built built-in gain reduced to the conditions? In the tax year were complete Schedules we any non-sharehold all amount of the decition \$	anding stock options year re executed Material Advisor Distriction Return for P be an S corporation asset (or the basis- in gain in excess of by net recognized by net recognized at the end of the tax ear were less than \$ less than \$250,000 a L and M-1 older debt that was coot?	s, warrants, or similar ins sclosure Statement, to program issue discount ublicly Offered Original is nor the corporation acquor of any other property) in the net recognized built-built-in gain from prior year.	truments?	X

Form 1120S (2015) Pine Harbour Water Utilities LLC

Sc	nequ	le K Shareholders' Pro Rata Share Items		Total amount	i age
		Ordinary business income (loss) (page 1, line 21)	1		
	2	Net rental real estate income (loss) (attach Form 8825)	1	-6,820	<u> </u>
	;	3a Other gross rental income (loss)	2	95	
		b Expenses from other rental activities (attach statement)	200		
<u> </u>	.	c Other net rental income (loss). Subtract line 3b from line 3a	- The land		
SS	4	Interest income			기
ی	. 5	Dividends: a Ordinary dividends	4	1	1
) 6		a Stanlary dividends.		2.	
Ē	6	b Qualified dividends	_		
Income (Loss)	7		6		
		(Form 1120S))	7		
	1 -	The state of the sapital gain (loss) (attach schedule D (Form 1120S))	_8a		
		2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -			
	- 1	c Unrecaptured section 1250 gain (attach statement) 8c			1
	9	1111 1111 1111 1111 1111 1111 1111 1111 1111	9		1
	10	Other Income (loss) (see instructions) Type	40		1-
S.	11	4302)	11		+
Deductions	12	a Charitable contributions	12a	 	
S		investment interest expense	12b		
ed	(Section 59(e)(2) expenditures (1) Type (2) Amount (2) Amount	12c(2)		
		d Other deductions (see instructions) Type	120/2	 	
	13a	Low-income housing credit (section 42(j)(5))			
	t	Low-income housing credit (other) .	13a		
έ		Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	13b		
Credits	d	Other rental credits (see instructions). Type	13c		
Ę.	e	Other rental credits (see instructions) Type	13d		
J	f	Biofuel producer credit (attach Form 6478)	13e		
	g	Other credits (see instructions)	13f		
	14a	Name of country or LLS possession	13g		
	b	5. 5.5. possession	200		
	C	areas madina from all sources	14b		
		Gross income sourced at shareholder level Foreign gross income sourced at corporate level	14c		
	d	Passive category	3975.01 306.332		
	e	The state of the s	14d		_
ПS	,	= and an obligation	14e		
Transactions	'	Other (attach statement)	14f		
äc	a	Deductions allocated and apportioned at shareholder level	1965		
SI.	1 3	Interest expense	14g		
Ē	"		14h		
_=		Deductions allocated and apportioned at corporate level to foreign source income	No.		
Foreign	!	Passive category	14i	[
. <u>.</u> 5		General category	14		
-	k	Other (attach statement)	14k		
	١.	Other information	(4)4(5)40 (30)1133		
	'	Total foreign taxes (check one): ▶ ☐ Paid ☐ Accrued	141		
	m	Reduction in taxes available for credit (attach statement)	14m		
	n	Other foreign tax information (attach statement)	72.5		
a X s	15a	Post-1986 depreciation adjustment	15a	-1,607	0.00046804
Alternative Minimum Tax (AMT) Items	b	Adjusted gain or loss	15b	1,007	
E = =	С	Depletion (other than oil and gas)	15c		
돌부분	d	on, gas, and geothermal properties—gross income .	15d		
⋖≣⋖	е	Oil, gas, and geothermal properties—deductions	15e		
	f	Other Alwir items (attach statement)	15f		
ב פ	16a	rax-exempt interest income			
s de st	b	Other tax-exempt income	16a		
asi e	С	Nondeductible expenses	16b		
Shareholder Basis	u	Distributions (attach statement if required) (see instructions)	16c		
Ĕ -	е	Repayment of loans from shareholders	16d		
			16e		

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Form 1120S (2015) Pine Harbour Water Utilities LLC

Schedule K		Shareholders' Pro Rata Share Items (continued)	Total amount		
		Investment income	17a	1	
Other Information	b	Investment expenses	17b		
헃	c	Dividend distributions paid from accumulated earnings and profits	17c		
Ξ	d	Other items and amounts (attach statement)		and the second second second	
Recon- ciliation					
iat	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right	1		
ᄶᇙ	ļ	column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-6,819	

<u></u>					-0,019]	
Sch	edule L. Balance Sheets per Books	Beginnin	g of tax year	End of tax year		
	Assets	(a)	(p)	(c)	(d)	
1	Cash		1,260	480	501	
2a	Trade notes and accounts receivable					
b	Less allowance for bad debts		0	From the Committee Committ	0	
3	Inventories					
4	U.S. government obligations					
5	Tax-exempt securities (see instructions)					
6	Other current assets (attach statement)					
7	Loans to shareholders					
8	Mortgage and real estate loans					
9	Other investments (attach statement)	The state of the s		400.005		
10a	Buildings and other depreciable assets	129,985		129,985	CONTRACTOR CONTRACTOR SERVICE	
b	Less accumulated depreciation	99,195	30,790	104,622	25,363	
11a	Depletable assets					
b	Less accumulated depletion	redne Carriero a Maesa de Associatora.	0		5 000	
12	Land (net of any amortization)		5,000	500	5,000	
13a	Intangible assets (amortizable only)	500		500	225	
b	Less accumulated amortization	232	268	265	235	
14	Other assets (attach statement)		27.040	1.00	21,000	
15	Total assets		37,318		31,099	
	Liabilities and Shareholders' Equity					
16	Accounts payable					
17	Mortgages, notes, bonds payable in less than 1 year				600	
18	Other current liabilities (attach statement)				600	
19	Loans from shareholders					
20	Mortgages, notes, bonds payable in 1 year or more	7 80 2 15				
21	Other liabilities (attach statement)	and descriptions of the		A Charles to contract the contract of the cont		
22	Capital stock		100.005		120 225	
23	Additional paid-in capital		136,325		136,325	
24	Retained earnings		(99,007)		(105,826)	
25	Adjustments to shareholders' equity (attach statement)					
26	Less cost of treasury stock					
27	Total liabilities and shareholders' equity		37,318	The second second second	31,099	
					1120C (0045)	

Form **1120S** (2015)

Form	1120S	(2015)

CO	PY
26-3839121	Page 5

Form	Pine Harbour Water Utilities LLC				26-3839121 Page 5
Scl	nedule M-1 Reconciliation of Income (Loss	s) per Books With	Incon	ne (Loss) per Return	
	Note: The corporation may be re-	quired to file Sched	ule M	-3 (see instructions)	
1	Net income (loss) per books	-6,819	5	Income recorded on books this year not included	
2	Income included on Schedule K, lines 1, 2, 3c, 4,			on Schedule K, lines 1 through 10 (itemize):	
	5a, 6, 7, 8a, 9, and 10, not recorded on books this		а	Tax-exempt interest \$	
	year (itemize):				0
3	Expenses recorded on books this year not		6	Deductions included on Schedule K, lines	
	included on Schedule K, lines 1 through 12			1 through 12 and 14l, not charged	
	and 14l (itemize):			against book income this year (itemize):	
а	Depreciation \$		а	Depreciation \$	
b	Travel and entertainment \$				0
		0	7	Add lines 5 and 6	. 0
4	Add lines 1 through 3	-6,819	8	Income (loss) (Schedule K, line 18). Line 4 less line 7	
Sch	edule M-2 Analysis of Accumulated Adjus	tments Account.	Other	Adjustments Account, and Shareholder	

Undistributed Taxable Income Previously Taxed (see instructions)

		(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1	Balance at beginning of tax year	-96,007		
2	Ordinary income from page 1, line 21			
3	Other additions	1		
4	Loss from page 1, line 21	-6,820		
5	Other reductions		The state of the s	
6	Combine lines 1 through 5	-102,826	0	0
7	Distributions other than dividend distributions .			
8	Balance at end of tax year. Subtract line 7 from line 6 .	-102,826	0	0

Form **1120S** (2015)



Final K-1 Amended K-1 Schedule K-1 Shareholder's Share of Current Year Income, Part III (Form 1120S) Deductions, Credits, and Other Items Department of the Treasury Ordinary business income (loss) For calendar year 2015, or tax Internal Revenue Service year beginning -2,274Net rental real estate income (loss) ending ___ Shareholder's Share of Income, Deductions, Other net rental income (loss) See back of form and separate instructions. Credits, etc. 4 Interest income Part I Information About the Corporation A Corporation's employer identification number Ordinary dividends 26-3839121 B Corporation's name, address, city, state, and ZIP code 5b Qualified dividends Foreign transactions 6 Royalties Pine Harbour Water Utilities LLC 101 Satellite Court Net short-term capital gain (loss) Leesburg, FL 34748 C IRS Center where corporation filed return Net long-term capital gain (loss) Collectibles (28%) gain (loss) Part II Information About the Shareholder D Shareholder's identifying number Shareholder: 1 8c Unrecaptured section 1250 gain Shareholder's name, address, city, state, and ZIP code 9 Net section 1231 gain (loss) Robert G Stewart 10 Other income (loss) 15 Alternative minimum tax (AMT) items PO Box 447 Α -535 Fruitland Park, FL 34731 Shareholder's percentage of stock ownership for tax year 33.333334% Section 179 deduction Items affecting shareholder basis Other deductions For IRS Use Only 17 Other information Α * See attached statement for additional information.



K-1 Statement (Sch K-1, Form 1120S)	 	
Line 15 - AMT Items A Code A - Post-1986 depreciation adjustment		-535
Line 17 - Other Information A Code A - Investment income	 . A _	1



Final K-1 Amended K-1 Schedule K-1 Shareholder's Share of Current Year Income. Part III Deductions, Credits, and Other Items (Form 1120S) Department of the Treasury Ordinary business income (loss) Credits For calendar year 2015, or tax Internal Revenue Service year beginning -2,273Net rental real estate income (loss) ending _____ Shareholder's Share of Income, Deductions, Other net rental income (loss) See back of form and separate instructions. Credits, etc. Interest income Part I Information About the Corporation A Corporation's employer identification number Ordinary dividends 26-3839121 B Corporation's name, address, city, state, and ZIP code Qualified dividends Foreign transactions Royalties Pine Harbour Water Utilities LLC 101 Satellite Court Net short-term capital gain (loss) Leesburg, FL 34748 C IRS Center where corporation filed return Net long-term capital gain (loss) e-file Collectibles (28%) gain (loss) Part II Information About the Shareholder D Shareholder's identifying number 8c Shareholder: 2 Unrecaptured section 1250 gain Shareholder's name, address, city, state, and ZiP code 9 Net section 1231 gain (loss) Madeline J Lipsky 10 Other income (loss) 15 Alternative minimum tax (AMT) items PO Box 447 Α -536 Fruitland Park, FL 34741 Shareholder's percentage of stock ownership for tax year 33.333333% Section 179 deduction Items affecting shareholder basis Other deductions For IRS Use Only Other information * See attached statement for additional information.

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items



Final K-1 Amended K-1 Shareholder's Share of Current Year Income, Schedule K-1 Part III 2015 Deductions, Credits, and Other Items (Form 1120S) Ordinary business income (loss) Credits Department of the Treasury For calendar year 2015, or tax Internal Revenue Service year beginning ___ -2,273Net rental real estate income (loss) ending , 20 Shareholder's Share of Income, Deductions, Other net rental income (loss) See back of form and separate instructions. Credits, etc. Interest income Part I Information About the Corporation Ordinary dividends A Corporation's employer identification number 26-3839121 5b Qualified dividends Foreign transactions B Corporation's name, address, city, state, and ZIP code 6 Royalties Pine Harbour Water Utilities LLC Net short-term capital gain (loss) 101 Satellite Court Leesburg, FL 34748 C IRS Center where corporation filed return Net long-term capital gain (loss) e-file Collectibles (28%) gain (loss) 8b Part II Information About the Shareholder Unrecaptured section 1250 gain Shareholder's identifying number Shareholder: 3 2710 Net section 1231 gain (loss) E Shareholder's name, address, city, state, and ZIP code Other income (loss) Alternative minimum tax (AMT) items Sandra S Wesson PO Box 447 Α -536 Fruitland Park, FL 34731 Shareholder's percentage of stock ownership for tax year 33.333333% Section 179 deduction Items affecting shareholder basis Other deductions For IRS Use Only 17 Other information * See attached statement for additional information.



Depreciation and Amortization

(Including Information on Listed Property)

Attach to your tax return.

Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

Department of the Treasury Internal Revenue Service Business or activity to which this form relates Name(s) shown on return

Sequence No. 179 Identifying number

Pir	ne Harbour Water Utilities LLC	11208	S - Utilities				26-3839121		
Pa	rt I Election To Expens	se Certain Prop	erty Und	er Section 1	79				
	Note: If you have any list	ted property, complet	te Part V be	fore you comple	ete Part I.				
1	Maximum amount (see instructio	ons)						1	
2	Total cost of section 179 property	y placed in service	(see instru	uctions)				2	
	Threshold cost of section 179 pro							3	
4	Reduction in limitation. Subtract							4	0
5	Dollar limitation for tax year. Sub	tract line 4 from lin	e 1. If zero	or less, enter	-0 If married	filing			
	separately, see instructions		<u> </u>					5	0
6	(a) Description of	of property		(b) (Cost (business use	only)	(c) Elected cos	it	75 mm (1564) Mill
	Listed property. Enter the amoun								
	Total elected cost of section 179							8	0
	Tentative deduction. Enter the sn							9	0
	Carryover of disallowed deductio							10	
	Business income limitation. Enter							11	
	Section 179 expense deduction.							12	0
	Carryover of disallowed deductio				· · · · · · · · · · · · · · · · · · ·	▶ 13		0	1900 Feb. 1800
	te: Do not use Part II or Part III be								
	Special Depreciation						property.) (See	instr	uctions.)
14	Special depreciation allowance for								
	during the tax year (see instruction	ons)						14	
	Property subject to section 168(f)							15	
	Other depreciation (including ACI						· · · · · · · · · · · · · · · · · · ·	16	
Fa	rt III MACRS Depreciation	on (Do not inclu		· · · · · · · · · · · · · · · · · · ·	ee instruction	15.)			
17	MACRS deductions for assets pla	acad in contino in t	Section		- 201E			47	5 407
	If you are electing to group any a							17	5,427
	asset accounts, check here						.□		
								74.35	
	Section B - Asse	ets Placed in Serv			ar Using the (seneral Depre	ciation System		
	(a) Classification of property	(b) Month and year placed		for depreciation /investment use	(d) Recovery	(-) ((0.11 -111	, , ,	
	(a) Glassification of property	in service	•	e instructions)	period	(e) Convention	(f) Method	(g) D	epreciation deduction
19	a 3-year property	Est. Cetvalucta	0,11,1	· · · · · · · · · · · · · · · · · · ·					
10	b 5-year property	-			 				
	c 7-year property	- 1							
	d 10-year property	\dashv							
	e 15-year property								
	f 20-year property				<u> </u>			 	
	g 25-year property				25 yrs.		S/L		
	h Residential rental	TO STATE OF THE ST	, ,		27.5 yrs.	MM	S/L	ļ ——	
	property				27.5 yrs.	MM	S/L	 -	
	i Nonresidential real				39 yrs.	MM	S/L		
	property				00 7.0.	MM	S/L		
	Section C - Assets	s Placed in Service	e Durina	2015 Tax Year	Using the Al)	
20	a Class life	3.7066.3300.0					S/L	İ	
	b 12-year	7.44.4			12 yrs.		S/L		
	c 40-year		····		40 yrs.	MM	S/L		
	t IV Summary (See instru	uctions.)				·····		·	
****	Listed property. Enter amount fro							21	
	Total. Add amounts from line 12,		7, lines 19	and 20 in colu	mn (g), and lin	e 21. Enter			
	here and on the appropriate lines							22	5,427
23	For assets shown above and plac	ed in service durin	g the curre	ent year, enter	the				
	portion of the basis attributable to					23			er Bullerin



Form	n 4562 (2015)				Pine F	larbour	Water L	Itilitiae	110				26		
Par		Property (II	nclude automo	biles.						craft. c	ertain	comp	uters:	and pro	Page : pertv
			nent, recreatio					-, 501				P	, (a pi0	,
			for which you a				mileage	rate or	deducti	ng leas	se expe	nse, co	mplete	only 24	a.
	24b, colu	ımns (a) throi	ugh (c) of Section	n A, al	l of Sect	ion B, a	and Sect	ion C i	f applica	ble.				-	,
	Section A-	-Depreciatio	n and Other Inf	ormat	ion (Cau	ıtion: S	ee the ir	nstruct	ions for	limits fo	r passe	nger a	utomob	iles.)	
24 a	Do you have evidence	to support the i	business/investmer	nt use cl	aimed?	Yes	s 🗌 No		24b f"	Yes," is	the evid	ence w	ritten?	Yes	No
	(a)	(b)	(c)		(d)		(e)		(f)	T	(g)	1	(h)	 	(i)
	Type of property	Date placed	Business/ investment use	Cost or	other basis		or depreciat		Recovery	1	ethod/	Dep	reciation	Elected	section 179
	(list vehicles first)	in service	percentage			, ,	use only)		period	Con	vention		duction	ı	cost
25															Halisa
	the tax year and us					se (see	instruct	ions) .			25	<u> </u>			
26	Property used mor	e than 50% ir		iness ı	use:										
			%							ļ		<u> </u>			
			%				·								
27	Droporty used EON	0.1000 in 0.	%							<u> </u>					
27	Property used 50%	or less in a c	qualified busines %	s use:		· · · · · · · · · · · · · · · · · · ·		T		10"		1		L-specific color	
			%							S/L -		 		4	
								_		S/L -		 		-	
28	Add amounts in col	lumn (h), line:		Enter	here an	d on lin	e 21 na	<u></u>			28		(7	
29	Add amounts in col						· · · · ·	-				<u> </u>	29	7 世界最大學術演	Section of the section of
							n Use o			<u> </u>		· · · -		_L	
Comp	olete this section for vel	hicles used by	a sole proprietor,	partne	r, or othe	r "more	than 5% d	owner,"	or relate	d perso	n. If you	provide	d vehicl	es	
to you	ur employees, first ansv	ver the questic	ons in Section C to	see if	you mee	t an exc	eption to	comple	eting this	section	for those	e vehicl	es.		
					(a)	(b)		(c)	((d)		(e)		(f)
30	Total business/investr		-	Veh	icle 1	Veh	icle 2	Ve	hicle 3	Veh	icle 4	Vet	nicle 5	Vet	nicle 6
•	the year (do not inclu	-													
31	Total commuting mile	-										<u> </u>			
32	Total other personal (-													
33	miles driven		, , , , , , , , , , , , , , , , , , ,											ļ	_
55	Total miles driven duri lines 30 through 32	ing the year. A	1												
34	Was the vehicle availa		ŀ	Yes	No	Voo	T Na	Vas	N-				Т		T
• •	during off-duty hours?		F	162	NO	_Yes_	No	Yes	No	Yes	No	Yes	No	Yes	No
35	Was the vehicle used								1					· · · · · · · · · · · · · · · · · · ·	-
	5% owner or related p		I												
36	Is another vehicle ava		-						,						
			Questions for E	mploy	ers Wh	o Provi	de Vehi	cles fo	or Use b	y Thei	Emplo	vees	<u> </u>	-L	1
Answ	er these questions to												/ho are	not	
more	than 5% owners or re	elated persor	ns (see instructio	ns).								•			
37	Do you maintain a wri													Yes	No
	your employees?														
38	Do you maintain a writ														
20	employees? See the in														
39 40	Do you treat all use of												•		
40	Do you provide more t														
41	use of the vehicles, and Do you meet the requi	iu retain the ini	rormation receive	a: .tomob											
7.	Note: If your answer to	o 37 38 39 4	o or 41 is "Yes" i	do not	ne aemor complete	notration Section	B for the	ee instr	uctions.)				• •	Kadaradan	ettri missessi
Part			5, 5, 1, 15, 165,	40 1100	complete	Occuon	D IOI WIE	COVETE	d vernicie	-				THE ELECTION	
		a)			(b)		(c)		(d	,]		101		Γ	
	·	on of costs			nortization	Am	ortizable ar	mount	Code s	- 1		(e) mortizatio	n	ì	f) Garthia waa
					egins		u=anic di	ount	Code s	SCHOIL		period or ercentage	•	Amortization	ioi iiiis year
42	Amortization of costs	s that begins	during your 201	5 tax y	ear (see	instruc	ctions):		·	· · · · · · · · · · · · · · · ·		······································		L	
	Amortization of costs												43		33
44	Total. Add amounts i	in column (f).	See the instruc	tions fo	or where	to repo	ort		<u> </u>				44		33



Line 19 (1120S) - Other Deductions

1	From Form 4562 - Amortization	1	33
2	Bank charges	2 —	192
3	Continuing Education	· - -	213
4	Electric	~ <u>~</u> —	901
5	Insurance	·	936
6	Lawn Maintenance	6 -	2,835
7	Professional Fees	· -	1.078
8	Subcontracted Water Testing	·	15,114
9	Total other deductions	9 —	21.302

Line 18, Sch L (1120S) - Other Current Liabilities

_		L	Beginning	End
1	T-(-1(b	1 [600
	Total other current liabilities	2	0	600

orm 4562 Statement - 1120S

... FIGURE ORNINGS ELO

12/31/2015

	T												12/3 1/20	<u> </u>		
Item	Description of	Date Placed	A	Business	Cost or	_						T	Con-	Prior Accum.	2015	2015
No.	Property	In Service	Asset Code	Use %	Other Basis	Sec. 179	o	Special	Salvage	Recovery	Recovery		vention	Deprec.	2013	Accum.
Depred	iation Detail	T III OCIVICE	Code	70	Dasis	Deduction	Credit	Allowance	Value	Basis	Period	Method	Code	179, Bonus	Deprec.	Deprec.
MACRS	deductions for prior years (L	ine 17)														
	Hydrants	1/1/2008	F-10	100.00%	4,547	. 0	0	0	•							
	Services	1/1/2008	F-10	100.00%	5.692	0	0	0	0	4,547	7.0	200DB	HY	4,345	202	4,547
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0.	0	5,692	7.0	200DB	HY	5,438	254	5,692
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	15,811	7.0	200DB	HY	15,106	705	15,811
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	5,794	39.0	SL/GDS	MM	1,036	149	1,185
	Supply Mains	1/1/2008	F-10	100.00%	6,188	Õ	0	0	0	25,000	39.0	SL/GDS	MM	4,461	641	5,102
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	6,188	7.0	200DB	HY	5,913	275	6,188
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	5,270	7.0	200DB	HY	5,035	235	5,270
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	16,314	7.0	200DB	HY	15,587	727	16,314
	Wells and Springs	1/1/2008	F-10	100.00%	12.000	Ô	0	0	0	7,763 12,000	7.0	200DB	HY	7,416	346	7,762
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	Ô	0	0	22,468	7.0 7.0	200DB	HY	11,466	534	12,000
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	. 0	Ö	0	0	350	7.0 7.0	200DB	HY	21,465	1,002	22,467
	Zenner Class II Turbine	9/11/2014	F-10	100.00%	2,788	. 0	Ö	1,394	0	1,394	7.0 7.0	200DB 200DB	HY HY	334 1,593	16 341	350 1,934
	Total MACRS deductions for pr	rior vears (Lin	e 17)	_	129.985	0	0	1,394								
	·	, (,	-	123,363			1,394	0	128,591			-	99,195	5,427	104,622
	Subtotal Depreciation			-	129,985	0	0	1,394	0	128,591			-	99,195	5,427	104,622
Total A	mortimation /I in a 44)												-			101,022
	mortization (Line 44)															
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15.0	SL	FM	232	33	265
	Total Amortization (Line 44)			-	500	0	0	0	0	500			-	232	33	
	Total Depreciation and	Amortizati	ion		130,485	0	0	1,394	0				-			265
							<u> </u>	1,534	· · · · · · ·	129,091			=	99,427	5,460	104,887
Form 4	4562 Reconciliation															
	Annual depreciation and am	ortization (in	cludina S	ec 168(f) ele	ected amounts)		7-					·-			
	Special allowance except list	ted property	(I ine 14)	- Current vo	ar accate	,									5,460	
	Special allowance - listed pro	onerty /Line	25) Our	ont voor oor	ai assets										0	
	Section 179 amount claim	ned (includes	zo) - cuii e prior vo	ent year ass	eis 4/										0	
	Section 179 amount to be													0		
	Section 179 amount carrie	ed forward to	o futura v	eu Keai Piop ear	епу)									0		
;	Section 179 deduction (Line													0		
	ess amortization included in				nortization /Lin	ο 44)									0	
-	orm 4562 , Line 22	umida	doprook	and all all	ioi uzauon (LIII	C 44)									33	
•	,														5,427	

Line 12 (1120S) - Taxes and Licenses		JUP
1 Local property taxes	4	200
2 Tax and License		298 1,169
3 Sub Total		1,467
4 Total taxes and licenses	. 4	1,467
Line 14 (1120S) - Depreciation		
1 Depreciation	. 1	5,427
2 Depreciation claimed on 1125-A and elsewhere on return	. 2	0
3 Depreciation not claimed on 1125-A and elsewhere on return	. 3	5,427
Interest income (line 4) Interest Income Total interest income	1	1
Line 17a, Sch K (1120S) - Investment Income A Code A - Investment income		
1 Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	<u>1</u> —	
a department and the control of the	. 3	1
5	_ 4	
Tatalianastraatiosaa		
Total investment income	17a	1

COPY 26-38/39/121

Sch L (1120S) - Balance Sheets per Books

	Assets	Beginning	Ending
1		1,260	500
2a	Trade notes and accounts receivable		
2b	Less allowance for bad debts		
2c	Net trade notes and accounts receivable	0	0
3	Inventories	0	0
4	U.S. government obligations		
5	Tax-exempt securities		
6	Other current assets	0	0
7	Loans to shareholders		
8	Mortgage and real estate loans		
9	Other investments	0	0
10a	Buildings and other depreciable assets	129,985	129,985
10b	Less accumulated depreciation	99,195	104,622
10c	Net buildings and other depreciable assets	30,790	25,363
11a	Depletable assets		
11b	Less accumulated depletion		
11c	Net depletable assets	0	0
12	Land (net of any amortization)	5,000	5,000
13a	Intangible assets (amortizable only)	500	500
13b	Less accumulated amortization	232	265
13c	Net intangible assets 13c	268	235
14	Other assets	0	0
15	Total assets	37,318	31,098
	Liabilities and Capital		
16	Accounts payable		
17	Mortgages, notes, bonds payable in less than 1 year		
18	Other current liabilities	0	600
19	Loans from shareholders		
20	Mortgages, notes, bonds payable in 1 year or more		
21	Other liabilities	0	0
22	Capital stock		
23	Additional paid-in capital	136,325	136,325
24	Retained earnings	-99,007	-105,826
25	Adjustments to shareholders' equity	0	0
26	Less cost of treasury stock		
27	Total liabilities and shareholders' equity	37,318	31,099
	End of year balance sheet out of balance by		_1

Sch M-2 (1120S) - Retained Earnings

	_	Accumulated Adjustments Account	Other Adjustments Account	Shareholders' Undistributed Taxable Income Previously Taxed	Retained Earnings Unappropriated/ Timing Differences	Total Retained Earnings
 Balance at beginning of tax year 	1	-96,007	0	0	-3,000	-99,007
2 Income from page 1, line 21	2	0			· · · · · · · · · · · · · · · · · · ·	0
3 Other additions	3	1	0		•	1
4 Loss from page 1, line 21	4	-6,820				-6,820
5 Other reductions	5	0	0			0,020
6 Combine lines 1 through 5	6	-102,826	0	0	-3,000	-105,826
7 Distributions	7	0	0	0		0.00,020
8 Balance at end of tax year	8	-102,826	0	0	-3,000	-105.826

Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

Line 3 - Other additions	(a) Accumulated adjustments account	(b) Other adjustments account
1 Interest income	1 1	•
2 Total other additions. Enter on line 3, Schedule M-2.	21	0

Assets by Classification - 1120S

Pine Harbour Water Utilities LLC	26-3839121

12/31/2	015							THIC HAIDOUL VV	ater Othities LL	20-383912	i I					
	Description of	Date		Business	Cost or	1		Т								
Item	Property	Placed	Asset	Use	Other	Sec. 179		Special	Catual	_	_		Con-	Prior Accum.	2015	2015
No.	"**" indicates DISPOSED	In Service	Code	%	Basis	Deduction	Credit		Salvage	Recovery	Recovery	1	vention	Deprec.,		Accum.
					<u> </u>	Deduction	Credit	Allowance	Value	Basis	Period	Method	Code	179, Bonus	Deprec.	Deprec.
<u>7-yr Ge</u>	neral purpose tools, machine	ry, and equip	ment													
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	•							
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	4,547	7.0	200DB	HY	4,345	202	4,547
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	5,692	7.0	200DB	HY	5,438	254	5,692
	Supply Mains	1/1/2008	F-10	100.00%	6,188	n	0	0	0	15,811	7.0	200DB	HY	15,106	705	15,811
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	U	0	6,188	7.0	200DB	HY	5,913	275	6,188
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	U	0	5,270	7.0	200DB	HY	5,035	235	5,270
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	16,314	7.0	200DB	HY	15,587	727	16,314
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	7,763	7.0	200DB	HY	7,416	346	7,762
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	12,000	7.0	200DB	HY	11,466	534	12,000
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	22,468	7.0	200DB	HY	21,465	1,002	22,467
	Zenner Class II Turbine	9/11/2014	F-10	100.00%	2,788	0	0	Ū	0	350	7.0	200DB	HY	334	16	350
	Total: 7-yr Genl purp tools, ma	ah amila		_			· · · · · · · · · · · · · · · · · · ·	1,394	0	1,394	7.0	200DB	HY	1,593	341	1,934
	· · · · · · · · · · · · · · · · · · ·	cii, equip		_	99,191	0	0	1,394	0	97,797				93,698	4,637	00.225
<u>Land</u>														95,096	4,037	98,335
	Land Rights	1/1/2008	N-1	100.00%	5,000	0	•	•								
	Total: Land				·		0	0	0	5,000	0			0	0	0
	iotai. Lang			_	5,000	0	0	0	0	5,000				0		
39-vr No	nresidential and commercial	real estate								0,000			•		0_	0
	Structures	1/1/2008	R-5	400.000/												
	Structures	1/1/2008	R-5 R-5	100.00%	5,794	0	0	0	0	5,794	39.0	SL/GDS	MM	1,036	149	1,185
			K-5	100.00%	25,000	0	0	0	0	25,000	39.0	SL/GDS	MM	4,461	641	5,102
	Total: 39-yr Nonresidential real	estate		_	30,794	0	0	0	0	30,794			-			
Amortiz:	ation - 248 - Corneration area	-i411								30,734			-	5,497	790	6,287
Amortiza	ation - 248 - Corporation orga Organization Costs	nizational exp														
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15.0	SL	FM	232	33	205
	Total: Amort - 248 - Corp org ex	pense		_	500	0	0	0				0 L				265
				_		0			0	500			_	232	33	265
	SubTotals				135,485	0	^	4.004	_	4						
	Less: Disposed Assets			1	0) (0) (0 0) (1,394	0	134,091				99,427	5,460	104,887
	Ending Totals			7	135,485	0)(0) (0) (0) (0)				(0) (0) ((0)
				==	100,100		U	1,394	0	134,091			=	99,427	5,460	104,887
													_			



Form 8879-S

Part II

Department of the Treasury

IRS e-file Signature Authorization for Form 1120S

Do not send to the IRS. Keep for your records.

Information about Form 8879-S and its instructions is at www.irs.gov/form8879s.

COPYOMB No. 1545-0123

-12.001

2014

5

For calendar year 2014, or tax year beginning , 2014, and ending Internal Revenue Service Employer identification number Name of corporation Pine Harbour Water Utilities LLC 26-3839121 Part I Tax Return Information (Whole dollars only) 23,762 23,762 3 3 -12,002 4 0

Declaration and Signature Authorization of Officer (Be sure to get a copy of the corporation's return)

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2014 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission. (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize

Income (loss) reconciliation (Form 1120S, Schedule K, line 18)

income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic

Officer's PIN: check one box only I authorize to enter my PIN as my signature ERO firm name do not enter all zeros on the corporation's 2014 electronically filed income tax return. X As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2014 electronically filed income tax return. Officer's signature ▶ Part III Certification and Authentication ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 59985011487 I certify that the above numeric entry is my PIN, which is my signature on the 2014 electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112. IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns. ERO's signature ▶

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

Form 1120S

Department of the Treasury Internal Revenue Service

U.S. Income Tax Return for an S Corporation

▶ Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

-		ar year 2014 or tax	k year begi				, 611	aing						
A S	election	n effective date		Name								D Emp	loyer identification number	r
	1/	28/2009	l		ur Water Ut								26-3839121	
ВВ		activity code	TYPE	I	_	suite no. If a P.C), box, see inst	ruction	S.		. I	E Date	incorporated	
nı	ımber (:	see instructions)	OR	101 Satellite	e Court								•	
			PRINT	City or town			_	ate		code	1		1/1/2009	
2213	เกก			Leesburg			F			748		F Total	assets (see instructions)	
				Foreign countr	ry name	Foreign prov	/ince/state/cou	nty	For	eign posta	code			,
C CI	neck if S	ch. M-3 attached										\$	37,318	3
Glo	the c	orporation electing	to be an S	S cornoration	heainnina wi	th this tay yea	r		Yes	X No	If "Yes "	attach F	Form 2553 if not already	filed
								누	=		_	_	•	
	heck	` ' 🗀		(2)		3) Address		<i>,</i>	_	ded return	_		ection termination or revocation	on
<u> </u>	nter th	ne number of share	eholders w	ho were share	eholders duri	ing any part of	the tax year						▶	3
		nclude only trade												
	1a							a		23,7				T
	Ь						-				-			
												1c	23,762	,
9	2	Cost of goods s											23,702	-
5	l .											2	00.70	+-
Income	3	Gross profit. Su										3	23,762	4
=	4	Net gain (loss) f										4	·	↓
	5	Other income (le										5		
	6	Total income (I	loss). Add	lines 3 throug	jh 5	· · · · · ·	· · · · ·			· · · · ·	<u>, , </u>	6	23,762	2
ns)	7	Compensation of	of officers (see instructio	ns — attach	Form 1125-E)						7		
atio	8	Salaries and wa	iges (less e	mployment c	redits)							8		T
π	9	Repairs and ma	intenance									9	10,650	
Ē	10	Bad debts										10		
5	11	Rents										11		1
Š	12	Taxes and licens										12	545	:
츌	13	Interest										13		+-
턡	14	Depreciation no										14	10.000	-
<u>≅</u>	§						-					\rightarrow	10,992	4
99	15	Depletion (Do n		_								15		┿—
. 16	16											16		┿
Ĕ	17	Pension, profit-s										17		
:	18	Employee benef										18		
2	19	Other deduction										19	13,577	<u>'</u>
Deductions (see instructions for limitations)	20	Total deduction										20	35,764	1
<u>ă</u>	21	Ordinary busin	ess incon	ne (loss). Sul	btract line 20	from line 6 .				<u> </u>		21	-12,002	2
	22a													
w	b	Tax from Schede	ule D (Forn	n 1120S) .			22	2b						
ents	c											22c	C	ار
ЭE	1	2014 estimated									· 1	10.21		+
5	b											1		
Рауш	c										-	1 1		
7	١.			-		•					<u></u>		,	
Tax and	d	Add lines 23a th	-								<u>.</u>	23d	C	4
×	24	Estimated tax pe										24		
Ta	25	Amount owed.										25	0	
	26	Overpayment.					4, enter amo	unt ov	verpaid	1		26	0)
	27	Enter amount fro	om line 26	Credited to 2	2015 estima	ted tax				Refun	ded ▶	27	0	
	1	Under penalties of per	rjury, I declare	that I have examir	ned this return, in	ncluding accompany	ying schedules a	nd state	ements, a	and to the be	st of my kn	owledge a	and belief, it is true, correct,	
		and complete. Declara	ation of prepar	er (other than taxp	payer) is based o	n all information of	which preparer h	as any l	knowledg	ge.		May t	the IRS discuss this return	
Si~	_											with t	the preparer shown below	_ 1
Sig												(see i	instructions)? X Yes	No
<u>Her</u>	е	Signature of office				Date	Tit	е				<u> </u>		
		Print/Type prepa	rer's name	F	Preparer's signa	ature				Date		Check	FTIN PTIN	
Paid	4	Loren A Moor	æ							2/16/2		-	" loyed P00511487	
Pre				RICHARD C	SCHULTE	IFIS PA				-	Firm's EIN		59-3216170	
Use				911 W DIXIE							Phone no.		-326-5000	
USG	UII	•			- /\Y L-	· · · · · · · · · · · · · · · · · · ·		2404-	<u></u>					
		City	LEESI	טאטכ				State	FL	4	ZIP code	3474	40	

During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the

\$_____

If "Yes," the corporation is not required to complete Schedules L and M-1.

terms modified so as to reduce the principal amount of the debt?

b If "Yes," did the corporation file or will it file required Forms 1099?

If "Yes," enter the amount of principal reduction

orm	1	12	08	(2014)
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Form 1120S (2014) Pine Harbour Water Utilities LLC

26-383912 Page 3

Sche	dule	Shareholders' Pro Rata Share Items		Total amount	
	1	Ordinary business income (loss) (page 1, line 21)	1	-12,002	
	2	Net rental real estate income (loss) (attach Form 8825)	2		
	3a	Other gross rental income (loss)	8-2-7-2-		
	b	Expenses from other rental activities (attach statement)			
_	c	Other net rental income (loss). Subtract line 3b from line 3a	3c	o	
Income (Loss)	4				
ő	i	Interest income	4		
2	5	Dividends: a Ordinary dividends	5a		
E E		b Qualified dividends	1527-54		
Ö	6	Royalties.	6		
2	7	Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7		
_	8a	Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a		
	b	Collectibles (28%) gain (loss)			
	С	Unrecaptured section 1250 gain (attach statement) 8c			
	9	Net section 1231 gain (loss) (attach Form 4797)	9		
	10	Other income (loss) (see instructions) Type	10		
	11	Section 179 deduction (attach Form 4562)	11		
Deductions	12a	Charitable contributions	12a		
¥	b	Investment interest expense	12b		
<u>3</u>	i .	•	$\overline{}$		
ĕ	C	Section 59(e)(2) expenditures (1) Type ► (2) Amount ►	12c(2)		
	d	Other deductions (see instructions) Type	12d		
	13a	Low-income housing credit (section 42(j)(5))	13a		
	b	Low-income housing credit (other)	13b		
Ŋ.	С	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	13c		
j	d	Other rental real estate credits (see instructions) Type	13d		
Credits	е	Other rental credits (see instructions) Type ▶	13e	·	
•	f	Biofuel producer credit (attach Form 6478)	13f		
	g	Other credits (see instructions) Type ▶	13g		
	14a	Name of country or U.S. possession	1000		_
	b	Gross income from all sources	14b		
	C	Gross income sourced at shareholder level	14c		
		Foreign gross income sourced at corporate level	2455473		
	d	Passive category	14d		
		General category	14e		
စ္	e				
Transactions	f		14f		
헐		Deductions allocated and apportioned at shareholder level			
38	g	Interest expense	14g		
<u> </u>	h	Other	14h		
		Deductions allocated and apportioned at corporate level to foreign source income			
Foreign	i	Passive category	14i		
re	j	General category	14j		
F.	k	Other (attach statement)	14k		
		Other information	Comment.		
	1	Total foreign taxes (check one): Paid Accrued	141		
	m	Reduction in taxes available for credit (attach statement)	14m		
	n	Other foreign tax information (attach statement)	120		o O e
	15a	Post-1986 depreciation adjustment	15a	-3,200	- par - 1
s ä e	b	Adjusted gain or loss	15b	-3,200	
e i t					
E E	C	Depletion (other than oil and gas)	15c	-	
A = F	d	Oil, gas, and geothermal properties—gross income	15d		
Alternative Minimum Tax (AMT) Items	е	Oil, gas, and geothermal properties—deductions	15e		
	f	Other AMT items (attach statement)	15f		
ت ت و	16a	Tax-exempt interest income	16a	·	
s de	b	Other tax-exempt income	16b		
Aff ask	С	Nondeductible expenses	16c		
Items Affecting Shareholder Basis	d	Distributions (attach statement if required) (see instructions)	16d		
<u>≅</u> ∾	е	Repayment of loans from shareholders	16e		
			· · 1		

Form 1120S (2014) Pine Harbour Water Utilities LLC

COPY 26-363912 Page 4

Schedule K		Shareholders' Pro Rata Share Items (continued)	Total amount		
	17a	Investment income	17a	1	
Other Information	ь	Investment expenses	17b		
	С	Dividend distributions paid from accumulated earnings and profits	17c		
드	d	Other items and amounts (attach statement)			
Recon- ciliation	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-12,001	

Sc	nedule L Balance Sheets per Books	Beginnin	g of tax year	End of tax year		
	Assets	(a)	(b)	(c)	(d)	
1	Cash		5,024		1,260	
2a	Trade notes and accounts receivable		네. 존개 시청 광고 있다.		THE PARTY OF THE P	
b	Less allowance for bad debts		0		0	
3	Inventories					
4	U.S. government obligations					
5	Tax-exempt securities (see instructions)					
6	Other current assets (attach statement)					
7	Loans to shareholders					
8	Mortgage and real estate loans					
9	Other investments (attach statement)					
10a	Buildings and other depreciable assets	127,197		129,985	100 may 1940 1940 mg/ 1940 mg/	
b	Less accumulated depreciation	88,203	38,994	99,195	30,790	
11a	Depletable assets					
b	Less accumulated depletion		0		0	
12	Land (net of any amortization)		5,000		5,000	
13a	Intangible assets (amortizable only)	500		500	900 (1860 1860 1860 1860 1860 1860 1860 1860	
b	Less accumulated amortization	199	301	232	268	
14	Other assets (attach statement)					
15	Total assets		49,319		37,318	
	Liabilities and Shareholders' Equity					
16	Accounts payable					
17	Mortgages, notes, bonds payable in less than 1 year					
18	Other current liabilities (attach statement)					
19	Loans from shareholders					
20	Mortgages, notes, bonds payable in 1 year or more					
21	Other liabilities (attach statement)					
22	Capital stock					
23	Additional paid-in capital		136,325		136,325	
24	Retained earnings	[발표발생활동 중요함]	(87,006)		(99,007)	
25	Adjustments to shareholders' equity (attach statement)					
26	Less cost of treasury stock					
27	Total liabilities and shareholders' equity		49,319		37,318	

Form 1120S (2014)

Form 1	1205	2014)
COMME	12001	2017)

Pine Harbour Water Utilities LLC

C	0	P)	Y
20-38	3 912 1	Page	- T

Sci	nedule W=1 Reconciliation of income (Loss	, ·		• • •	
	Note. The corporation may be re	quired to file Sched	ule M-	3 (see instructions)	
1	Net income (loss) per books	-12,001	5	Income recorded on books this year not included	
2	Income included on Schedule K, lines 1, 2, 3c, 4,			on Schedule K, lines 1 through 10 (itemize):	
	5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):		а	Tax-exempt interest \$	0
3 a	Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize): Depreciation \$		6 a	Deductions included on Schedule K, lines 1 through 12 and 14l, not charged against book income this year (itemize): Depreciation \$	
b	Travel and entertainment \$		_		0
		0	7	Add lines 5 and 6	<u> </u>
4	Add lines 1 through 3	-12,001	8	Income (loss) (Schedule K, line 18). Line 4 less line 7	-12,001

Schedule M-2 Analysis of Accumulated Adjustments Account, Other Adjustments Account, and Shareholders' Undistributed Taxable Income Previously Taxed (see instructions)

		(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1	Balance at beginning of tax year	-84,006		
2	Ordinary income from page 1, line 21			
3	Other additions	1		
4	Loss from page 1, line 21	-12,002		
5	Other reductions			
6	Combine lines 1 through 5	-96,007	0	0
7	Distributions other than dividend distributions .			
8	Balance at end of tax year. Subtract line 7 from line 6 .	-96,007	0	0

Form **1120S** (2014)



			Final K-1 Amer	nded K-1	OMB No. 1545-0123
Schedule K-1	2014	Pa			Current Year Income,
(Form 1120S)		1	Deductions, Cred Ordinary business income (loss)	dits, ar	nd Other Items Credits
Department of the Treasury Internal Revenue Service	For calendar year 2014, or tax	'	-4,000	1	·
	year beginning, 2014 ending, 20	2	Net rental real estate income (loss)	,	
Shareholder's Share of	of Income, Deductions,	3	Other net rental income (loss)		
Credits, etc.	See back of form and separate instructions.		Cato, National mosmo (cos)		
Part I Information	About the Corporation	4	Interest income		
A Corporation's employer identific	ation number	5a	Ordinary dividends		
26-3839121 B Corporation's name, address, ci	ity, state, and ZIP code	5b	Qualified dividends	14	Foreign transactions
		6	Royalties		
Pine Harbour Water Utilities I	LC	7	Not short to an assistance (loss)		
101 Satellite Court Leesburg, FL 34748		′	Net short-term capital gain (loss)	ļ	
C IRS Center where corporation fi e-file	led return	8a	Net long-term capital gain (loss)		
	About the Shareholder	8b	Collectibles (28%) gain (loss)		
D Shareholder's identifying numb 288-56-3387	er Shareholder: 1	8c	Unrecaptured section 1250 gain		
E Shareholder's name, address,	city, state, and ZIP code	9	Net section 1231 gain (loss)		
Robert G Stewart		10	Other income (loss)	15	Alternative minimum tax (AMT) items
PO Box 447				A	-1,066
Fruitland Park , FL 34731					
F Shareholder's percentage of sto	ick				
ownership for tax year	33.333334%				
		11	Section 179 deduction	16	Items affecting shareholder basis
		12	Other deductions		
}					
For IRS Use Only					
RS				17	Other information
For		-		A	1
				-	
				-	
	4		* See attached statemen	it for ac	dditional information.

Form 1120S

Shareholder's Basis Statement



Note to Shareholder. Keep for your records

	reholder's name			Shareholder: 1	Identifying Numl	per
	ert G Stewart orporation's name		W		-3387	
	e Harbour Water Utilities LLC				Employer ID Nu 26-3839121	mber
1 1110	Tiarboar vvater Offities ELO				[20-3039121	
Su	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
5	Stock	17,441	1	4,000	0	13,442
L	oan	0	0	.,,,,,		10,442
٦	Fotal	17,441	1	4,000	0	13,442
Fle	ection			***		*
Lic	Check if special ordering	election under Reg.	Section 1.1367-1(c) has been made.		
Sto	ock Basis		(5	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
1	Beginning of year stock basis	.			1	17 441
2	Capital contributions					17,441
3	Other increases					
4	Income items				-	1
5	Add lines 1 through 4				_	17,442
6	Other decreases					17,442
7	Distributions (not to exceed li	ne 5 less line 6)			7	0
	Distributions in excess	of basis				
8	Subtract the sum of line 6 and	d line 7 from line 5 (if zero or less enter	0)	8	17,442
9	Loss items (not to exceed			,		11,112
	Nondeductible expenses (not to exceed line 8	3)		9	0
10	Subtract line 9 from line 8					17,442
11	Nondeductible expenses (-	
	X Loss items (not to exceed	line 10)	·		11	4,000
12	Subtract line 11 from line 10				. <i>.</i> 12	13,442
13	Loan basis restoration				13	0
14	End of year stock basis (subtr	ract line 13 from line	e 12)		14 _	13,442
Los	an Balance			·		
1	Beginning of year loan balanc	`			4	•
2	Current year loans to corpora					0
3	Loan repayments					
4	End of year loan balance .					0
		· · · · · · · · ·			· · · · · 4	
Loa	an Basis					
1	Beginning of year loan basis					0
2	Loan basis restoration					0
3	Current year loans to corporat					
4	Add lines 1 through 3					0
5	Loan repayments (not to exce	ed line 4)			5 _	0
6	Other Decreases				6 _	
7	Subtract the sum of lines 5 an				7 _	0
8	Excess loss items (not to e					
	Excess nondeductible expe	ense items (not to e	exceed line 7)		8 _	0
9	Subtract line 8 from line 7.				9 _	0
10	Excess nondeductible expe					
44	X Excess loss items (not to e	exceed line 9)				0
11	End of year loan basis (subtra	ct line 10 from line	9)		11 _	0



Inc	come Items	
1	Ordinary income from trade or business activities	
2	Net income from rental real estate activities	
3	Net income from other rental activities	
4	Interest	
5	Ordinary dividends	
6	Royalties	
7	Net short-term capital gain	
8	Net long-term capital gain	
9	Net section 1231 gain	
10	Other income	
11	Tax-exempt interest income	
12	Other tax-exempt income	
	Total income items	1
Los	ss and Expense Items	
1	Ordinary loss from trade or business activities	
2	Net loss from rental real estate activities	
3	Net loss from other rental activities	
4	Net short-term capital loss	
5	Net long-term capital loss	
6	Net section 1231 loss	
7	Other loss	
8	Section 179 expense deduction	
9	Charitable contributions	
10	Investment interest expense	
11	Section 59(e)(2) expenditures	
12	Other deductions	
13	Total foreign taxes	
14	Carryforward of prior losses	
	Total loss and expense items	4,000
Nor	ndeductible Expense Items	
1	Nondeductible expenses	
2	Carryforward of prior nondeductible expenses	
		•
	Total nondeductible expense items	0
Los	ss Carryovers	
1	Loss items	0
2	Nondeductible expense items	0



Final K-1 Amended K-1 Schedule K-1 Shareholder's Share of Current Year Income, Part III (Form 1120S) **Deductions, Credits, and Other Items** Department of the Treasury Ordinary business income (loss) 13 Credits For calendar year 2014, or tax Internal Revenue Service year beginning _____ -4,001 2 Net rental real estate income (loss) ending , 20 Shareholder's Share of Income, Deductions, 3 Other net rental income (loss) See back of form and separate instructions. Credits, etc. 4 Interest income Part I Information About the Corporation A Corporation's employer identification number Ordinary dividends 26-3839121 5b B Corporation's name, address, city, state, and ZIP code Qualified dividends 14 Foreign transactions 6 Royalties Pine Harbour Water Utilities LLC 101 Satellite Court 7 Net short-term capital gain (loss) Leesburg, FL 34748 C IRS Center where corporation filed return Net long-term capital gain (loss) e-file 8Ь Collectibles (28%) gain (loss) Part II Information About the Shareholder D Shareholder's identifying number Shareholder: 2 Unrecaptured section 1250 gain 334-50-8852 E Shareholder's name, address, city, state, and ZIP code Net section 1231 gain (loss) Madeline J Lipsky Other income (loss) 15 Alternative minimum tax (AMT) items PO Box 447 Α -1,067 Fruitland Park, FL 34741 F Shareholder's percentage of stock ownership for tax year 33.333333% Section 179 deduction 16 Items affecting shareholder basis Other deductions 17 Other information * See attached statement for additional information.

Madeline J Lipsky

Line 15 - AMT Items

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

Mad	reholder's name eline J Lipsky	,		Shareholder: 2	Identifying Number	er
	orporation's name Harbour Water Utilities LLC				Employer ID Num 26-3839121	iber
Su	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
S	Stock	17,439	0	4,001	0	13,438
L	oan	0	0	0		0
T	otal	17,439	0	4,001	0	13,438
Ele	ction					****
	Check if special ordering	election under Reg.	Section 1.1367-1(g) has been made.		
Sto	ock Basis			The second secon		
1	Beginning of year stock basis					17,439
2	Capital contributions					
3	Other increases					
4	Income items					0
5	Add lines 1 through 4					17,439
6	Other decreases					
7	Distributions (not to exceed li	ine 5 less line 6) .			7 _	0
_	Distributions in excess	of basis			<u> </u>	
8 -	Subtract the sum of line 6 and		t zero or less enter	0)	8 _	17,439
9	Loss items (not to exceed	•	,			
10	Nondeductible expenses					0
11	Subtract line 9 from line 8 .				10	17,439
"	Nondeductible expenses (•			
12	X Loss items (not to exceed					4,001
13	Subtract line 11 from line 10					13,438
14	Loan basis restoration					0
	End of year stock basis (subt	ract line 13 from line	. (2)	· · · · · · · · ·	14	13,438
Loa	ın Balance				_	
1	Beginning of year loan baland	ce			1	0
2	Current year loans to corpora	ition			2	
3	Loan repayments					0
4	End of year loan balance .				4	0
Los	ın Basis					
1	Beginning of year loan basis				1	0
2	Loan basis restoration					
3	Current year loans to corpora				,	
4	Add lines 1 through 3			· · · · · · · · · ·	_	0
5	Loan repayments (not to exce					0
6	Other Decreases					
7	Subtract the sum of lines 5 ar	nd 6 from line 4.			7	0
8	Excess loss items (not to e					
	Excess nondeductible exp	•	xceed line 7)		8	0
9	Subtract line 8 from line 7.					
10	Excess nondeductible exp					<u> </u>
	X Excess loss items (not to e				10	0
11	End of year loan basis (subtra					0



Inc	ome Items		
1	Ordinary income from trade or business activities	0	
2	Net income from rental real estate activities	<u>0</u> 0	
3	Net income from other rental activities		
4	Interest	0	
5	Ordinary dividends		
6	Royalties	0	
7	Net short-term capital gain	0	
8	Net long-term capital gain	0	
9	Net section 1231 gain	0	
10	Other income	0	
11	Tax-exempt interest income	0	
12	Other tax-exempt income	0	
	·		
	Total income items		0
Los	ss and Expense Items		
1	Ordinary loss from trade or business activities	4.001	
2	Net loss from rental real estate activities	0	
3	Net loss from other rental activities	0	
4	Net short-term capital loss	0	
5	Net long-term capital loss	0	
6	Net section 1231 loss	0	
7	Other loss	0	
8	Section 179 expense deduction	0	
9	Charitable contributions	0	
10	Investment interest expense	0	
11	Section 59(e)(2) expenditures	0	
12	Other deductions	0	
13	Total foreign taxes	0	
14	Carryforward of prior losses	0	
	Total loss and expense items	· · · · · · · · <u> </u>	4,001
Nor	ndeductible Expense Items		
1	Nondeductible expenses	0	•
2	Carryforward of prior nondeductible expenses	0	
	Total nondeductible expense items		0
Los	s Carryovers		
1	Loss items	1	0
2	Nondeductible expense items		0



Final K-1 Amended K-1 Schedule K-1 Part III Shareholder's Share of Current Year Income. (Form 1120S) Deductions, Credits, and Other Items Department of the Treasury Ordinary business income (loss) 13 For calendar year 2014, or tax Internal Revenue Service year beginning -4,001 2 Net rental real estate income (loss) ending Shareholder's Share of Income, Deductions, 3 Other net rental income (loss) Credits, etc. See back of form and separate instructions. 4 Interest income Part I Information About the Corporation A Corporation's employer identification number Ordinary dividends B Corporation's name, address, city, state, and ZiP code 5b Qualified dividends Foreign transactions 6 Royalties Pine Harbour Water Utilities LLC 101 Satellite Court 7 Net short-term capital gain (loss) Leesburg, FL 34748 C IRS Center where corporation filed return 8a Net long-term capital gain (loss) e-file 8b Collectibles (28%) gain (loss) Part II Information About the Shareholder D Shareholder's identifying number Unrecaptured section 1250 gain Shareholder: 3 056-44-2710 E Shareholder's name, address, city, state, and ZIP code Net section 1231 gain (loss) Sandra S Wesson Other income (loss) 15 Alternative minimum tax (AMT) items PO Box 447 Α -1,067Fruitland Park, FL 34731 Shareholder's percentage of stock ownership for tax year 33.333333% Section 179 deduction 16 Items affecting shareholder basis Other deductions Other information * See attached statement for additional information.

Sandra S Wesson



K-1 Statement (Sch K-1, Form 1120S)	000 11-21-10	- opposite George
Line 15 - AMT Items		
A Code A - Post-1986 depreciation adjustment	A	1,067

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

	holder's name			Shareholder: 3	Identifying Numb	per
	a S Wesson poration's name				Employer ID Nur	mber
	Harbour Water Utilities LLC				26-3839121	
	nmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
٥.	,		0	4,001	ol	13,438
	ock	17,439 0	0	7,007		0
	an	17,439	0	4,001	0	13,438
10	tal	17,433				
Elec	ction					
	Check if special ordering	election under Reg.	Section 1.1367-1(g) has been made.		
Sto (Ck Basis Beginning of year stock basis Capital contributions Other increases				2 3 .	17,439
4	Income items				4	17,439
5	Add lines 1 through 4					17,435
6	Other decreases Distributions (not to exceed l					0
7	Distributions (not to exceed in Distributions in excess					
	Subtract the sum of line 6 ar					17,439
8 9	Loss items (not to exceed		(11 2010 01 1000 01110		•	
J	Nondeductible expenses	(not to exceed line	8)		9	0
10	Subtract line 9 from line 8.	(1100 to oxidoda iii.ie			10	17,439
11	Nondeductible expenses				·	
" "	X Loss items (not to exceed	d line 10)			11	4,001
12	Subtract line 11 from line 10				12	13,438
13	Loan basis restoration					0
14	End of year stock basis (sub	tract line 13 from lin	ne 12)		14	13,438
	n Delenee					
	in Balance Beginning of year loan balar				1	0
1	Current year loans to corpor	ration			2	
2	Loan repayments	allon				0
3 4	End of year loan balance				4	0
	End of year loan balance .					
Loa	ın Basis					•
1	Beginning of year loan basis	3			1	0
2	Loan basis restoration				2	0
3	Current year loans to corpor	ration			3	0
4	Add lines 1 through 3					0
5	Loan repayments (not to ex-					
6	Other Decreases				7	0
7	Subtract the sum of lines 5 a					
8	Excess loss items (not to	exceed line /) OR	overed line 7)		8	. 0
_	Excess nondeductible ex Subtract line 8 from line 7	cpense items (not to	exceed line /) .		9	0
9	Subtract line 8 from line / Excess nondeductible ex					
10	X Excess loss items (not to				10	0
44	End of year loan basis (sub	tract line 10 from lin			• • • •	0
11	End of year loan basis (Sub-	uactime to Hom III				



Inco	ome Items			
1	Ordinary income from trade or business activities	1	. 0	
2	Net income from rental real estate activities	2	0	
3	Net income from other rental activities	3	0	
4	Interest	4	0	
5	Ordinary dividends	5	0	
6	Royalties	6	0	
7	Net short-term capital gain	7	0	
8	Net long-term capital gain	8	0	
9	Net section 1231 gain	9	0	
10		10	0	
11	Tax-exempt interest income	I1	0	
12	Other tax-exempt income	12	0	
12	Total income items			. 0
	Total income items			
Los	s and Expense Items			
1	Ordinary loss from trade or business activities 1	1	4,001	
2	Net loss from rental real estate activities	2	0	
3	Net loss from other relital activities	3	0	
4	Net short-term capital loss	4	0	
5	Net long-term capital loss	5	0	
6	Net section 1231 loss	<u> </u>	0	
7	Other loss	⁷ —	0	
8	Section 179 expense deduction	8	0	
9	Chantable contributions	9		
10	investment interest expense.	10	0	
11	Section 59(e)(2) expenditures	11	<u> </u>	
12	Other deductions	12	0	
13	lotal loreign taxes	13	0	
14	Carrytorward of prior tosses	14		
	Total loss and expense items			4,001
No	ndeductible Expense Items		·	
140	Nondeductible expenses	1	0	
2	Carryforward of prior nondeductible expenses	2	0	
2	Carrylorward of prior nonaccustation expenses			0
	Total nondeductible expense items			
Lo	ss Carryovers		. 1	0
1	Loss items		2	0
. 2	Nondeductible expense items	• • •		

Depreciation and Amortization (Including Information on Listed Property)

Attachment Sequence No. 179

Department of the Treasury Internal Revenue Service

(99)

Attach to your tax return.

► Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

Identifying number

Business or activity to which this form relates Name(s) shown on return 26-3839121 1120S - Utilities Pine Harbour Water Utilities LLC Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I. 500.000 2 2,788 Total cost of section 179 property placed in service (see instructions). 3 2,000,000 4 0 5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing 500,000 separately, see instructions (c) Elected cost (b) Cost (business use only) (a) Description of property 6 0 8 8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 9 0 10 10 Carryover of disallowed deduction from line 13 of your 2013 Form 4562. 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) . . . 11 0 12 12 Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11. 13 Carryover of disallowed deduction to 2015. Add lines 9 and 10, less line 12 Note: Do not use Part II or Part III below for listed property. Instead, use Part V. Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.) 14 Special depreciation allowance for qualified property (other than listed property) placed in service 14 1.394 15 16 16 Other depreciation (including ACRS). MACRS Depreciation (Do not include listed property.) (See instructions.) Part III Section A 17 9,399 17 MACRS deductions for assets placed in service in tax years beginning before 2014 18 If you are electing to group any assets placed in service during the tax year into one or more general Section B - Assets Placed in Service During 2014 Tax Year Using the General Depreciation System (b) Month and (c) Basis for depreciation (d) Recovery (g) Depreciation deduction (e) Convention (f) Method (business/investment use (a) Classification of property year placed only-see instructions) in service 3-year property b 5-year property HY 200DB 199 1 394 7-year property d 10-year property e 15-year property 20-year property 25 yrs. g 25-year property S/L MM 27.5 yrs. h Residential rental S/L MM 27.5 yrs. property S/L MM 39 vrs. i Nonresidential real S/L MM property Section C - Assets Placed in Service During 2014 Tax Year Using the Alternative Depreciation System S/L a Class life S/L 12 vrs. b 12-year S/L MM c 40-year Summary (See instructions.) 21 22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter 10.992 here and on the appropriate lines of your return. Partnerships and S corporations—see instructions

23 For assets shown above and placed in service during the current year, enter the

23



Form	マンしと	121	,,,
	\$17		

Listed Property (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a.

	24b. colu	ımns (a) throi	tor which you are ugh (c) of Section n and Other Info	A, all	of Sectio	n B, and	d Section	n C if a	pplicat	le					
	Section A— Do you have evidence					Yes	No No					nce writt		Yes	No
24a	(a) Type of property	(b) Date placed in service	(c) Business/ investment use percentage	(c		Basis for (business	e) depreciation / investmen only)	Re	(f) covery eriod	(s Met	a) hod/ ention	(h Depred deduc) ciation	(i Elected se	i) ection 179
25	(list vehicles first) Special depreciation			d prope	erty place	ed in se	vice du			<u> </u>					986 g 89. co
	the tax year and us	sed more tha	n 50% in a qualif	ied bus	iness us	e (see i	nstructio	ons) .	<u></u>	<u> </u>	25_				#2.11.65
26	Property used mor	e than 50% i		ness us	se:		·			T				<u> </u>	
			%												
			%					_		<u> </u>	-				
		<u> </u>	%							<u> </u>				<u> </u>	
27	Property used 50%	6 or less in a	qualified busines	s use:						S/L –		["			
			% %							S/L -					
			/ ₀							S/L -					
28	Add amounts in co	olumn (h) line		Enter	here and	on line	21, pag	e 1 .			28		0		
29	Add amounts in co	olumn (i), line	26. Enter here a	nd on li	ne 7, pa	ge 1 .		` . <u> </u>		·			29		0
	7 tad amounto a 7 co	(7)	Sect	ion B-	-Informa	ation o	ı Use o	f Vehic	les						
Comp	olete this section for ve ur employees, first ans	ehicles used b	y a sole proprietor, ions in Section C t	partner	, or other	"more than exce	an 5% o	wner," (complet	or relate ing this	d person section	n. If you for those	provided e vehicle	i vehicle s.	es	
to you	ar omprojece, met and			į.	a)	(b			c)		(d)		9)	(ħ
30	Total business/inves	tment miles de	riven during		icle 1	Vehic	-	Vehi	icle 3	Veh	icle 4	Vehi	cle 5	Vehi	icle 6
-	the year (do not inc														
31	Total commuting mil													ļ	
32	Total other personal	(noncommutii	ng)												
	miles driven													ļ	
33	Total miles driven du	uring the year.	Add												
	lines 30 through 32								г	 	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N1-	V ₂ -2	T No
34	Was the vehicle ava	ilable for pers	onal use	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
	during off-duty hour								 		┼	 	 -	ļ	
35	Was the vehicle use														
20	5% owner or related								 					 	
36	Is another vehicle a	Vallable for pe	-Questions for	Employ	ors Wh	o Provi	de Vehi	cles fo	r Use	by Thei	r Emple	ovees	<u> </u>	-l	<u>.L</u>
Ancy	wer these questions	to determine	if you meet an e	xcentio	n to com	noletina	Section	B for v	ehicles	used b	y emple	ovees w	ho are	not	
	e than 5% owners or				.,	.,						·			
37		vritten policy s	tatement that proh	ibits all	personal	use of ve	hicles, i	ncluding	comm	uting, by	,			Yes	No
0.	your employees? .														
38	Do you maintain a v	vritten policy s	tatement that proh	ibits per	sonal use	e of vehic	cles, exc	ept com	muting,	by your	•				
	employees? See the	e instructions	for vehicles used b	y corpo	rate office	ers, direc	tors, or 1	1% or m	ore owr	ners .			•		<u> </u>
39	Do you treat all use	of vehicles by	employees as per	sonal u	se?								•		<u> </u>
40	Do you provide mor	e than five vel	hicles to your empl	oyees, o	obtain info	ormation	from you	ur empl	oyees a	bout the	•				
	use of the vehicles,	and retain the	information receiv	red? .						<i>.</i> .					
41	Do you meet the re	quirements co	ncerning qualified	automol	oile demo	nstration	use? (S	ee instr	uctions	.)		• • •	•	100000000000000000000000000000000000000	E. Beritz, J.C.
	Note: If your answe		9, 40, or 41 is "Yes	s," do no	t comple	te Section	on B for t	ne cove	erea vei	nicies.				1.35.54	t, Phenica III c
Par	t VI Amort			Τ	/h`		1-1		Τ	(4)		(e)		T	(f)
	Descri	(a) iption of costs			(b) amortizatio begins	on Am	(c) nortizable :	amount	1	(d) e section		Amortization period or percentage	г	1	on for this year
42	Amortization of co	ests that heni	ns during vour 20			e instru	ctions):		-						
-42	Amortization of oc	Joe Har begi	ca.mg your ze	1	, <u>100</u>										
43	Amortization of co	osts that bega	an before your 20)14 tax	year .								43		33
44		nts in column	(f). See the instr	uctions	for wher	re to rep	ort		<u></u>	· · <u>·</u>	· · ·		44		33

Line 19 (1120S) - Other Deductions 1 From Form 4562 - Amortization 129 2 Bank charges 3 Continuing Education 563 1,109 4 Electric 919 5 Insurance 2,930 6 Lawn Maintenance 1,879 Professional Fees 8 6,015 8 Subcontracted Water Testing 13,577 Total other deductions

Hydr Serv Stru Stru Sup Mete Pum Well Well	uctions for prior years (Li rants vices ndpipes ctures ictures iply Mains	Placed In Service ne 17) 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 R-5 R-5 F-10 F-10 F-10	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	Other Basis 4,547 5,692 15,811 5,794 25,000	Sec. 179 Deduction 0 0 0 0	Credit 0 0 0	. 0	Salvage Value 0	Recovery Basis 4,547 5,692	Recovery Period 7 7	Method 200DB 200DB	vention Code HY	Deprec., 179, Bonus	Deprec. 406 508	Accum. Deprec. 4,3 5,4
epreciation ACRS dedu Hydr Serv Stan Struc Struc Supp Mete Pum Well Well Tran	on Detail uctions for prior years (Li rants vices adpipes actures actures apply Mains ers apping Equipment Is and Springs Is and Springs	ne 17) 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 R-5 R-5 F-10 F-10	100.00% 100.00% 100.00% 100.00% 100.00% 100.00%	4,547 5,692 15,811 5,794 25,000	0 0 0	0	0		4,547	7	200DB	нү	3,939	406	4,
ACRS dedu Hydr Serv Staru Stru Sup Mete Pur Well Well	actions for prior years (Li rants vices ndpipes cctures ictures ply Mains ers nping Equipment Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 R-5 R-5 F-10 F-10	100.00% 100.00% 100.00% 100.00% 100.00%	5,692 15,811 5,794 25,000	0	0	. 0								
Hydr Serv Stru Stru Sup Mete Pum Well Well	rants vices ndpipes nctures nctures ply Mains ers nping Equipment Is and Springs Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 R-5 R-5 F-10 F-10	100.00% 100.00% 100.00% 100.00% 100.00%	5,692 15,811 5,794 25,000	0	0	. 0								
Serv Stan Stru Supp Mete Purr Well Well Tran	vices ndpipes ndpipes nctures ply Mains ers nping Equipment Is and Springs Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 R-5 R-5 F-10	100.00% 100.00% 100.00% 100.00% 100.00%	5,692 15,811 5,794 25,000	0	0	. 0								
Stant Strui Supp Mete Purr Well Well Tran	ndpipes ictures ictures iply Mains ers inpling Equipment Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 R-5 R-5 F-10 F-10	100.00% 100.00% 100.00% 100.00%	15,811 5,794 25,000	0	-		0	5 692	7				รกต	K
Strui Strui Supj Mete Purr Well Well Tran	octures actures aply Mains ers aping Equipment Is and Springs Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	R-5 R-5 F-10 F-10	100.00% 100.00% 100.00%	5,794 25,000	•	0						HY	4,930		
Strue Supp Mete Purm Well Well Tran	ictures iply Mains ers nping Equipment Is and Springs Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	R-5 F-10 F-10	100.00% 100.00%	25,000	0		_	0	15,811	7	200DB	HY	13,694	1,412	15,
Supj Mete Pum Well Well Tran	ply Mains ers nping Equipment Is and Springs Is and Springs	1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10	100.00%		0	0	•	0	5,794	39 39	SL/GDS SL/GDS	MM MM	887 3,820	149 641	1, 4,
Mete Pum Well Well Tran	ers nping Equipment Is and Springs Is and Springs	1/1/2008 1/1/2008 1/1/2008	F-10		6 100	0	0	•	0	25,000 6,188	39 7	200DB	HY	5,360	553	5,
Pum Well Well Tran	nping Equipment Is and Springs I s a nd Springs	1/1/2008 1/1/2008			6,188 5,270	0	0	•	. 0	5,270	7	200DB	HY	4,564	471	5,
Well Well Tran	Is and Springs Is and Springs	1/1/2008	1-10	100.00%	16,314	0	0		0	16,314	7	200DB	HY	14,130	1,457	15,
Well Tran	Is and Springs		F-10	100.00%	7,763	0			0	7,763	7	200DB	HY	6,723	693	7.
Tran	, ,		F-10	100.00%	12,000	ő	-		0	12,000	7	200DB	HY	10,394	1,072	11,4
		1/1/2008	F-10	100.00%	22,468	Ō	Ö	0	0	22,468	7	200DB	HY	19,459	2,006	21,
vvau	ter Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	303	31	
Tota	al MACRS deductions for p	ior years (Lin	ie 17)	-	127,197	0	0) 0	0	127,197				88,203	9,399	97
)S 7-year p	property (Line 19c)															
Zen	ner Class II Turbine	9/11/2014	F-10	100.00%	2,788	0	0	1,394	0	1,394	7	200DB	HY	0	199	1
Tota	al GDS 7-year property (Lin	e 19c)		-	2,788	0	0	1,394	0	1,394				0	199	1,
Su	btotal Depreciation				129,985	0	0) 1,394	0	128,591				88,203	9,598	99
	rtization (Line 44)						_			500	45	C)	534	400	22	
Org	anization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	\$L	FM	199	33	
Tota	al Amortization (Line 44)			-	500	0	C) 0	0	500	•			199	33	
Tof	tal Depreciation and	Amortizat	tion	=	130,485	0	<u>C</u>	1,394	0	129,091	:			88,402	9,631	99.
arm 15	62 Reconciliation															
	nual depreciation and an										· · · · · · · · · · · · · · · · · · ·				9,631	
	ecial allowance except lis		/ (Line 14	4) - current v	ear assets										1,394	
	ecial allowance - listed p														. 0	
	Section 179 amount clai													0		
														0		
	Section 179 amount to b				репу)									•		
	Section 179 amount carr													0		4
	ction 179 deduction (Line														0	
Les	ss amortization included	<u>in total annu</u>	al depred	ciation and a	mortization (L	ine 44)									33	1

COPY

Line 12 (1120S) - Taxes and Licenses	UUI
1 Local property taxes	1 295
2 Tax and License	2 250
3 Sub Total	3545
4 Total taxes and licenses	4 545
_ine 14 (1120S) - Depreciation	
1 Depreciation	1 10,992
2 Depreciation claimed on 1125-A and elsewhere on return	2 <u>0</u> 3 10.992
3 Depreciation not claimed on 1125-A and elsewhere on return	3 10,992
_ines 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends nterest income (line 4) 1 Interest Income	1 1
1 Interest Income 2 Total interest income	2 1
ine 17a, Sch K (1120S) - Investment Income	
••••	
1 Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	-
Income included on lines 4, 5a, 6 and 10 that is NOT investment income	- 3 1
	. 4
4	5
5	47-
Total investment income	17a 1



Sch L (1120S) - Balance Sheets per Books

Sch L (1120S) - Balance Sheets per Books	,,, <u> </u>	V/30/200
Assets	Beginning	Ending
1 Cash	5,024	1,260
2a Trade notes and accounts receivable		
2h Less allowance for bad debts		
2c Net trade notes and accounts receivable	0	0
3 Inventories	0	0
4 U.S. government obligations		<u> </u>
5 Tay-exempt securities		
6 Other current assets	0	0
7 Loans to shareholders		<u> </u>
8. Mortgage and real estate loans		
9 Other investments	0	0
10a Ruildings and other depreciable assets	127,197	129,985
10b Less accumulated depreciation	88,203	99,195
10c Net buildings and other depreciable assets	30,334	30,790
11a Denletable assets		
11b Less accumulated depletion	' <u> </u>	
11c Net depletable assets	0	5 000
12 Land (net of any amortization)	3,000	5,000
13a Intangible assets (amortizable only)	500	500
13b Less accumulated amortization	199	232
13c Net intangible assets	301	268
14 Other assets	U	0 07 040
15 Total assets	49,319	37,318
Liabilities and Capital		
16 Accounts payable		
17 Mortgages, notes, bonds payable in less than 1 year		
18 Other current liabilities	U	0
19 Loans from shareholders		
20 Mortgages, notes, bonds payable in 1 year or more		0
21 Other liabilities		<u> </u>
22 Capital stock		136,325
23 Additional paid-in capital 23		-99,007
24 Retained earnings	-87,006	-99,007
25 Adjustments to shareholders' equity	' L	
26 Less cost of treasury stock	·	37,318
27 Total liabilities and shareholders' equity	45,315	1 01,310
		0
End of year balance sheet out of balance by	· · · · · · · · · · · · · · · · · · ·	

Sch M-2 (1120S) - Retained Earnings

Sch W-2 (11203) - Retained	<u>. </u>	Accumulated Adjustments	Other Adjustments	Shareholders' Undistributed Taxable Income	Retained Earnings Unappropriated/	Total Retained
		Account	Account	Previously Taxed	Timing Differences	Earnings
1 Balance at beginning of tax year	1	-84,006	0	0	-3,000	-87,006
2 Income from page 1, line 21	2	0				0
3 Other additions	3	1	0			1
4 Loss from page 1, line 21	4	-12,002	_			-12,002
5 Other reductions	5	0	0	_		00.007
6 Combine lines 1 through 5	6	-96,007	0	0		-99,007
7 Distributions	7	0	0	0		00.007
8 Balance at end of tax year	8	-96,007	0	0	-3,000	-99,007

Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions		
Line 3 - Other additions	(a) Accumulated adjustments account	(b) Other adjustments account
1 Interest income	1	0

Pine Harbour	Water	Utilities	HC.	26-3839121
THE THUIDOU	4 4C1[C1	Offinities	LLC	20-3039121

Item No. "**" indicat 7-yr General purpose Hydrants Services Standpipes Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class	s uipment rings rings I Lines ent Equip	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 F-10 F-10	Business Use % 100.00% 100.00% 100.00% 100.00%	Cost or Other Basis 4,547 5,692 15,811 6,188	Sec. 179 Deduction 0 0 0	Credit 0 0	Special Allowance	Salvage Value	Recovery Basis 4,547	Recovery Period	Method 200DB	Convention Code	Prior Accum. Deprec., 179, Bonus	2014 Deprec.	2014 Accum. Deprec.
No. "**" indicat T-yr General purpose Hydrants Services Standpipes Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	tes DISPOSED e tools, machinery s uipment vings vings i Lines nent Equip	In Service y, and equipn 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 F-10 F-10 F-10	100.00% 100.00% 100.00% 100.00% 100.00%	8asis 4,547 5,692 15,811	Deduction 0	0	Allowance 0		Basis	Period		vention Code	Deprec., 179, Bonus	Deprec.	Accum. Deprec.
7-yr General purpose Hydrants Services Standpipes Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	e tools, machinery s sipment prings prings Lines pent Equip	7, and equipn 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	r-10 F-10 F-10 F-10 F-10 F-10	100.00% 100.00% 100.00% 100.00% 100.00%	4,547 5,692 15,811	0	0	Allowance 0		Basis	Period		Code	179, Bonus		Deprec.
Hydrants Services Standpipes Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	s uipment rings rings I Lines ent Equip	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 F-10 F-10	100.00% 100.00% 100.00% 100.00%	5,692 15,811	0	_	=	0	4.547	7	2000 0	HV	2 020	400	
Hydrants Services Standpipes Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	s uipment rings rings I Lines ent Equip	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 F-10 F-10	100.00% 100.00% 100.00% 100.00%	5,692 15,811	0	_	=	0	4.547	7	2000.0	HV	2 020	400	
Standpipes Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	uipment vrings vrings I Lines ent Equip	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10 F-10	100.00% 100.00% 100.00%	5,692 15,811	0	_	=	U	4.54/	,	วกกกอ	HV	3 030	400	
Supply Mains Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	uipment vrings vrings I Lines ent Equip	1/1/2008 1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10 F-10	100.00% 100.00%	,	0	•	- 11	۸	5,692	•				406	4,345
Meters Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	uipment vrings vrings I Lines ent Equip	1/1/2008 1/1/2008 1/1/2008 1/1/2008	F-10 F-10	100.00%	6,188		0	0	0	5,692 15,811	7 7	200DB	HY	4,930	508	5,438
Pumping Equ Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	orings orings o Lines oent Equip	1/1/2008 1/1/2008 1/1/2008	F-10			0	Ö	0	0	6,188	7	200DB	HY	13,694	1,412	15,106
Wells and Sp Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	orings orings o Lines oent Equip	1/1/2008 1/1/2008		400 000	5,270	0	0	n	0	5,270	7	200DB	HY	5,360	553	5,913
Wells and Sp Transmission Water Treatm Zenner Class Total: 7-yr Ge	orings Lines nent Equip	1/1/2008		100.00%	16,314	0	0	Ô	0	16,314	7 *	200DB 200DB	HY	4,564	471	5,035
Transmission Water Treatm Zenner Class Total: 7-yr Ge	Lines nent Equip		F-10	100.00%	7,763	0	Ō	0	0	7,763	7	200DB 200DB	HY	14,130	1,457	15,587
Water Treatm Zenner Class Total: 7-yr Ge	nent Equip		F-10	100.00%	12,000	0	0	Ö	ő	12,000	7	200DB 200DB	HY HY	6,723	693	7,416
Zenner Class Total: 7-yr Ge		1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7	200DB 200DB	HY	10,394	1,072	11,466
Total: 7-yr Ge	11 - 11	1/1/2008	F-10	100.00%	350	0	0	Ō	ő	350	7	200DB 200DB	HY	19,459	2,006	21,465
		9/11/2014	F-10	100.00%	2,788	0	0	1,394	ŏ	1,394	7	200DB 200DB	HY	303 0	31 199	334 1,593
Land	enl purp tools, mach	n, equip			99,191	0	0	1,394	0	97,797			-	83,496	8.808	
													-	03,490	0,000	93,698
Land Rights		1/1/2008	N-1	100.00%	5,000	0	0	0	0	5,000	0			0	0	0
Total: Land				_	5,000	0	0	0	0	5,000			-			
39-yr Nonresidential a	and commercial re	eal estate							······································	0,000			-	0	0	0
Structures		1/1/2008	R-5	100.00%	5.794	0	•	•	_							
Structures		1/1/2008	R-5	100.00%	25,000	0	0	0	0	5,794		SL/GDS	MM	887	149	1,036
Total: 39-yr No	onresidential real e						0	0	0	25,000	39	SL/GDS	MM	3,820	641	4,461
					30,794	0	0	0	0	30,794			_	4,707	790	5,497
Amortization - 248 - Co	orporation organi	izational exp	<u>enditure</u>	s												
Organization (Costs	1/1/2008		100.00%	500	0	0	0	0	500	15	SL	FM	199	33	232
lotal: Amort - :	248 - Corp org exp	ense			500	0	0	0	0	500				199	33	232
SubTotals					125 405		_			-			-			
Less: Dispose	ed Assets			,	135,485	0	0	1,394	0	134,091				88,402	9,631	99,427
Ending Totals	,			7	0) (135.485	0) (0) (0) (0) (0)			((0) (0) (00,427
				_	130,465	0_	0	1,394	0	134,091				88,402	9,631	



Pine Harbour	Mater	Litilities LLC	26 2020404
Tine Halbour	vvaler	Utilities LLC	26-3839121

1/20	14												
	Description of	Date	Business	Cost or				I		Con-	Prior Accuse I		
em	Property	Placed in	Use	Other	Sec. 179	Special	Recovery	Rec		vention	Prior Accum.	2014	2014
0.	"**" indicates DISPOSED	Service	%	Basis	Deduction	Allowance	Basis	Period	Method		Deprec.,	Current	Accum.
	Hydrants	1/1/2008	100.00%	4,547	0	0		renou		Code	179, Bonus	Deprec.	Deprec.
	Services	1/1/2008	100.00%	5,692	0	0	4,547	7	200DB	HY	3,939	406	4,345
	Standpipes	1/1/2008	100.00%	15,811	0	0	5,692	7	200DB	HY	4,930	508	5,438
	Structures	1/1/2008	100.00%	5,794	0	0	15,811	7	200DB	HY	13,694	1,412	15,106
	Structures	1/1/2008	100.00%	25,000	0	0	5,794	39	SL/GDS	MM	887	149	1,036
	Supply Mains	1/1/2008	100.00%	6,188	0	0	25,000 6,188	39	SL/GDS	MM	3,820	641	4,461
	Meters	1/1/2008	100.00%	5,270	0	0	5,270	7	200DB	HY	5,360	553	5,913
	Pumping Equipment	1/1/2008	100.00%	16,314	0	0	16,314	7	200DB	HY	4,564	471	5,035
	Wells and Springs	1/1/2008	100.00%	7,763	0	0	7,763	7	200DB	HY	14,130	1,457	15,587
	Wells and Springs	1/1/2008	100.00%	12,000	'n	ő	12,000	7	200DB	HY	6,723	693	7,416
	Transmission Lines	1/1/2008	100.00%	22,468	Ô	ő	22,468	7	200DB	HY	10,394	1,072	11,466
	Water Treatment Equip	1/1/2008	100.00%	350	0	ő	350	7	200DB	HY	19,459	2,006	21,465
	Land Rights	1/1/2008	100.00%	5,000	ő	Ö	5,000	0	200DB	HY	303	31	334
	Organization Costs	1/1/2008	100.00%	500	Ô	0	500	15	SL		0	0	0
	Zenner Class II Turbine	9/11/2014	100.00%	2,788	ŏ	1,394	1,394	7		FM	199	33	232
				•	•	1,004	1,334	'	200DB	HY	0	199	1,593
	SubTotals			135,485	0	1,394	124 004						
	Less: Disposed Assets			(0) ((0)		134,091				88,402	9,631	99,427
	Ending Totals		-	135,485	0) ((0) (0)			_	(0) (0) (0)
	-		=	100,400		1,394	134,091			_	88,402	9,631	99.427



Form 1120S

Department of the Treasury Internal Revenue Service

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

COPY
OMB No. 1545-0130

2013

For c	alenda	ar year 2013 or tax	k year begi	nning			, ending				
		effective date		Name					!) Employ	er identification number
				Pine Harbo	our Water Utilities	LLC					26-3839121
	1/	28/2009			et, and room or suite r		ee instruction	S.	- I-	- D-4- !	
		activity code	TYPE	101 Satelli						E Date inc	orporated
nu	ımber (s	ee instructions)	OR		te Court		State	ZIP code			1/1/2009
			PRINT	City or town			FL	34748		Total as	sets (see instructions)
2242	000			Leesburg						10(4) 43	sets (see man denote)
2213	000			Foreign coun	try name Fo	oreign province/sta	te/county	Foreign posta	n code		امدمدا
C C	neck if S	ch. M-3 attached								<u> </u>	49,319
			4- b 1	Compretion	hoginning with this	tay year?		Yes X No	If "Yes "	attach For	rm 2553 if not already filed
GIS	tne c	orporation electing		_	beginning with this	→	_	= =	_	- -	
нС	heck i	if: (1) Fina	return	(2) Name	e change (3) 📙	Address change	÷ (4) <u> </u>	Amended return	າ (5)∐	S electi	on termination or revocation
				ho ware sha	reholders during an	v nart of the tax	vear				▶ 3
	nter tr	le number of snar	SHOIDELS W	· ·	to constant during an	de Abranab 24	Con the in	etructions for m	ore inform	nation	
Caut					expenses on lines			Structions for it	040	lation.	
	1 a	Gross receipts	or sales .					21,	848		
	Ь	Returns and all	owances .			<i>.</i>	1b				
	6									1c	21,848
	1				A)					2	
Je	2									3	21.848
- -	3				c						21,040
Income	4	Net gain (loss)	from Form	4797, line 17	7 (attach Form 4797	7)				4	
=	5	Other income (oss) (see i	nstructions-	-attach statement)					5	
	6				ıgh 5					6	21,848
- <u>~</u>	+				ons — attach Form					7	
ü	7									8	
atic	8				credits)					9	
Ŧ	9										
Έ	10	Bad debts								10	
ō	11									11	
Ξ										12	382
ij	12									13	
ž	13	Interest						• • • • •		14	9,388
13.	14				5-A or elsewhere of						9,366
.⊑.	15	Depletion (Do r	ot deduc	t oil and gas	depletion.)					15	
Se	16									16	
S		Descine arefit	 	o plane						17	
Ĕ	17	Pension, prom-	Silalily, el	c., plans .						18	
Ĕ	18	Employee bene	itit progran	15						_	18.854
2	19	Other deduction	ns (attach	statement)						19	
Deductions (see instructions for limitations)	20	Total deduction	ns. Add li	nes 7 through	n 19				🟲	20	28,624
Õ	21	Ordinary busi	ness inco	me (loss). S	ubtract line 20 from	ine 6				21	-6,776
	228	Evress net nas	sive incom	e or LIFO re	capture tax (see ins	structions)	. 22a				
	1 .	Tay from Cabo	tulo D (Ear	m 1120S\			22h				
nts	t) Tax from Sched	זמופ די (בסו	1111200) .	• • • • • • • • • • • • • • • • • • •		[===]			22c	ol
eu	0	: Add lines 22a a	ind 22b (se	e instruction	s for additional taxe	38)	11		· ·		
Paym	23a	a 2013 estimated	tax paym	ents and 201	2 overpayment cree	dited to 2013.	. 23a				l
چَ	l t	Tax deposited	with Form	7004			23b				1
ă		Credit for feder	al tax naid	on fuels (atta	ach Form 4136) .		. 23c		-		İ
σ	1	t Add lines 22s t	brough 22	•						23d	0
Tax and	C	Add lines 23a t	mough 23	•				· · · · · · · ·	•	24	
×	24	Estimated tax p	enalty (se	e instructions	s). Check if Form 22	220 is allacited				25	0
Б	25	Amount owed	. If line 23	d is smaller tl	nan the total of lines	s 22c and 24, e	nter amoun	towed			
•	26	Overpayment.	If line 23d	l is larger tha	n the total of lines 2	22c and 24, ente	er amount o	overpaid		26	0
	27	Enter amount f	rom line 26	Credited to	2014 estimated t	ax 🕨			nded 🕨	27	0
	J. <u></u>	Under penalties of p	erjury, I declar	e that I have exa	mined this return, includin	ig accompanying sch	edules and sta	tements, and to the	best of my ki	nowledge and	belief, it is true, correct,
		end complete. Decla	ration of prep	arer (other than to	axpayer) is based on all in	nformation of which p	reparer has any	y knowledge.			RS discuss this return
				`	•					with the	preparer shown below
Sig	ın İ				1		L			(see ins	structions)? X Yes No
_		D				Date	Title				``` لـــا ٠٠٠ نــن
He	E	Signature of of			Preparer's signature		1109	Date	1		7 PTIN
		Print/Type prep	arers name		i reharers signature			İ		Check	_] if [
Pai	d	Loren A Mo	ore					2/24	/2014	self-emplo	yed P00511487
	pare		>	RICHARD	C SCHULTHEIS	, PA			Firm's El	1 ▶ 59	9-3216170
	•		<u> </u>	911 W DIX					Phone no	352-3	326-5000
US	e On	•			11m / 17 h		State	FI	ZIP code	34748	
		City		BURG			0.0.0	1			

Pine Harbour Water Utilities LLC Form 1120S (2013) Other Information (see instructions) Schedule B |x|Cash b а Accrual Check accounting method: Other (specify) ______ See the instructions and enter the: a Business activity ▶ Utilities b Product or service ▶ Utility Service At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation . . . At the end of the tax year, did the corporation: a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) (v) If Percentage in (iv) is 100%, Enter the (iv) Percentage of Stock (ii) Employer Identification Number (iii) Country of Date (if any) a Qualified Subchapter S (i) Name of Corporation Owned Incorporation (if any) Subsidiary Election Was Made b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below . (iv) Country of (v) Maximum Percentage Owned in Profit, (ii) Employer Identification Number (iii) Type of Entity (i) Name of Entity Loss, or Capital Organization (if any) 5 a At the end of the tax year, did the corporation have any outstanding shares of restricted stock? If "Yes." complete lines (i) and (ii) below. Total shares of restricted stock b At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments? If "Yes," complete lines (i) and (ii) below. Total shares of stock outstanding at the end of the tax year Total shares of stock outstanding if all instruments were executed (ii) Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide 6 Check this box if the corporation issued publicly offered debt instruments with original issue discount 7 If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments. If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see Enter the accumulated earnings and profits of the corporation at the end of the tax year. 10 Does the corporation satisfy both of the following conditions? a The corporation's total receipts (see instructions) for the tax year were less than \$250,000 If "Yes," the corporation is not required to complete Schedules L and M-1. During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the 11 terms modified so as to reduce the principal amount of the debt? If "Yes," enter the amount of principal reduction \$_____ During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions

b If "Yes," did the corporation file or will it file required Forms 1099? .

Form 1120S (2013) Pine Harbour Water Utilities LLC

POINT FIZE				Total amount	
Scheo		Ordinary business income (loss) (page 1, line 21)	1	-6,776	
	1	Net rental real estate income (loss) (attach Form 8825)	2	,	
	2	Other gross rental income (loss)			
	3a	Expenses from other rental activities (attach statement) 3b			
	b	Other net rental income (loss). Subtract line 3b from line 3a	3c	0	
(S	С	Other net rental income (loss). Subtract line 3b from line 3a	4	1	
Income (Loss)	4	Dividends: a Ordinary dividends	5a		
그	5	Dividends: a Ordinary dividends			
e l		b Qualified dividends	6		
	6	Royalties	7		
nc	7	Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	8a		
_	8a	Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	ATERIAL POR		
	b	Collectibles (28%) gain (loss)			
	С	Unrecaptured section 1250 gain (attach statement) 8c	9		
	9	Net section 1231 gain (loss) (attach Form 4797)	10		
	10	Other income (loss) (see instructions) Type			
S	11	Section 179 deduction (attach Form 4562)	11		
o	12a	Charitable contributions	12a		
cŧi	b	Investment interest expense	12b		
Deductions	С	Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)		
De	d	Other deductions (see instructions) Type	12d		
	13a	Low-income housing credit (section 42(j)(5))	13a		
	b	Low-income housing credit (other)	13b		
	C	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	13c		
£	d	Other rental real estate credits (see instructions) Type	13d		
Credits	ļ	Other rental credits (see instructions) Type	13e		
	e	Biofuel producer credit (attach Form 6478)	13f		
	f	Other credits (see instructions) Type	13g		
	g	Name of country or U.S. possession	e e e suite Suite e suite		
	14a	Gross income from all sources	14b		
	b	Gross income sourced at shareholder level	14c		
	C				
		Foreign gross income sourced at corporate level	14d		
	d	Passive category	14e		
w	е	General category	14f		
nsactions	f				
Ė		Deductions allocated and apportioned at shareholder level	14g		
Sai	9	Interest expense	149 14h		
	h	Other	Contractor Councille		
Ţra		Deductions allocated and apportioned at corporate level to foreign source income	44:		
Foreign	i	Passive category	14i		
<u>.</u>	li	General category	14j		
F0	k	The state of the s	14k		
		Other information			
	1	Total foreign taxes (check one):	141		
	m	Reduction in taxes available for credit (attach statement)	14m	TO SECURE OF THE	- 1946 Prof ESA
	n	Other foreign tax information (attach statement)	18.00		
	150	Post-1986 depreciation adjustment	15a	-3,211	
Alternative Minimum Tax (AMT) Items	b	Adjusted gain or loss	15b		
n sti	C	Depletion (other than oil and gas)	15c		
בו בו		Oil, gas, and geothermal properties—gross income	15d		
A in te	d	Oil, gas, and geothermal properties—deductions	15e		
≥₹	e	Other AMT items (attach statement)	15f		
	[Tax-exempt interest income	16a		
Items Affecting Shareholder Basis	16a	Other tax-exempt income	16b		
fect old	b	Other tax-exempt income	16c		
s Af ireh 3asi	C	Nondeductible expenses	16d	4,500	
Sha	d	Distributions (attach statement if required) (see instructions)	16e		
<u>+</u>	е	Repayment of loans from shareholders	100	Form 1120S	(2012)
				FORM 11203	(2013)

COPY

Form 1120S (2013) Pine Harbour Water Utilities LLC

Schedu	<u> </u>				Total amount	
Other Information	17a b c	Investment income		17a 17b 17c	1	
Recon- ciliation	18	Other items and amounts (attach statement) Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 1	t 41	18	-6,775	TOTAL PROPERTY.

		column. From the result, subtract the sum of the amounts on lines 11 through 12d and 141.			End of tax year		
Sch	edule L Balance Sheets per Books	-			(d)		
	Assets	(a)	· (b)	(c)			
1	Cash		6,878		5,024		
2a	Trade notes and accounts receivable						
b	Less allowance for bad debts		0		0		
3	Inventories						
4	U.S. government obligations	The Carry of the		4 14 6 7 7 7 1			
5	Tax-exempt securities (see instructions)						
6	Other current assets (attach statement)	Description of					
7	Loans to shareholders						
8	Mortgage and real estate loans						
9	Other investments (attach statement)		he man a significant	127,197			
10a	Buildings and other depreciable assets	127,197	40.000		38.994		
b	Less accumulated depreciation	78,815	48,382	88,203	30,334		
11a	Depletable assets						
b	Less accumulated depletion	and the west made but the first transfer to the	0	i da isa aya aya da da da da da da da da da da da da da	5,000		
12	Land (net of any amortization)		5,000	500	3,000		
13a	Intangible assets (amortizable only)	500	224	199	301		
b	Less accumulated amortization	166	334	199	301		
14	Other assets (attach statement)		60,594		49,319		
15	Total assets	court and are	00,094	Participation of the state of t	40,010		
	Liabilities and Shareholders' Equity						
16	Accounts payable			and the second s			
17	Mortgages, notes, bonds payable in less than 1 year						
18	Other current liabilities (attach statement)						
19	Loans from shareholders						
20	Mortgages, notes, bonds payable in 1 year or more	a secondario de la compansión de la comp		CARTE SEA			
21	Other liabilities (attach statement)						
22	Capital stock		126 225		136,325		
23	Additional paid-in capital		136,325		(87,006)		
24	Retained earnings		(75,731)		37,0007		
25	Adjustments to shareholders' equity (attach statement)						
26	Less cost of treasury stock		00 -01		40.210		
27	Total liabilities and shareholders' equity		60,594		49,319		

Form **1120S** (2013)

8

Pine Harbour Water Utilities LLC

Balance at end of tax year. Subtract line 7 from line 6 .



Sch	edule M-1 Reconciliation of Income (Loss Note. Schedule M-3 required instea	b) per Books With I	income otal ass	e (Loss sets are	s) per Return \$10 million or more—see instru	ıctions	
1 2	Net income (loss) per books	-6,775	5	Income r on Sche	ecorded on books this year not include dule K, lines 1 through 10 (itemize): npt interest \$	ed	0
3	Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize):			1 throu	ions included on Schedule K, lir gh 12 and 14I, not charged t book income this year (itemize ciation \$) :	
a	Depreciation \$		_				0
b	Travel and entertainment \$. 0	l '		es 5 and 6		0
4	Add lines 1 through 3	-6,775	8	Income (le	oss) (Schedule K, line 18). Line 4 less line 7		-6,775
Sch	edule M-2 Analysis of Accumulated Adju- Undistributed Taxable Income	stments Account, Previously Taxed	Other . (see in	Adjust struction	tments Account, and Share	holders'	
		(a) Accumul adjustments a	lated		(b) Other adjustments account	1 ''	reholders' undistributed ncome previously taxed
4	Balance at beginning of tax year		-7	2,731			
2	Ordinary income from page 1, line 21						
3	Other additions			1		Land	
4	Loss from page 1, line 21			6,776		1	
5	Other reductions		_ 	9,506	0	CONSTRUCTION OF THE PARTY OF	O CONTRACTOR SAME PROPERTY OF THE CONTRACTOR
6	Combine lines 1 through 5			4,500			
1	DISTRIBUTIONS other than dividend distributions .			, -		T	

-84,006

Form **1120S** (2013)



			Final K-1 Amer	ded K-1	OMB No. 1545-0130
Schedule K-1 Form 1120S)	2013	Pa	Shareholder's Sh Deductions, Cred	lits, and	Current Year Income, d Other Items
Department of the Treasury nternal Revenue Service	For calendar year 2013, or tax year beginning, 2013	1	Ordinary business income (loss) -2,258	13	Credits
	ending, 20	2	Net rental real estate income (loss)		
Shareholder's Share Credits, etc.	of Income, Deductions, See back of form and separate instructions.	3	Other net rental income (loss)		
Contract Con	About the Corporation	4	Interest income	1	
A Corporation's employer identifi	cation number	5a	Ordinary dividends		
26-3839121 B Corporation's name, address,	city, state, and ZIP code	5b	Qualified dividends	14	Foreign transactions
		6	Royalties		
Pine Harbour Water Utilities 101 Satellite Court	LLC	7	Net short-term capital gain (loss)		
C IRS Center where corporation	filed return	8a	Net long-term capital gain (loss)		
Cincinnati, OH 45999-0013 Part II Information	n About the Shareholder	8b	Collectibles (28%) gain (loss)		
D Shareholder's identifying num	tiedersten Algeritanten zu en der der Herten von der Herten der der Anter der Anter der Anter der Anter der An	8c	Unrecaptured section 1250 gain		
288-56-3387 E Shareholder's name, address	, city, state, and ZIP code	9	Net section 1231 gain (loss)		
Robert G Stewart PO Box 447		10	Other income (loss)	15 A	Alternative minimum tax (AMT) items -1,071
Fruitland Park , FL 34731					
F Shareholder's percentage of s ownership for tax year					
		_			
		11	Section 179 deduction	16	Items affecting shareholder basis
	1	12	Other deductions	D	1,500
Only					
For IRS Use Only				17	Other information
For IF		-		A	1
			* See attached stateme	ent for a	dditional information.



K-1 Statement (Sch K-1, Form 1120S)	· · · · · · · · · · · · · · · · · · ·
Line 15 - AMT Items A Code A - Post-1986 depreciation adjustment	-1,071
Line 16 - Items affecting shareholder basis D Code D - Distributions	1,500
Line 17 - Other Information A Code A - Investment income	1 0

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

	eholder's name			Shareholder: 1	Identifying Numb	per
S Cc	ert G Stewart orporation's name Harbour Water Utilities LLC				Employer ID Nur 26-3839121	mber
	nmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
9	tock	21,198	1	2,258	1,500	17,441
	oan	0		O		0
	otal	21,198	1	2,258	1,500	17,441
Ele	ction					
	Check if special ordering	election under Reg.	Section 1.1367-1(g	g) has been made.		
Sto 1 2 3	Ck Basis Beginning of year stock basis Capital contributions Other increases				2	21,198
4	Income items					1
5	Add lines 1 through 4					21,199
6	Other decreases					
7	Distributions (not to exceed I	ine 5 less line 6) .			7 _	1,500
	Distributions in excess	of basis			0	
8	Subtract the sum of line 6 an		(if zero or less enter	r 0)	8 _	19,699
9	Loss items (not to exceed	l line 8) OR	_,		•	0
	Nondeductible expenses					0
10	Subtract line 9 from line 8 .				10 _	19,699
11	Nondeductible expenses	(not to exceed line	10) OR		11	2,258
	X Loss items (not to exceed Subtract line 11 from line 10					17,441
12	Loan basis restoration					17, 771
13 14	End of year stock basis (sub				-	17,441
	n Balance					
1	Beginning of year loan balan	ce			1	0
2	Current year loans to corpora					
3	Loan repayments					0
4	End of year loan balance .					0
Loa	n Basis					
1	Beginning of year loan basis					0
2	Loan basis restoration				2 .	0
3	Current year loans to corpora					
4	Add lines 1 through 3				4 _	0
5	Loan repayments (not to exc					0
6	Other Decreases					
7	Subtract the sum of lines 5 a				7	0
8	Excess loss items (not to	exceed line 7) OR			0	0
_	Excess nondeductible exp					0
9	Subtract line 8 from line 7				9 _	
10	Excess nondeductible ex				10	0
44	X Excess loss items (not to End of year loan basis (subtr	exceed line 9)			11	0
11	End of year loan basis (Subtr	actinic to homeline				<u> </u>

COPY

288-56-3387 Robert G Stewart Income Items Net income from other rental activities Royalties Other income Tax-exempt interest income Loss and Expense Items Net short-term capital loss Net section 1231 loss 2,258 Nondeductible Expense Items Carryforward of prior nondeductible expenses Loss Carryovers



Final K-1 Amended K-1 Shareholder's Share of Current Year Income, Part III Schedule K-1 Deductions, Credits, and Other Items (Form 1120S) Ordinary business income (loss) 13 Credits Department of the Treasury For calendar year 2013, or tax Internal Revenue Service -2,259year beginning ___ Net rental real estate income (loss) ending , 20_ Shareholder's Share of Income, Deductions, Other net rental income (loss) See back of form and separate instructions. Credits, etc. 4 Interest income Part I Information About the Corporation Ordinary dividends A Corporation's employer identification number 26-3839121 Qualified dividends Foreign transactions B Corporation's name, address, city, state, and ZIP code 6 Royalties Pine Harbour Water Utilities LLC Net short-term capital gain (loss) 101 Satellite Court Leesburg, FL 34748 Net long-term capital gain (loss) C IRS Center where corporation filed return Cincinnati, OH 45999-0013 Collectibles (28%) gain (loss) Part II Information About the Shareholder Unrecaptured section 1250 gain 8¢ Shareholder: 2 Shareholder's identifying number 334-50-8852 Net section 1231 gain (loss) E Shareholder's name, address, city, state, and ZIP code Alternative minimum tax (AMT) items 10 Other income (loss) 15 Madeline J Lipsky Α -1.070PO Box 447 Fruitland Park, FL 34741 Shareholder's percentage of stock ownership for tax year 33.333333% Section 179 deduction 16 Items affecting shareholder basis 1.500 D Other deductions For IRS Use Only Other information * See attached statement for additional information.



Madeline 3 Lipsky	
K-1 Statement (Sch K-1, Form 1120S)	
Line 15 - AMT Items A Code A - Post-1986 depreciation adjustment	-1,070
Line 16 - Items affecting shareholder basis D Code D - Distributions	1,500
From other partnerships, estates, and trusts	0

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

Employer ID Number 26-3839121		eholder's name			Shareholder: 2	Identifying Numb	er
Summary							mber
Summary							
Stock			_	Increases	Decreases	Distributions	
Company Com	Si	tock		0	2,259	1,500	17,439
Total				0	V		0
Check if special ordering election under Reg. Section 1.1367-1(g) has been made. Stock Basis			21,198	0	2,259	1,500	17,439
Check if special ordering election under Reg. Section 1.1367-1(g) has been made. Stock Basis	Flo	ction			-		
Stock Basis 1 21,15 1 Beginning of year stock basis 1 21,15 2 Capital contributions 3 3 Other increases 3 4 Income items 4 5 Add lines 1 through 4 5 21,15 6 Other decreases 6 6 7 Distributions (not to exceed line 5 less line 6) 7 1,55 Distributions in excess of basis 0 0 19,66 8 Subtract the sum of line 8 and line 7 from line 5 (if zero or less enter 0) 8 19,66 9 Loss items (not to exceed line 8) OR 9 10 19,66 10 Subtract line 9 from line 8 10 19,66 19,66 11 Nondeductible expenses (not to exceed line 10) OR 11 2,22 2 Loss items (not to exceed line 10) OR 11 2,22 11 Nondeductible expenses (not to exceed line 10) OR 11 2,22 12 Subtract line 11 from line 10 12 <t< td=""><td>LIC</td><td></td><td>election under Rea</td><td>Section 1.1367-1(</td><td>a) has been made.</td><td></td><td></td></t<>	LIC		election under Rea	Section 1.1367-1(a) has been made.		
1 Beginning of year stock basis 1 21,15 2 Capital contributions 2 3 3 Other increases 3 3 4 Income items 4 4 5 Add lines 1 through 4 5 21,15 6 Other decreases 6 6 7 Distributions (not to exceed line 5 less line 6) 7 1,50 Distributions (not to exceed line 5 less line 6) 7 1,50 Distributions in excess of basis 0 0 8 Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0) 8 19,60 9							
5 Add lines 1 through 4 5 21,15 6 Other decreases 6 7 Distributions (not to exceed line 5 less line 6) 7 1,50 Distributions in excess of basis 0 8 Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0) 8 19,63 9 Loss items (not to exceed line 8) OR 9 10 Subtract line 9 from line 8 10 19,63 11 Nondeductible expenses (not to exceed line 10) OR 11 2,23 1 Loss items (not to exceed line 10) 11 2,23 1 Subtract line 11 from line 10 12 17,43 1 Loan basis restoration 13 13 14 End of year stock basis (subtract line 13 from line 12) 14 17,43 1 End of year loan balance 1 2 2 Current year loans to corporation 2 2 3 Loan repayments 4 4 4 End of year loan basis restoration 2 2 1 Seginning of year loan basis corporation 3 3	1 2 3	Beginning of year stock basis Capital contributions Other increases				2 ₋	21,198
6 Other decreases 7 Distributions (not to exceed line 5 less line 6) 7 1,50	-						21,198
7 1,50 Distributions in excess of basis 0 8 Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0) 8 9 Loss items (not to exceed line 8) OR 9 Nondeductible expenses (not to exceed line 8) 10 Subtract line 9 from line 8 11 Nondeductible expenses (not to exceed line 10) OR X Loss items (not to exceed line 10) 12 Subtract line 11 from line 10 13 Loan basis restoration 14 End of year stock basis (subtract line 13 from line 12) 14 End of year loan balance 1 2 2 Current year loans to corporation 3 Loan repayments 4 End of year loan balance 1 Beginning of year loan basis 1 1 2 2 3 1 4 End of year loan basis restoration 2 3 2 4 2 2 2 3 3 4 4 4 4		Other decreases				6	
Distributions in excess of basis 0	_						1,500
Subtract lite stims (not to exceed line 8) OR	•	Distributions in excess	s of basis		<u> </u>	0	
Nondeductible expenses (not to exceed line 8) 9 10 Subtract line 9 from line 8 10 19,65	8			(if zero or less ente	r 0)	8 <u>-</u>	19,698
10 Subtract line 9 from line 8 10 19,65 11 Nondeductible expenses (not to exceed line 10) OR 11 2,25 12 Subtract line 11 from line 10 12 17,45 13 Loan basis restoration 13 14 End of year stock basis (subtract line 13 from line 12) 14 17,45 Loan Balance 1 Beginning of year loan balance 1 2 2 Current year loans to corporation 2 3 3 Loan repayments 3 4 4 End of year loan balance 4 4 Loan Basis 1 Beginning of year loan basis 1 2 2 Loan basis restoration 2 3 3 Current year loans to corporation 3 4 4 Add lines 1 through 3 4 4 5 Loan repayments (not to exceed line 4) 5 5 6 Other Decreases 6 6 7 Subtract the sum of lines 5 and 6 from line 4 7 5 8 Excess loss items (not to exce	9	Loss items (not to exceed	d line 8) OR	•		0	0
11		Nondeductible expenses	(not to exceed line	8)		9 _	
X Loss items (not to exceed line 10)						10 _	19,030
12 Subtract line 11 from line 10 12 17,43 13 Loan basis restoration 13 14 End of year stock basis (subtract line 13 from line 12) 14 17,43 Loan Balance 1 Beginning of year loan balance 1 2 2 Current year loans to corporation 2 3 3 Loan Gyear loan balance 4 4 Loan Basis 1 2 1 Beginning of year loan basis 1 2 2 Loan basis restoration 2 3 3 Current year loans to corporation 3 4 4 Add lines 1 through 3 4 4 5 Loan repayments (not to exceed line 4) 5 5 6 Other Decreases 6 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR	11	Nondeductible expenses	(not to exceed line	10) OK		11	2,259
13 Loan basis restoration 13 14 End of year stock basis (subtract line 13 from line 12) 14 17,43 Loan Balance 1 Beginning of year loan balance 1 2 2 Current year loans to corporation 2 3 3 Loan repayments 3 4 4 End of year loan balance 4 4 1 Beginning of year loan basis 1 2 2 Loan basis restoration 2 2 3 Current year loans to corporation 3 3 4 Add lines 1 through 3 4 4 4 Add lines 1 through 3 4 4 5 Loan repayments (not to exceed line 4) 5 5 6 Other Decreases 6 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR	40	Cubtract line 11 from line 10	g line (u)			12	17,439
14 End of year stock basis (subtract line 13 from line 12) 14 17,43 Loan Balance 1 Beginning of year loan balance 1 2 2 Current year loans to corporation 2 3 3 Loan repayments 3 4 4 End of year loan balance 4 4 Loan Basis 1 Beginning of year loan basis 1 1 2 Loan basis restoration 2 2 3 Current year loans to corporation 3 3 4 Add lines 1 through 3 4 4 5 Loan repayments (not to exceed line 4) 5 5 6 Other Decreases 6 6 7 Subtract the sum of lines 5 and 6 from line 4 7 5 8 Excess loss items (not to exceed line 7) OR 7 6						•	0
Loan Balance 1 1 Beginning of year loan balance 1 2 Current year loans to corporation 2 3 Loan repayments 3 4 End of year loan balance 4 Loan Basis 1 1 Beginning of year loan basis 1 2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR						· ·	17,439
1 Beginning of year loan balance 1 2 Current year loans to corporation 2 3 Loan repayments 3 4 End of year loan balance 4 Loan Basis 1 Beginning of year loan basis 1 2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR				,			
2		in Balance	200			1	0
3 Loan repayments 3 4 End of year loan balance 4 Loan Basis 1 Beginning of year loan basis 1 2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR	-	Beginning of year loan balan	ation			2	
4 End of year loan balance 4 Loan Basis 1 1 Beginning of year loan basis 1 2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR		Loan renayments	ation				0
Loan Basis 1 Beginning of year loan basis 1 2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR	-						0
1 Beginning of year loan basis 1 2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR						-	-
2 Loan basis restoration 2 3 Current year loans to corporation 3 4 Add lines 1 through 3 4 5 Loan repayments (not to exceed line 4) 5 6 Other Decreases 6 7 Subtract the sum of lines 5 and 6 from line 4 7 8 Excess loss items (not to exceed line 7) OR		an Basis				1	0
3 Current year loans to corporation		Beginning of year loan basis	.				0
4 Add lines 1 through 3		Loan basis restoration	otion				
5 Loan repayments (not to exceed line 4)		Current year loans to corpor	ation			4	0
6 Other Decreases		Add lines i through 3	oed line 4)			5	
7 Subtract the sum of lines 5 and 6 from line 4		Other Decreases	Jeeu III Ie →/			6	
8 Excess loss items (not to exceed line 7) OR		Subtract the sum of lines 5 a	and 6 from line 4			7	0
b TEXOCOS 1000 Items (not to exceed mis 1) 51.							
Excess nondeductible expense items (not to exceed line 7)	0	Excess nondeductible ev	mense items (not to	exceed line 7)	. 	8	0
9 Subtract line 8 from line 7	9	Subtract line 8 from line 7				9	0
10 Excess nondeductible expense items (not to exceed line 9) OR							
X Excess loss items (not to exceed line 9)	10	X Excess loss items (not to	exceed line 9)			10	0
11	11	End of year loan basis (subt	ract line 10 from line	e 9) [.]		11	0

COPY



Amended K-1 Final K-1 Shareholder's Share of Current Year Income, Part III Schedule K-1 Deductions, Credits, and Other Items (Form 1120S) Ordinary business income (loss) 13 Credits Department of the Treasury For calendar year 2013, or tax Internal Revenue Service -2,259 year beginning Net rental real estate income (loss) 2 ending ___ Shareholder's Share of Income, Deductions, Other net rental income (loss) 3 See back of form and separate instructions. Credits, etc. Interest income 4 Part I Information About the Corporation Ordinary dividends Corporation's employer identification number 26-3839121 Foreign transactions Qualified dividends 5b B Corporation's name, address, city, state, and ZIP code Royalties 6 Pine Harbour Water Utilities LLC Net short-term capital gain (loss) 7 101 Satellite Court Leesburg, FL 34748 Net long-term capital gain (loss) C IRS Center where corporation filed return Cincinnati, OH 45999-0013 Collectibles (28%) gain (loss) 8b Information About the Shareholder Part II Unrecaptured section 1250 gain 8c Shareholder: 3 D Shareholder's identifying number 056-44-2710 9 Net section 1231 gain (loss) Shareholder's name, address, city, state, and ZIP code Alternative minimum tax (AMT) items 15 Other income (loss) Sandra S Wesson Α -1,070 PO Box 447 Fruitland Park, FL 34731 Shareholder's percentage of stock 33.333333% 11 Section 179 deduction 16 Items affecting shareholder basis 1,500 D Other deductions For IRS Use Only Other information * See attached statement for additional information.



K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items
A Code A - Post-1986 depreciation adjustment A -1,070

Line 16 - Items affecting shareholder basis
D Code D - Distributions D 1,500

From other partnerships, estates, and trusts 0

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

	holder's name			Shareholder: 3	Identifying Number	· [
	a S Wesson				Employer ID Num	ber
S Cor	poration's name				26-3839121	-
Pine F	Harbour Water Utilities LLC					
Sum	nmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
			0	2,259	1,500	17,439
	ock	21,198	0	0		0
Lo	an	0	0	2,259	1,500	17,439
То	tal '	21,198		2,200		
Flac	ction					
Lice	Check if special ordering	oloction under Red	Section 1 1367-10	a) has been made.		
	Cneck if special ordering	election under 11cg.		5/		
Stor	ck Basis					
1	Reginning of year stock basi	s			1 <u> </u>	21,198
2	Capital contributions					
3	Other increases				3	
4	Income items				4 _	0
5	Add lines 1 through 4				5 _	21,198
6	Other decreases				6 _	
_	Distributions (not to exceed	line 5 less line 6)			7 _	1,500
7	Distributions in excess	e of hasis			0	
•	Subtract the sum of line 6 ar	nd line 7 from line 5	(if zero or less ente	r 0)	8	19,698
8	Subtract the sum of line o at	d line 9) OP	(11 2010 01 1000 0.110	· - / · ·		
9	Loss items (not to exceed Nondeductible expenses	(not to exceed line	٩١		9	0
	Subtract line 9 from line 8.	(not to exceed line	0)			19,698
10	Subtract line 9 from line 8				_	
11	Nondeductible expenses	(not to exceed line	IU) OK		11	2,259
	X Loss items (not to excee	d line 10)			12	17,439
12	Subtract line 11 from line 10)			13	0
13	Loan basis restoration				· · · · -	17,439
14	End of year stock basis (sub	otract line 13 from lin	ie 12)			17,400
	n Balance					
	Beginning of year loan balar	200			1	0
1	Current year loans to corpor	ration			2	
2	Loan repayments	ration			3	0
3	Loan repayments				4	0
4	End of year loan balance					
Loa	n Basis					
1	Beginning of year loan basis	S			1 _	0
2	Loan basis restoration	_			2	0
	Current year loans to corpo	ration		.,	3 _	
3	Add lines 1 through 3				4 _	0
4	Loan repayments (not to ex	cood line 4)			5	0
5	Other Decreases	ceed in c +)	. ,		6	
6	Subtract the sum of lines 5	and 6 from line 4			7	0
7	Suptract the sum of lines 5	and o nominite 4.			- -	
8	Excess loss items (not to Excess nondeductible ex	Jexceed line / JOK	eveged line 7)		8	0
	Excess nondeductible ex	xpense items (not to	EVOCER III C 1)		9	0
9	Subtract line 8 from line 7					
10	Excess nondeductible ex	xpense items (not to	exceed line 9) OR		10	0
	X Excess loss items (not to	o exceed line 9)			11	0
11	End of year loan basis (sub	tract line 10 from lin	e 9)			

COPY

056-44-2710 Sandra S Wesson Income Items Ordinary income from trade or business activities Net income from rental real estate activities Net income from other rental activities Interest Other tax-exempt income Loss and Expense Items 2.259 Net section 1231 loss Investment interest expense. Nondeductible Expense Items Carryforward of prior nondeductible expenses Loss Carryovers 2 Nondeductible expense items

Form 4562

Depreciation and Amortization

(Including Information on Listed Property)

OMB No. 1545-0172
2013
Attachment

Department of the Treasury Internal Revenue Service

► See separate instructions. ► Attach

Attach to your tax return.

Sequence No. 179

Business or activity to which this form relates Name(s) shown on return 26-3839121 1120S - Utilities Pine Harbour Water Utilities LLC Election To Expense Certain Property Under Section 179 Note: If you have any listed property, complete Part V before you complete Part I. 1 Maximum amount (see instructions) 2 Total cost of section 179 property placed in service (see instructions). 3 Threshold cost of section 179 property before reduction in limitation (see instructions) 0 4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions (c) Elected cost (a) Description of property 6 7 Listed property. Enter the amount from line 29 8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 0 9 9 Tentative deduction. Enter the smaller of line 5 or line 8 10 Carryover of disallowed deduction from line 13 of your 2012 Form 4562. 10 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) . . . 11 12 Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11 0 13 Carryover of disallowed deduction to 2014. Add lines 9 and 10, less line 12 Note: Do not use Part II or Part III below for listed property. Instead, use Part V. Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.) 14 Special depreciation allowance for qualified property (other than listed property) placed in service 14 during the tax year (see instructions) 15 15 Property subject to section 168(f)(1) election . . . 16 Other depreciation (including ACRS). Part III MACRS Depreciation (Do not include listed property.) (See instructions.) Section A 17 17 MACRS deductions for assets placed in service in tax years beginning before 2013 18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here Section B - Assets Placed in Service During 2013 Tax Year Using the General Depreciation System (c) Basis for depreciation (b) Month and (d) Recovery (g) Depreciation deduction (f) Method (e) Convention (business/investment use year placed (a) Classification of property period only-see instructions) 3-year property 5-year property c 7-year property d 10-year property e 15-year property f 20-year property S/L 25 yrs. g 25-year property MM S/L 27.5 yrs. h Residential rental S/L MM 27.5 yrs. property MM 39 yrs. i Nonresidential real S/L MM property Section C - Assets Placed in Service During 2013 Tax Year Using the Alternative Depreciation System S/L 20 a Class life S/L 12 yrs b 12-year S/L 40 yrs. c 40-year Part IV Summary (See instructions.) 21 22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions . 23 For assets shown above and placed in service during the current year, enter the portion 23

Pine Harbour Water Utilities LLC

Form 4562 (2013	3)		vvaler Offittles		
Part V	Listed Property (Include automobiles,	, certain other	vehicles, cer	rtain computers,	and prope
	entertainment, recreation, or amuseme	ent.)			
		46 40	mileone rote o	r doducting loses o	vnanca co

	only 24a	, 24b, columi	for which you arns (a) through (c) of Sec	ction A,	all of Se	ection B, a	and Se	ection C	if appli	cable.			log \	
			n and Other Inf											Yes	No
24a	Do you have evidence	to support the t	ousiness/investmen	t use cla	imed?	Yes	No	24				ence writ			
	(a)	(b)	(c) Business/	1	d)	Basis fo	(e) or depreciation		(f)	1	3) hadi	(h	-	(i Elected se	
	Type of property	Date placed	investment use percentage	Cost or o	ther basis		ss/ investment se only)	٠ ١	ecovery period	Conv	hod/ ention	Depred dedu		CO	
25	(list vehicles first) Special depreciation	in service		d prope	erty pla	ced in se	ervice dur	:						7	
	the tax year and us	sed more that	n 50% in a qualit	fied bus	iness ι	se (see	instructio	ns).	<u>.</u>	<u>,</u>	25				
26	Property used mor											1		т	
			%									ļ			
			%											1	
			%	<u> </u>						<u> </u>					
27	Property used 50%	or less in a		ss use:						0"		T		35.0000.50	8 () () () () ()
			%							S/L -					
			%					_		S/L -		<u> </u>			, F.
			% % % % % % % % % % % % % % % % % % %	Entor	horo or	d on lin	o 21 pag				28		0		
28	Add amounts in co											<u> </u>	29	2.45万万万十分,但2.15万万	0
	Add amounts in co	iumn (i), iine	20. Eliter liere a	tion R.	_Inform	age i	n Use of	Vehic	les		· · · · ·	<u>· · .</u>			
C	elete this section for ve	hicles used by								ed perso	n. If vou	provide	d vehicl	es to	
Comp	employees, first answe	r the guestion	s in Section C to s	see if vo	u meet a	an excep	tion to con	npleting	this se	ction for	those v	ehicles.			
you. c	inployees, met enem			Γ	a)	1	b)		c)	ŀ	d)	I .	∍)	(f)
30	Total business/inves	tment miles dr	iven during		icle 1		icle 2		icle 3	Vehi	icle 4	Vehi	cle 5	Vehi	cle 6
	the year (do not incl														
31	Total commuting mile									ļ					
32	Total other personal	(noncommutin	ıg)												
	miles driven									<u> </u>		ļ			
33	Total miles driven du	ring the year.													
	Add lines 30 through	32			1		, 		T	ļ	T			1	
34	Was the vehicle avai	lable for perso	onal use	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
	during off-duty hours						1			 					
35	Was the vehicle used														•
	5% owner or related						+							 	
36	Is another vehicle av	ailable for per	sonal use? -Questions for l	Emple	1040 14/1	o Prov	ido Vahid	loc fo	rllegi	y Their	r Emple	01005		<u> </u>	<u> </u>
	er these questions t	Section C—	-Questions for i	zantio ventio	n to cor	nalatina	Section	R for v	ehicles	used b	v empl	oyees w	rho		
	ot more than 5% ow					npicang	OCOLIOIT	D 101 1	Ciliolos	4004 5	, op.	.,			
37	Do you maintain a w					use of v	ehicles, in	cluding	commu	ıtina.				Yes	No
37	by your employees?														
38	Do you maintain a w	ritten policy sta	atement that prohi	ibits per	sonal us	e of vehi	icles, exce	pt com	muting,	by your	employ	ees?			
•	See the instructions	for vehicles us	sed by corporate o	officers, o	directors	s, or 1%	or more ov	vners							
39	Do you treat all use	of vehicles by	employees as per	sonal us	se?										
40	Do you provide more	than five vehi	icles to your empl	oyees, c	btain in	formatior	n from you	r emplo	oyees al	oout					
	the use of the vehicle	es, and retain t	the information re	ceived?									•		
41	Do you meet the req	uirements con	cerning qualified a	automob	ile dem	onstratio	n use? (Se	ee instr	uctions.) 			•		
	Note: If your answe		, 40, or 41 is "Yes	s," do no	t compl	ete Secti	ion B for th	ne cove	ered ver	ncles.				2002	Marina de la compansión de la compansión de la compansión de la compansión de la compansión de la compansión d
Part	VI Amortiz	ation		1		1					1			Т	
		(a)			(b)		(c)			(d)		(e) Amortizatio	on:	1	f)
	Descrip	tion of costs			amortizati	on Ar	mortizable a	mount	Code	section		period or percentage		Amortization	for this year
	A		a during your 20		pegins	a inctr	ictions):		J						
42	Amortization of cos	us mar begin	s during your 20	is lax	year (Se	e mont	icuoria).		T		<u> </u>			1	
											†				
43	Amortization of cos	sts that begar	before your 20	13 tax v	/ear								43		33
	Total. Add amount	s in column (f). See the instru	uctions	for whe	re to re	oort			· · ·			44		33



Li	ne 19 (1120S) - Other Deductions		
_	From Form 4562 - Amortization	1	33
2	Bank charges	2	101
	Continuing Education	3	105
4	Electric	4	921
5	Insurance	5	912
6	Lawn Care	6	2,765
7	Legal and professional fees	7	2,026
8	Subcontracted Water Testing	8	11,991
9	Total other deductions	9	18,854

Cash				4,500
. Property	- .	Data	CMV on data	Basis in
Description	Date Acquired	Date Distributed	FMV on date of distribution	property
•				

	oz otatomont 1120													 		
		Date		Business	Cost or			1		<u> </u>		T	Con-	Prior Accum.	2013	2013
tem	Description of	Placed	Asset	Use	Other	Sec. 179		Special	Salvage	Recovery	Recovery	ļ	vention	Deprec.,		Accum.
No.	Property	In Service	Code	%	Basis	Deduction	Credit	Allowance	Value	Basis	Period	Method	Code	179, Bonus	Deprec.	Deprec.
	ciation Detail	1	I													
- ACRS	deductions for prior years (L	.ine 17)														
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	C	0	0	4,547	7	200DB	HY	3,533	406	3,9
	Services	1/1/2008	F-10	100.00%	5,692	0	C	0	0	5,692	7	200DB	HY	4,422	508	4,9
	Standpipes	1/1/2008	F-10	100.00%	15,811	0		0	0	1	7	200DB	HY	12,284	1,410	13,€
	Structures	1/1/2008	R-5	100.00%	5,794	0	(0	0	5,794	39	SL/GDS	MM	738	149	8
	Structures	1/1/2008	R-5	100.00%	25,000	0	(0	0	25,000		SL/GDS	MM	3,179	641	3,8
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	(0	6,188		200DB	HY	4,808	552	5,3
	Meters	1/1/2008	F-10	100.00%	5,270	0	(-	0	5,270		200DB	HY	4,094	470	4,
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	(_	0			200DB	HY	12,675	1,455	14,
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	(-	0			200DB	HY	6,031	692	
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	(0	,		200DB	HY	9,324	1,070	
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	(0	,		200DB	HY	17,455	2,004	19,4
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	() 0	0	350	7	200DB	HY	272	31	;
	Total MACRS deductions for p	prior years (Li	ne 17)	-	127,197	0	(0	0	127,197	-			78,815	9,388	88,
	Subtotal Depreciation			-	127,197	0		0 0	C	127,197	-			78,815	9,388	88,
otal	Amortization (Line 44)															
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	1	0 0	(500) 15	SL	FM	166	33	
	Total Amortization (Line 44)				500	0		0 0	(500	<u> </u>			166	33	
	Total Depreciation and	d Amortiza	ition	,	127,697	0		0 0	(127,69	<u></u>			78,981	9,421	88,
	- 4500 Decemblishin															
orn	n 4562 Reconciliatio Annual depreciation and a												w-··		9,421	
	Special allowance except l		h/line 1	۵۱ - current ۱	ear assets										(
	Special allowance - listed p														. ()
	,			-										0	•	
	Section 179 amount cla	•			•									. 0		
	Section 179 amount to		-		operty)									0		
	Section 179 amount car			-										U		
	Section 179 deduction (Lir	ne 12) report	ed on Sc	hedule K)
	Less amortization included	l in total ann	ual depre	ciation and	amortization (Li	ne 44)									3	
	Form 4562 , Line 22														9,38	8



Li	ne 12 (1120S) - Taxes and Licenses Local property taxes		
1	Local property taxes	1	282
2	Tax and License Sub Total	2	100 382
3	Sub Total	3	382 382
4	Total taxes and licenses	4	302
Li.	ne 14 (1120S) - Depreciation Depreciation	1	9,388
2	Depreciation claimed on 1125-A and elsewhere on return	<u> </u>	
3	Depreciation not claimed on 1125-A and elsewhere on return	. 3	9,388
Inte	nes 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends erest income (line 4)	1	
1	Interest Income Total interest income	·	1
	ne 17a, Sch K (1120S) - Investment Income		
Α	Code A - Investment income		
1 2 3 4	Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	. 3	1
9		17a	1
	Total investment income	114	

/31/201	13															
7017201	Description of	Date		Business	Cost or								Con-	Prior Accum.	2013	2013
Item	Property	Placed	Asset	Use	Other	Sec. 179		Special	Salvage	Recovery	Recovery		vention	Deprec.,	ì	Accum.
No.	"**" indicates DISPOSED	In Service	Code	%	Basis	Deduction	Credit	Allowance	Value	Basis	Period	Method	Code	179, Bonus	Deprec.	Deprec.
uz Con	neral purpose tools, machine	n, and aquin	ment													
,	Hydrants	1/1/2008	F-10	100.00%	4,547	0		0	0	4,547	7	200DB	HY	3,533	406	3,93
	Services	1/1/2008	F-10	100.00%	5,692	0		0	0	5,692	. 7	200DB	HY	4,422	508	4,93
	Standpipes	1/1/2008	F-10	100.00%	15,811	0		0 0	0	15,811	7	200DB	HY	12,284	1,410	13,69
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0		0 0	0	6,188	3 7	200DB	HY	4,808	552	5,36
	Meters	1/1/2008	F-10	100.00%	5,270	0		0 0	0	5,270	7	200DB	HY	4,094	470	4,56
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0		0 0	0	16,314	. 7	200DB	HY	12,675	1,455	14,13
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0		0 0	0	7,763	3 7	200DB	HY	6,031	692	6,72
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0		0 0	0	12,000	7	200DB	HY	9,324	1,070	10,39
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0		0 0	0			200DB	HY	17,455	2,004	19,45
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0		0 0	0	350) 7	200DB	HY	272	31	3
	Total: 7-yr Genl purp tools, ma	ach, equip		-	96,403	0		0 0	C	96,40	3			74,898	8,598	83,49
and										5.00				0	0	
	Land Rights	1/1/2008	N-1	100.00%	5,000	0		0 0	C					0		
	Total: Land			-	5,000	0		0 0	(5,00	<u>0</u>			0	0	
9-yr No	onresidential and commercia	ıl real estate						_				01.4000		700	149	88
	Structures	1/1/2008	R-5	100.00%	5,794	0		0 0				SL/GDS		738 3,179	641	3,82
	Structures	1/1/2008	R-5	100.00%	25,000	0		0 0	() 25,00	0 39	SL/GDS	IVIIVI	3,179	041	J,0.
	Total: 39-yr Nonresidential re	al estate			30,794	0		0 0	(30,79	<u>4</u>			3,917	790	4,7
mortiz	zation - 248 - Corporation orc	anizational e	xpenditu	res_											••	
	Organization Costs	1/1/2008	Z-10	100.00%	500	0		0 0		50	0 15	SL	FM	166	33	
	Total: Amort - 248 - Corp org	expense			500	0		0 (50	0			166	33	
	SubTotals				132,697	0		0 (0 132,69	17			78,981	9,421	88,4
	Less: Disposed Assets				(0)		(0) (0	(0		<u>)</u>			(0)		
	Ending Totals				132,697			0 (0 132,69	7			78,981	9,421	88,4



Pine Harbour Water Utilities LLC
Sch L (1120S) - Balance Sheets per Books

	Assets	Beginning	Ending
1	Cash	6,878	5,024
2a	Trade notes and accounts receivable		
2b	Less allowance for bad debts		
2c	Net trade notes and accounts receivable	0	0
3	Inventories	0	0
4	U.S. government obligations		
5	Tax-exempt securities		
6	Other current assets	0	0
7	Loans to shareholders		
8	Mortgage and real estate loans		
9	Other investments	0	0
10a	Buildings and other depreciable assets	127,197	127,19 7
	Less accumulated depreciation	78,815	88,203
10c	Net buildings and other depreciable assets	48,382	38,994
11a	Depletable assets		
	Less accumulated depletion		
	Net depletable assets	0	0
	Land (net of any amortization)	5,000	5,000
	Intangible assets (amortizable only)	500	500
	Less accumulated amortization	166	199
	Net intangible assets	334	301
14	Other assets	0	0
15	Total assets	60,594	49,319
	Liabilities and Capital		
16	Accounts payable		
17	Mortgages, notes, bonds payable in less than 1 year		
18	Other current liabilities	0	0
19	Loans from shareholders		
20	Mortgages, notes, bonds payable in 1 year or more		
21	Other liabilities	0	0
22	Capital stock		
23	Additional paid-in capital	136,325	136,325
24	Retained earnings	-75,731	-87,006
25	Adjustments to shareholders' equity	0	0
	Less cost of treasury stock		
27	Total liabilities and shareholders' equity	60,594	49,319

Sch M-2 (1120S) - Retained Earnings

		Accumulated Adjustments	Other Adjustments	Shareholders' Undistributed Taxable Income	Retained Earnings Unappropriated/	Total Retained
		Account	Account	Previously Taxed	Timing Differences	Earnings
1 Balance at beginning of tax year	1	-72,731	0	0	-3,000	-75,731
2 Income from page 1, line 21	2	0				0
3 Other additions	3	1	0			1
4 Loss from page 1, line 21	4	-6,776				-6,776
5 Other reductions	5	0	0			0
6 Combine lines 1 through 5	6	-79,506	0	0	-3,000	-82,506
7 Distributions	7	4,500	0	0		4,500
8 Balance at end of tax year	8	-84,006	0	0	-3,000	-87,006





Pine Harbour Water Utilities LLC Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

	(a) Accumulated (b) Other
Line 3 - Other additions	adjustments account adjustments account
1 Interest income	11
2 Total other additions. Enter on line 3, Schedule M-2	

COPY

Form 1120S

U.S. Income Tax Return for an S Corporation

OMB No. 1545-0130

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

2012

Department of the Treasury Internal Revenue Service

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

		al year 2012 or lax	x year beg	nning			CHUIN	9					
A	S election	n effective date		Name							D Emp	loyer identification num	ber
	1/	/28/2009		Pine Har	oour Water Utilities	LLC						26-3839121	
		activity code see instructions)	TYPE	Number, s	treet, and room or suite r	o. If a P.O. box, see	instruc	tions.			E Date	incorporated	
	iumber (s	see insudctions)	OR	101 Sate	llite Court							1/1/2009	
221	300		PRINT	City or tow	n		State	ZIP	code		F Total	assets (see instructions)	
			1							Į		(000	
	Check if S	ch. M-3 attached		Leesburg			FL	347	748		\$	60,5	94
G	s the c	orporation electing	to be an	S corporation	n beginning with this	tax vear?	Ĩ	Yes	No If	"Yes "	attach I	Form 2553 if not alrea	du filod
	Check i					→ *		= '			_		
		` '		(2) Nar	,	Address change	(4)		ded return			ection termination or revoc	ation
	Inter th	ne number of share	eholders w	ho were sh	areholders during an	y part of the tax y	ear .			<u> </u>	<u></u>	▶	3
Cau	tion. Ir	nclude only trade of	or busines	s income ar	nd expenses on lines	1a through 21. S	ee the	instructio	ns for mor	e infor	mation.		
	1a	Gross receipts of	or sales .				1a		23,88	3	15462		
	b	Returns and allo	wances.				1b		· .		145		İ
	С										. 1c	23,8	86
۵	2				-A)						2	23,0	-
Income	3				1c							22.0	90
္ပ	4				7 (attach Form 4797						4	23,8	001
드	5				-attach statement)						-		
	6										5		
- G	7				ugh 5						6	23,8	86
Ö	1										7		
tat	8				credits)						8		
Ē	9										9		93
ۏ	10										10		
Ę.	11				<i></i>						11		
<u>Ģ</u> .	12										12	3:	36
ž	13										13		
ışt	14	Depreciation not	claimed o	n Form 112	25-A or elsewhere or	return (attach Fo	orm 45	62)			14	9,39	99
Ģ	15	Depletion (Do no	ot deduct	oil and ga	s depletion.)						15	<u> </u>	\top
ŝ	16	Advertising									16		
S.	17	Pension, profit-sh	haring, etc	., plans .							17		
.ō	18										18		_
걸	19										19	21,17	78
ð	20				า 19						20	31,00	
Deductions (see instructions for limitations)	21				ubtract line 20 from I						21		
	22a				capture tax (see instr			· · · · ·	· · · ·	Ť			20
	b									+-			Ì
ŧ	C				s for additional taxes								
ments										1	22c		0
					1 overpayment credit	1		****			344		
Pa	b	•				- 1	23b						-
d 1	C				ach Form 4136)					L_			
an	d	Add lines 23a thro	•						· · : :	 1	23d		0
Tax and Pay	24). Check if Form 222				▶∟	j	24		
13	25				an the total of lines 2						25		0
	26	Overpayment. If	line 23d is	s larger tha	n the total of lines 22	c and 24, enter a	mount	overpaid.			26		0
	27				2013 estimated tax				Refunde		27		0
		Under penalties of perju	ury, I declare t	hat I have exar	nined this return, including a	ccompanying schedule	es and sta	atements, an	d to the best o	f my kno	wledge an	nd belief, it is true, correct,	
		and complete. Declarati	ion of prepare	r (other than ta	xpayer) is based on all infor	mation of which prepar	er has ar	ny knowledge	i.		May th	e IRS discuss this return	
Sigi	n				ı							e preparer shown below	_
_) <u> </u>				 \$.					(see in	structions)? X Yes	No
Her	는 /	Signature of office			Dat	e /	Title	···					
	_	Print/Type prepare	er's name		Preparer's signature			1	Date		heck	PTIN	
Paic	l	Loren A. Moor	e						3/7/2013			Dyed P00511487	
Prep	arer			RICHARD	C SCHULTHEIS P	A				's EIN		9-3216170	
	Only			911 W DIX						ne no.		326-5000	
	,	City	LEESB				State	FL		code	3474		
								1 5	1 2.1	+550	U+140	<u>J</u>	

Form 1120S (2012) Pine Harbour Water Utilities LLC

Scl	nedule B Other In	formation (see instructions))			Yes	No
1	Check accounting method	t: a X Cash b A	ccrual				
		c Other (specify)				-0.00	
2	See the instructions and e						
	a Business activity	Jtilities	b Product or ser	vice Dutility Servic	e		
3	At any time during the tax	year, was any shareholder of the c	orporation a disreg	arded entity, a trust, an e	estate, or a	44	
	nominee or similar person						X
4	At the end of the tax year,	did the corporation:					
а		e, or own, directly or indirectly, 50%					
	foreign or domestic corpor	ration? For rules of constructive ow	nership, see instruc	ctions. If "Yes," complete	(i) through (v)		10000
	below	· · · · · · · · · · · · · · · · · · ·		<u>, , , , , , , , , , , , , , , , , , , </u>	<u> </u>	<u> </u>	X
	(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage of Stock Owned	(v) If Percentage in (iv) is 10 Date (if any) a Qualified S	ubchapte	
		` ,	·		Subsidiary Election W	as Made	
					· · · · · · · · · · · · · · · · · · ·		
					5	THE SHE	22.00
b	-	f 20% or more, or own, directly or in					
	, ,	omestic partnership (including an er	•	* *		100 A 100 A	
	trust? For rules of constru	ctive ownership, see instructions. If	"Yes," complete (i)				X
	(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage O Loss, or Capita		Profit,
		(ii diry)		Organization	Loss, or Capita		
5 a	At the end of the tax year	did the corporation have any outsta	anding shares of re	stricted stock?			Х
U u	If "Yes," complete lines (i)		2.1.4.1.9 0.1.2.00 0. 10			51.32F 51.35L	7
		tricted stock	🕨				
	(ii) Total shares of non	n-restricted stock				5.4	
b	At the end of the tax year,	did the corporation have any outsta	anding stock option				Χ
	If "Yes," complete lines (i)						
	(i) Total shares of stoo	ck outstanding at the end of the tax	year 🕨				
	(ii) Total shares of stoo	ck outstanding if all instruments we	re executed 🕨				
6	Has this corporation filed,	or is it required to file, Form 8918,	Material Advisor D	isclosure Statement, to p	rovide		
	• •	ble transaction?				Sept. Section	X
7		pration issued publicly offered debt					
	If checked, the corporation	n may have to file Form 8281, I nfor	mation Return for F	Publicly Offered Original	Issue Discount		
	Instruments.					10.7	
8		a C corporation before it elected to					
		ned by reference to the basis of the					
	The state of the s	on and (b) has net unrealized built-	-			*** a	
	• •	net unrealized built-in gain reduced					
_	•						
9		rnings and profits of the corporation		ax year.	\$		
0 ^		fy both of the following conditions? eipts (see instructions) for the tax y		\$250,000			
		eipts (see instructions) for the tax y lets at the end of the tax year were				X	3100 8660
D		not required to complete Schedule				146941	V.
1	· ·	e corporation have any non-shareh		canceled, was forgiven	or had the	racEd.	1,400,000,00
•		duce the principal amount of the de			.		Х
	If "Yes," enter the amount					4,000	Mile
2		qualified subchapter S subsidiary				year we willy	Χ
	-	any payments in 2012 that would re				X	
	•	n file or will it file required Forms 10	-			Х	



Form 1120S (2012) Pine Harbour Water Utilities LLC

Sche	dule	Shareholders' Pro Rata Share Items		Total amount	
	1	Ordinary business income (loss) (page 1, line 21)	1	-7,120	
	2	Net rental real estate income (loss) (attach Form 8825)	2		
	3a	Other gross rental income (loss)			
	b	Expenses from other rental activities (attach statement)	7		
-	C	Other net rental income (loss). Subtract line 3b from line 3a	3c	1 0	
SS	4	Interest income	4	1	
2	5	Dividends: a Ordinary dividends	5a		
e (1	b Qualified dividends			1 -
Ĕ	6	Royalties.	6		
Income (Loss)	7	Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7		1
_	8a	Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a		-
	b	Collectibles (28%) gain (loss)	1200		1
	C	Unrecaptured section 1250 gain (attach statement) 8c			
	9	Net section 1231 gain (loss) (attach Form 4797)	9	1	
	10		10		†
	11	Other income (loss) (see instructions) Type			+
Deductions	1	Section 179 deduction (attach Form 4562)	11		<u> </u>
엹	12a	Charitable contributions	12a	<u> </u>	
3	b	Investment interest expense	12b		-
ed	C	Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)		├
	d	Other deductions (see instructions) Type	12d		-
	13a	Low-income housing credit (section 42(j)(5))	13a		ļ
	b	Low-income housing credit (other)	13b		<u> </u>
ts	С	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	13c		
Credits	d	Other rental real estate credits (see instructions) Type	13d		-
ڻ	e	Other rental credits (see instructions) Type ▶	13e		
	f	Alcohol and cellulosic biofuel fuels credit (attach Form 6478)	13f		
	g	Other credits (see instructions) Type	13g		
	14a	Name of country or U.S. possession			
	b	Gross income from all sources	14b		<u> </u>
	С	Gross income sourced at shareholder level	14c		
		Foreign gross income sourced at corporate level]
	d	Passive category	14d		•
,	е	General category	14e		
ransactions	f	Other (attach statement)	14f		
ij		Deductions allocated and apportioned at shareholder level	1887 (1) 11.85		
sa(g	Interest expense	14g		
Ę,	h	Other	14h		
-		Deductions allocated and apportioned at corporate level to foreign source income	1514.76 124.52		
Foreign	i	Passive category	14i		
<u>ē</u>	j	General category	14j		
F	k	Other (attach statement)	14k		
		Other information			
	1	Total foreign taxes (check one): Paid Accrued	141		
	m	Reduction in taxes available for credit (attach statement)	14m		
	n	Other foreign tay information (attach statement)	12745		-8872
	15a	Post-1986 depreciation adjustment	15a	-3,200	A Charlette
Alternative Minimum Tax (AMT) Items	b	Adjusted gain or loss	15b	0,200	
ati,	c	Depletion (other than oil and gas)	15c		
ž E	d	Oil, gas, and geothermal properties—gross income	15d		
¥ E S	e	Oil, gas, and geothermal properties—gross income	15u		
	f				
		Other AMT items (attach statement)	15f		<u> </u>
ting er	16a	Tax-exempt interest income	16a		ļ
Tec is	b	Other tax-exempt income	16b		
items Affecting Shareholder Basis		Nondeductible expenses	16c		<u> </u>
E &	d	Distributions (attach statement if required) (see instructions)	16d		ļ
	е	Repayment of loans from shareholders	16e	,	l

Form 1120S (2012) Pine Harbour Water Utilities LLC

. 01.11 1124		7 Fine Harbour Water Othices ELC		20-3039121 F	age -
Schedi	ule K	Shareholders' Pro Rata Share Items (continued)		Total amount	
<u>.</u> 5	17a	Investment income	17a	-	1
Other Information	b	Investment expenses	17b		
وٍ و	С	Dividend distributions paid from accumulated earnings and profits	17c		
<u> </u>	d	Other items and amounts (attach statement)	1934		
Recon- ciliation	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l.	18	-7 119	

Α 1		,	nes 11 through 12d and	141 18	-7,119
Scn	edule L Balance Sheets per Books	Beginnin	g of tax year	End of t	ax year
	Assets	(a)	(b)	(c)	(d)
1	Cash		4,565		6,878
2a	Trade notes and accounts receivable				
b	Less allowance for bad debts		0		0
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities (see instructions)				
6	Other current assets (attach statement)				
7	Loans to shareholders				
8	Mortgage and real estate loans			Committee of the Commit	
	Other investments (attach statement)				
	Buildings and other depreciable assets	127,197	Season Life in the season of t	127,197	
	Less accumulated depreciation	69,416	57,781	78,815	48,382
11a	Depletable assets				
	Less accumulated depletion		0		0_
	Land (net of any amortization)		5,000		5,000
	Intangible assets (amortizable only)	500		500	
b	Less accumulated amortization	133	367	166	334_
	Other assets (attach statement)				
15	Total assets		67,713		60,594
	Liabilities and Shareholders' Equity		delication (1994). PP 11 Description (1994).		
	Accounts payable				
	Mortgages, notes, bonds payable in less than 1 year				
	Other current liabilities (attach statement)				
	Loans from shareholders				
	Mortgages, notes, bonds payable in 1 year or more				
	Other liabilities (attach statement)	The second secon		Maria di Santa Maria di Santa da Santa da Santa da Santa da Santa da Santa da Santa da Santa da Santa da Santa	
	Capital stock				
	Additional paid-in capital		136,325		136,325
	Retained earnings		(68,612)		(75,731)
	Adjustments to shareholders' equity (attach statement)				
	Less cost of treasury stock				
27	Total liabilities and shareholders' equity		67,713		60,594

Form **1120S** (2012)

6

7

8

Combine lines 1 through 5

Distributions other than dividend distributions .

Balance at end of tax year. Subtract line 7 from line 6 .

Sci	nedule M-1 Reconciliation of Income (Los Note. Schedule M-3 required instead					uctions	· · · · · · · · · · · · · · · · · · ·
1 2	Net income (loss) per books	-7,119		Income on Sche	recorded on books this year not included the first recorded on books this year not included the recorded the		0
3 a b	Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize): Depreciation \$ Travel and entertainment \$		а	1 throu agains Depre	otions included on Schedule K, li ugh 12 and 14l, not charged st book income this year (itemize ciation \$	a): 	0
		0	1	Add lir	nes 5 and 6		0
4	Add lines 1 through 3	-7,119			loss) (Schedule K, line 18). Line 4 less line 7		-7,119
Scr	nedule M-2 Analysis of Accumulated Adju Undistributed Taxable Income					holders'	
		(a) Accumul adjustments ad			(b) Other adjustments account	1 ''	reholders' undistributed acome previously taxed
1	Balance at beginning of tax year		-6	5,612			
2	Ordinary income from page 1, line 21					6.00	
3	Other additions			1			
4	Loss from page 1, line 21		_	7,120			
5	Other reductions						

-72,731

Form **1120S** (2012)

0

0



				Final K-1	Amen	ded K-1	OMB No. 1545-01	130
Schedule K-1 (Form 1120S)		2012	Pa) Deduc	tions, Cred		Current Year Income, d Other Items	
Department of the Treasury Internal Revenue Service	For calendar year 20		1	Ordinary business in	-2,374	13	Credits	
		, 2012 , 20	2	Net rental real estate inc				\dashv
Shareholder's Share of			3	Other net rental inco	ome (loss)			\dashv
Credits, etc.	See back of form and	I separate instructions.						\Box
Part I Information A	bout the Corpo	oration	4	Interest income	1			
A Corporation's employer identificati 26-3839121	ion number		5а	Ordinary dividends				
B Corporation's name, address, city,	, state, and ZIP code		5b	Qualified dividends		14	Foreign transactions	
Pine Harbour Water Utilities LL	C		6	Royalties		_		
101 Satellite Court Leesburg	FL	34748	7	Net short-term capit	al gain (loss)			
C IRS Center where corporation filed Cincinnati, OH 45999-0013	d return		8a	Net long-term capita	ll gain (loss)			
Part II : Information A	bout the Share	holder	8b	Collectibles (28%) g				
D Shareholder's identifying number 288-56-3387	•	Shareholder: 1	8c	Unrecaptured section	n 1250 gain			
E Shareholder's name, address, city	y, state, and ZIP code		9	Net section 1231 ga	in (loss)			
Robert G Stewart PO Box 447			10	Other income (loss)		15 A	Alternative minimum tax (AMT) items -1,0	
Fruitland Park , FL 34731								
F Shareholder's percentage of stock ownership for tax year		33.333334%						
							:	
			11	Section 179 deducti	on	16	Items affecting shareholder basis	
			12	Other deductions				
λ _l u								
For IRS Use Only								
RS I						17	Other information	1
<u>р</u>						A_		
				* See attache	d statement	l t for ac	l dditional information.	



 K-1 Statement (Sch K-1, Form 1120S)

 Line 15 - AMT Items

 A Code A - Post-1986 depreciation adjustment
 A -1,066

 Line 17 - Other Information

 A Code A - Investment income
 A 1

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

	reholder's name pert G Stewart			Shareholder: 1	Identifying Num	ber
SC	orporation's name e Harbour Water Utilities LLC				Employer ID Nu 26-3839121	mber
Su	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
5	Stock	23,571	1	2,374	0	21,198
Ė	_oan	0	0	0		0
	Гоtal	23,571	1	2,374	0	21,198
	ection Check if special ordering	election under Reg.	Section 1.1367-1(g	g) has been made.		
5to 1 2 3	Dck Basis Beginning of year stock basis Capital contributions Other increases				2	23,571
4	Income items				4	1
5	Add lines 1 through 4				-	23,572
6	Other decreases				-	
7	Distributions (not to exceed li	,			7	0
_	Distributions in excess				0	
8 9	Subtract the sum of line 6 and Loss items (not to exceed	line 8) OR				23,572
	Nondeductible expenses (0
10 11	Subtract line 9 from line 8				10 _	23,572
	X Loss items (not to exceed	line 10)			11 _	2,374
12	Subtract line 11 from line 10				12 _	21,198
13	Loan basis restoration					0
14	End of year stock basis (subt	ract line 13 from line	: 12)		14 _	21,198
Loa	an Balance					
1	Beginning of year loan balance	se			1	0
2	Current year loans to corpora	tion			<i>.</i> 2 _	
3	Loan repayments				3	0
4	End of year loan balance .				4	0
Loa	an Basis					
1	Beginning of year loan basis				1	0
2	Loan basis restoration				2	0
3	Current year loans to corpora					
4	Add lines 1 through 3				4 _	0
5	Loan repayments (not to exce	•			_	0
6	Other Decreases					
7	Subtract the sum of lines 5 and				7 _	0
8	Excess loss items (not to e	•			_	
_	Excess nondeductible exp	·	•		_	0
9	Subtract line 8 from line 7.				9 _	0
10	Excess nondeductible exp	•	,		40	2
11	X Excess loss items (not to e				_	0
11	End of year loan basis (subtra	ict and to nom mile s	7)		11 _	0



R	obert G Stewart	288-56-3387
Inc	ome Items	
1	Ordinary income from trade or business activities	
2	Net income from rental real estate activities	
3	Net income from other rental activities	
4	Interest	
5	Ordinary dividends	
6	Royalties	
7	Net short-term capital gain	
8	Net long-term capital gain	
9	Net section 1231 gain	
10	Other income	
11	Tax-exempt interest income	
12	Other tax-exempt income	
	Total income items	1
Los	ss and Expense Items	
1	Ordinary loss from trade or business activities	
2	Net loss from rental real estate activities	
3	Net loss from other rental activities	
4	Net short-term capital loss	
5	Net long-term capital loss	
6	Net section 1231 loss	
7	Other loss	
8	Section 179 expense deduction	
9	Charitable contributions	
10	Investment interest expense	
11	Section 59(e)(2) expenditures	
12	Other deductions	
13	Total foreign taxes	
14	Carryforward of prior losses	
	Total loss and expense items	. 2,374
Nor	ndeductible Expense Items	
1	Nondeductible expenses	
2	Carryforward of prior nondeductible expenses	
	Total nondeductible expense items	0
Los	s Carryovers	
1	Loss items	
2	Nondeductible expense items	2 0



				Final K-1	Ame	nded K-1	OMB No. 1545-0130
Schedule K-1 (Form 1120S)		2012	Pa				Current Year Income,
Department of the Treasury Internal Revenue Service	For calendar year 2012, o year beginning		1	Ordinary busines	s income (loss) -2,37	13	Credits
	ending	, 20	2	Net rental real estate			
Shareholder's Share of Credits, etc. ▶	Income, Deduct See back of form and sep		3	Other net rental in	ncome (loss)		
Part I Information A	bout the Corporat	lion	4	Interest income			
A Corporation's employer identificat	的是是是是这个人。但是一个是一个人的		5a	Ordinary dividend	ls		
26-3839121 B Corporation's name, address, city	, state, and ZIP code		5b	Qualified dividend	ds	14	Foreign transactions
			6	Royalties			1
Pine Harbour Water Utilities LL 101 Satellite Court	.C		7	Net short-term ca	pital gain (loss)		
Leesburg C IRS Center where corporation file	FL d return	34748	8a	Net long-term ca	oital gain (loss)		
Cincinnati, OH 45999-0013 Part II Information A	bout the Shareho	lder	8b	Collectibles (28%) gain (loss)		
D Shareholder's identifying number 334-50-8852	Sha	reholder: 2	8c	Unrecaptured sec	ction 1250 gain		
E Shareholder's name, address, cit	y, state, and ZIP code		9	Net section 1231	gain (loss)		
Madeline J Lipsky PO Box 447			10	Other income (los	ss)	15 A	Alternative minimum tax (AMT) items -1,067
Fruitland Park, FL 34741							
F Shareholder's percentage of stock ownership for tax year		33.333333%					
			11	Section 179 dedu	ction	16	Items affecting shareholder basis
			12	Other deductions			
- Sino							
For IRS Use Only							
or IRS						17	Other information
Щ							
		;					
				* See attach	ned statemen	t for ad	Iditional information.

Madeline J Lipsky		334-50-8852	
K-1 Statement (Sch K-1, Form 1120S)			
Line 15 - AMT Items			
A Code A - Post-1986 depreciation adjustment	 	 A	-1,067



Form 1120S

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

	reholder's name eline J Lipsky			Shareholder: 2	Identifying Numb	per
	orporation's name				Employer ID Nu	mber
	Harbour Water Utilities LLC				26-3839121	
Su	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
9	Stock	23,571	0	2,373	0	21,198
	oan	25,571	0	0	mmmmmm	21,100
	otal	23,571	0	2,373	0	21,198
Flo	ction					
L., (Check if special ordering	election under Reg.	Section 1.1367-1(g	g) has been made.		
Sto 1 2	ock Basis Beginning of year stock basis Capital contributions				-	23,571
3	Other increases				3	
4	Income items				4	0
5	Add lines 1 through 4				5	23,571
6	Other decreases				6	
7	Distributions (not to exceed it					0
	Distributions in excess	of basis			00	
8	Subtract the sum of line 6 an		(if zero or less enter	0)	8 _	23,571
9	Loss items (not to exceed	·			•	•
40	Nondeductible expenses	•	•		-	00.574
10	Subtract line 9 from line 8				10 _	23,571
11	Nondeductible expenses X Loss items (not to exceed	•	•		11	2,373
12	Subtract line 11 from line 10	·			-	21,198
13					_	21,190
14	End of year stock basis (subt				_	21,198
						21,100
Loa	ın Balance					
1	Beginning of year loan baland				_	0
2	Current year loans to corpora				-	
3	Loan repayments				-	0
4	End of year loan balance .				4 _	0
Loa	ın Basis					
1	Beginning of year loan basis				1	0
2	Loan basis restoration				2	0
3	Current year loans to corpora	ation			3 _	
4	Add lines 1 through 3				4	0
5	Loan repayments (not to exce	eed line 4)			5 _	. 0
6	Other Decreases				6 _	
7	Subtract the sum of lines 5 ar	nd 6 from line 4			7 _	0
8	Excess loss items (not to	exceed line 7) OR				
	Excess nondeductible exp	ense items (not to	exceed line 7)		8 _	0
9	Subtract line 8 from line 7				9 <u> </u>	0
10	Excess nondeductible exp	ense items (not to	exceed line 9) OR			
	X Excess loss items (not to					0
11	End of year loan basis (subtra					. 0

М	adeline J Lipsky	334-50-8852
Inc. 1 2 3 4 5 6 7 8 9 10 11 12	Drme Items Ordinary income from trade or business activities 1 Net income from rental real estate activities 2 Net income from other rental activities 3 Interest 4 Ordinary dividends 5 Royalties 6 Net short-term capital gain 7 Net long-term capital gain 8 Net section 1231 gain 9 Other income 10 Tax-exempt interest income 11 Other tax-exempt income 12	0 0 0 0 0 0 0 0 0
12		0
Los 1 2 3 4 5 6 7 8 9 10 11 12 13 14	s and Expense Items Ordinary loss from trade or business activities 1 Net loss from rental real estate activities 2 Net loss from other rental activities 3 Net short-term capital loss 4 Net long-term capital loss 5 Net section 1231 loss 6 Other loss 7 Section 179 expense deduction 8 Charitable contributions 9 Investment interest expense 10 Section 59(e)(2) expenditures 11 Other deductions 12 Total foreign taxes 13 Carryforward of prior losses 14	2,373 0 0 0 0 0 0 0 0 0 0 0 0 0
	Total loss and expense items	2,373
Nor 1 2	Ideductible Expense Items Nondeductible expenses 1 Carryforward of prior nondeductible expenses 2 Total nondeductible expense items	
Los 1 2	S Carryovers Loss items Nondeductible expense items	10



			Final K-1	Amended K-1	OMB No. 1545-0130
Schedule K-1	2012	Pa	rt III Shareholder	s Share of	Current Year Income, 👯
(Form 1120S)	4014	報為	Deductions,		d Other Items
Department of the Treasury For calendar year Internal Revenue Service		1	Ordinary business income (le		Credits
year beginning	, 2012	2	Net rental real estate income (loss	2,373	
	. 20	^	Net remai real estate moome hoss	′	
Shareholder's Share of Income, De		3	Other net rental income (loss	s)	
Credits, etc. See back of form	and separate instructions.				
Part I Information About the Con	poration	4	Interest income		
A Corporation's employer identification number		5а	Ordinary dividends		
26-3839121		5b	Qualified dividends	14	Foreign transactions
B Corporation's name, address, city, state, and ZIP code	•		Qualified dividends		, c. o.g.
Pine Harbour Water Utilities LLC		6	Royalties		
101 Satellite Court		7	Net short-term capital gain (loss)	
	L 34748				
C IRS Center where corporation filed return Cincinnati, OH 45999-0013		8a	Net long-term capital gain (k	oss)	
Part II Information About the Sha	reholder :	8b	Collectibles (28%) gain (loss	5)	
D Shareholder's identifying number 056-44-2710	Shareholder: 3	8c	Unrecaptured section 1250 (gain	
E Shareholder's name, address, city, state, and ZIP cod	de	9	Net section 1231 gain (loss)		
		10	Other income (loss)	15	Alternative minimum tax (AMT) items
Sandra S Wesson		"	Curer modific (1996)	A	-1,067
PO Box 447 Fruitland Park, FL 34731					.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Trumana rang ra on on					
F Shareholder's percentage of stock ownership for tax year	33.333333%				
		1			
		11	Section 179 deduction	16	Items affecting shareholder basis
		12	Other deductions		
yluc					
For IRS Use Only					
r IRS				17	Other information
<u></u>					

Sandra S Wesson

COPY056-44-2710

Salula S Wessoll	000 17 21 10
K-1 Statement (Sch K-1, Form 1120S)	
Line 15 - AMT Items	
A Code A - Post-1986 depreciation adjustment	A



Form 1120S

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

	reholder's name dra S Wesson			Shareholder: 3	Identifying Num	ber
S Co	orporation's name Harbour Water Utilities LLC				Employer ID Nu 26-3839121	mber
Sui	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
S	itock	23,571	0	2,373	0	21,198
	oan	0	0	0		0
Т	otal	23,571	0	2,373	0	21,198
Ele	ction					
	Check if special ordering	election under Reg.	Section 1.1367-1(g	g) has been made.		
Sto	ck Basis					
1	Beginning of year stock basis					23,571
2	Capital contributions				_	
3	Other increases					0
4	Income items					23,571
5	Add lines 1 through 4					23,37 1
6	Other decreases Distributions (not to exceed I					0
7	Distributions in exceed to Distributions in excess					<u> </u>
8	Subtract the sum of line 6 an					23,571
9	Loss items (not to exceed	l line 8) OR				
	Nondeductible expenses	(not to exceed line a	3)		9	0
10	Subtract line 9 from line 8				10	23,571
11	Nondeductible expenses					
	X Loss items (not to exceed					2,373
12	Subtract line 11 from line 10					21,198
13	Loan basis restoration					21 109
14	End of year stock basis (sub	tract line 13 from lin	e 12) 		14	21,198
	an Balance				1	0
1	Beginning of year loan balan					
2	Current year loans to corpora					0
3	Loan repayments End of year loan balance .					0
4					· · · · · -	
	an Basis Beginning of year loan basis				1	0
1	Loan basis restoration					0
2 3	Current year loans to corpora					
4	Add lines 1 through 3					0
5	Loan repayments (not to exc					0
6	Other Decreases					
7	Subtract the sum of lines 5 a					0
8	Excess loss items (not to					
3	Excess nondeductible exp		exceed line 7)		8	0
9	Subtract line 8 from line 7					0
10	Excess nondeductible exp				-	
	X Excess loss items (not to				10	0
11	End of year loan basis (subtr					0

056-44-2710 Sandra S Wesson Income Items Other tax-exempt income Total income items Loss and Expense Items 2.373 Net loss from rental real estate activities Net long-term capital loss 2.373 Nondeductible Expense Items **Loss Carryovers**

Depreciation and Amortization

(Including Information on Listed Property)

Sequence No. 179

Department of the Treasury Internal Revenue Service

► See separate instructions.

Attach to your tax return

Business or activity to which this form relates Identifying number Name(s) shown on return 1120S - Utilities 26-3839121 Pine Harbour Water Utilities LLC **Election To Expense Certain Property Under Section 179** Note: If you have any listed property, complete Part V before you complete Part I. 2 Total cost of section 179 property placed in service (see instructions). Threshold cost of section 179 property before reduction in limitation (see instructions) 3 4 0 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions (c) Elected cost (a) Description of property (b) Cost (business use only) 6 0 8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 9 0 10 Carryover of disallowed deduction from line 13 of your 2011 Form 4562. 10 11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions) . 11 12 Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11 13 Carryover of disallowed deduction to 2013. Add lines 9 and 10, less line 12 . Note: Do not use Part II or Part III below for listed property. Instead, use Part V. Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.) 14 Special depreciation allowance for qualified property (other than listed property) placed in service 14 15 16 Other depreciation (including ACRS). MACRS Depreciation (Do not include listed property.) (See instructions.) Section A 17 MACRS deductions for assets placed in service in tax years beginning before 2012 18 If you are electing to group any assets placed in service during the tax year into one or more Section B - Assets Placed in Service During 2012 Tax Year Using the General Depreciation System (b) Month and (c) Basis for depreciation (d) Recovery year placed (business/investment use (e) Convention (f) Method (g) Depreciation deduction (a) Classification of property period only-see instructions) in service 3-year property 5-year property 7-year property d 10-year property 15-year property f 20-year property 25 yrs. S/L g 25-year property 27.5 yrs. MM S/L h Residential rental 27.5 yrs. MM S/L property MM S/L 39 yrs. i Nonresidential real S/L MM property Section C - Assets Placed in Service During 2012 Tax Year Using the Alternative Depreciation System 20 a Class life S/L 12 vrs. S/L **b** 12-year 40 yrs. S/L c 40-year Part IV Summary (See instructions.)

of the basis attributable to section 263A costs

22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21.

23 For assets shown above and placed in service during the current year, enter the portion

Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions

23

9,399

Part V

Listed Property (Include automobiles, certain other vehicles, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

	<u> </u>							·							
	Section A-	-Depreciatio	n and Other In	formati	on (Ca	ution: S	ee the ii	nstruci	tions for	imits fo	r passe	enger at	utomobi	les.)	
24a	Do you have evidence	to support the	business/investme	nt use cla	aimed?	Yes	No		2 4b if "	Yes," is	the evid	lence wr	ritten?	Yes	No
	(a) Type of property	(b) Date placed	(c) Business/ investment use			(busine	ss/ investm		•	Ме	thod/	Depri	eciation	Elected s	ection 179
25		<u> </u>	<u> </u>	od prop	ortu pla			uring	penod	Conv	rention	ded	uction	- CO	ost Koma da K
25								_			25				
26						330 (300	mouuc	ions).	• • • •	· · ·	23	Д		I martifulation	THE STREET
	1 toperty asea mor	C 111211 55 76 11		7	130.	1				Τ		T		Τ	
				+				—	· · · · · · · · · · · · · · · · · · ·			+		 	-
										 		<u> </u>		 	
27	Property used 50%	or less in a				.1				<u> </u>				<u> </u>	
	Troporty does so x	7 01 1000 111 4	r'	T						S/L-				anage a	- Ang Zangh
				+						 					
										+				1462	
28	Add amounts in co	lumn (h). line			here ar	nd on line	- 21 pa	ae 1			28		n	1.055	
29												1	<u>_</u>	1,14,191,1,1,1,1	0
		(/)								<u> </u>	· · · ·	·		<u> </u>	
Comp	lete this section for ve	hicles used hy								d nerso	n If voi	ı nrovide	d vehici	es to	
														C3 10	
		·				1		T	- T	Τ		1		1	f)
30	Total business/invest	tment miles dri	ven during		•	,		Ve		1					
			-												
31										<u> </u>					
32	_		-					1							
	•	•	••												
33							*	 							
				İ											
34				Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
		=							1					100	,,,
35	= :														
36												<u> </u>			
				mploy	ers Wh	o Provi	de Vehi	icles f	or Use b	v Their	Empl	ovees	<u> </u>		
Answ													/ho		
											•	•			
37	Do you maintain a wr	itten policy sta	tement that prohi	bits all p	ersonal	use of ve	hicles, i	ncludin	a commu	ting,				Yes	No
									-						
38	Do you maintain a wr	itten policy sta	tement that prohi	bits pers	sonal us	e of vehic	les, exc	ept cor	nmuting,	by your	employe	ees?			
	See the instructions f	or vehicles use	ed by corporate o	fficers, o	directors	, or 1% o	r more o	wners							
39	Do you treat all use o	f vehicles by e	mployees as pers	sonal us	e?										
40	Do you provide more	than five vehic	des to your emplo	yees, o	btain inf	ormation	from you	ır emp	loyees ab	out					_
	the use of the vehicle	s, and retain th	ne information red	eived?											
41	Do you meet the requ	irements conc	erning qualified a	utomob	ile demo	nstration	use? (S	ee inst	ructions.)						
	Note: If your answer	to 37, 38, 39,	40, or 41 is "Yes,	" do no	comple	te Sectio	n B for t	he cov	ered veh	icles.					1000
Part '	VI Amortiz	ation	· · · · · · · · · · · · · · · · · · ·												
		(a)	E		(b)	İ	(c)		(t)		(e)	,	(1)
	Descripti	on of costs		Date a	mortizatio	n Am	ortizable a	mount	Code	section	,	Amortizatio period or		Amortization	for this year
,									1						
42	(a) (b) (c) (d) (d) (expendent of the percentage														
											·-···				
	Amortization of cost	_	-	_									43		33
44	Total. Add amounts	in column (f)	. See the instru-	ctions f	or wher	e to rep	ort						44		33

LC	26-383912
LU	20-000012

Item No.	Description of Property "**" indicates DISPOSED	Date Placed In Service	Asset Code	Bus. Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con- vention Code	Prior Accum. Deprec., 179, Bonus	2012 Deprec.	2012 Accum. Deprec.
7-yr (7-yr Genl purp tools, mach, equip															
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7	200DB	HY	3,127	406	3,533
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7	200DB	HY	3,914	508	4,422
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7	200DB	HY	10,872	1,412	12,284
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7	200DB	HY	4,255	553	4,808
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7	200DB	HY	3,623	471	4,094
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7	200DB	HY	11,218	1,457	12,675
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7	200DB	HY	5,338	693	6,031
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7	200DB	HY	8,252	1,072	9,324
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0			200DB	HY	15,449	2,006	17,455
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	241	31	272
	Total: 7-yr General purpo	se tools, macl	ninery, a	nd equipme	96,403	0	0	0	0	96,403	_			66,289	8,609	74,898
Land																
	Land Rights	1/1/2008	N-1	100.00%	5,000	0	0	0	0	5,000	0			0	0	0
	Total: Land			-	5,000	0	0	0	0	5,000	<u>-</u>			0	0	0
<u>39-yr</u>	Nonresidential real esta	<u>ite</u>														
•	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39	SL/GDS		589	149	738
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39	SL/GDS	MM	2,538	641	3,179
	Total: 39-yr Nonresidenti	al and comme	rcial rea	l estate	30,794	0	0	0	0	30,794	<u> </u>			3,127	790	3,917
Δmo	nt - 248 - Corp org expen	Se														
1,1110	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500) 15	ŞL	FM	133	33	166
	Total: Amortization - 248	- Corporation	organiza	ational expe	500	0	0	0	C	500	<u>)</u>			133	33	166
	SubTotals Less: Disposed Assets Ending Totals				132,697 (0) 132,697	0 (0)		(0)	(0)) (0)_			69,549 (0) 69,549		78,981 (0) 78,981

Detail Report	12/31/2012	Pine Harbour Wa

Deta	ail Report			12/31/2012	Pine Harbou	r Water Utilities I	LC 26-38	8391	21						
11205	3				132,697	0		0	0	0	132,697				
Item	Description of	Date	Asset	Bus.	Cost or	Sec. 179	Credit		Special	Salvage	Recovery		Recovery	Method	Con-
No.	Property	Placed in	Code	Use	Other	Deduction			Allowance	Value	Basis	AMT	Period		vention
	"**" indicates DISPOSED	Service	l	%	Basis							Туре	(years)	<u> </u>	Code
	Hydrants	1/1/2008	F-10	100.00%	4,547	0		0	0	0	4,547		7	200DB	HY
	Services	1/1/2008	F-10	100.00%	5,692	0		0	0	0	5,692		7	200DB	HY
	Standpipes	1/1/2008	F-10	100.00%	15,811	0		0	0	0	15,811		7	200DB	HY
	Structures	1/1/2008	R-5	100.00%	5,794	0		0	0	0	5,794		39	SL/GDS	MM
	Structures	1/1/2008	R-5	100.00%	25,000	0		0	0	0	25,000		39	SL/GDS	MM
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0		0	0	0	6,188		7	200DB	HY
	Meters	1/1/2008	F-10	100.00%	5,270	0		0	0	0	5,270		7	200DB	HY
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0		0	0	0	16,314		7	200DB	HY
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0		0	0	0	7,763		. 7	200DB	HY
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0		0	0	0	12,000		7	200DB	HY
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0		0	0	0	22,468		7	200DB	HY
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0		0	0	0	350		7	200DB	HY
	Land Rights	1/1/2008	N-1	100.00%	5,000	0		0	0	0	5,000		0		
	Organization Costs	1/1/2008	Z-10	100.00%	500	0		0	0	0	500		15	SL	: FM
	SubTotals				132,697	. 0		0	. 0	0	132,697				
	Less: Disposed Assets			_	(0)	(0)	(0) (0)	(0)		-			
	Ending Totals			=	132,697	0		0	0	0	132,697	, =			

Detail Report

-	an report				
11205	3		69,549	9,432	78,981
Item	Description of	Date	Prior Accum.	2012	2012
No.	Property	Placed in	Deprec.,	Current	Accum.
	"**" indicates DISPOSED	Service	179, Bonus	Deprec.	Deprec.
	Hydrants	1/1/2008	3,127	406	3,533
	Services	1/1/2008	3,914	508	4,422
	Standpipes	1/1/2008	10,872	1,412	12,284
	Structures	1/1/2008	589	149	738
	Structures	1/1/2008	2,538	641	3,179
	Supply Mains	1/1/2008	4,255	553	4,808
	Meters	1/1/2008	3,623	471	4,094
	Pumping Equipment	1/1/2008	11,218	1,457	12,675
	Wells and Springs	1/1/2008	5,338	693	6,031
	Wells and Springs	1/1/2008	8,252	1,072	9,324
	Transmission Lines	1/1/2008	15,449	2,006	17,455
	Water Treatment Equip	1/1/2008	241	31	272
	Land Rights	1/1/2008	0	0	0
	Organization Costs	1/1/2008	133	33	166
	SubTotals		69,549	9,432	78,981
	Less: Disposed Assets		(0)	(0)	(0)
	Ending Totals		69,549	9,432	78,981







Line 19 (1120S) - Other Deductions

1	From Form 4562 - Amortization	1	33
2	Bank charges	2	20
3	Continuing Education	3	150
4	Insurance	4	880
5	Legal and professional fees	5	2,222
6	Office expenses	6	1,427
7	Postage	7	360
8	Subcontracted Water Testing	8	14,800
9		9	1,286
10	Total other deductions	10	21,178

Form 4562 Statement - 1120S

1	2	13	1	12	U	1	•

													12	3 1/2012		
Item No.	Description of Property	Date Placed In Service		Bus. Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con- vention Code	Prior Accum. Deprec., 179, Bonus	2012 Deprec.	2012 Accum. Deprec.
<u>Depre</u>	ciation Detail									•		·•				
MACRS	deductions for prior	vears (Line 1	17)													
	lydrants	1/1/2008		100.00%	4,547	0	0	C) 0	4,547	7	200DB	HY	3,127	406	3,533
	Services	1/1/2008	F-10	100.00%	5,692	0	Ö		_	5.692		200DB	HY	3,914	508	4,422
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	Ċ		15,811		200DB	HY	10,872	1,412	12,284
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	C	0	5,794	39	SL/GDS	MM	589	149	738
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	С		25,000		SL/GDS	MM	2,538	641	3,179
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	C		6,188		200DB	HY	4,255	553	4,808
	Meters Pumping Equipment	1/1/2008	F-10	100.00%	5,270	0	0	C		5,270		200DB	HY	3,623	471	4,094
	Vells and Springs	1/1/2008 1/1/2008	F-10 F-10	100.00% 100.00%	16,314	0	0	0		1		200DB	HY	11,218	1,457	12,675
	Vells and Springs	1/1/2008	F-10	100.00%	7,763 12,000	U N	0	י ר י ר		7,763		200DB	HY	5,338	693	6,031
	ransmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	-	, ,			200DB 200DB	HY HY	8,252 15,449	1,072	9,324
	Vater Treatment Equip	1/1/2008	F-10	100.00%	350	Ö	Ö	-				200DB	HY	241	2,006 31	17,455 272
7	otal MACRS deduction	s for prior yea	rs (Line '	17)	127,197	0	0	() 0	127,197	, -			69,416	9,399	78,815
;	Subtotal Deprecia	tion		•	127,197	0	0	() 0	127,197	- -			69,416	9,399	78,815
	Amortization (Line Organization Costs	e 44) 1/1/2008	Z-10	100.00%	500	0	0) 0	500	15	SL	FM	133	33	166
7	otal Total Amortization	(Line 44)		:	500	0	0	() 0	500	<u>.</u>			133	33	166
•	Total Depreciation	and Amo	rtizatio	n į	127,697	0	0) 0	127,697	, =			69,549	9,432	78,981
Form 4562 Reconciliation Annual depreciation and amortization Special allowance except listed property (Line 14) - current year assets Special allowance - listed property (Line 25) - current year assets Section 179 amount claimed (includes prior year disallowed) Section 179 amount carried forward to future year Section 179 deduction (Line 12) reported on Schedule K Less amortization included in total annual depreciation and amortization (Line 44)																
	Form 4562 , Line 22	uueu iii lolai	ailludi (uehi ecialioi	ii ailu ailiuiliza	iuon (Line 44)									9,399	
	•														2,500	



Li	ne 12 (1120S) - Taxes and Licenses		
1	Local property taxes	1	86
	Tax and License	2	250
3	Sub Total	3	336
4	Total taxes and licenses	4	336
1 2	ne 14 (1120S) - Depreciation Depreciation	2	.399 0 .399
	nes 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends erest income (line 4)		
	Interest Income	1	1
	Total interest income	2	1
Α	ne 17a, Sch K (1120S) - Investment Income Code A - Investment income Investment income from lines 4, 5a, 6 and 10. Schedule K. Form 1120S		
2 3 4 5	Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	3 4 	1
	Total investment income	17a	1



Sch L (1120S) - Balance Sheets per Books

<u>5c</u>	n L (11205) - Balance Sneets per Books	1	1 1 1 1 2 2 3	V .	
	Assets		Beginning		Ending
1		1	4,565		6,879
2a	Trade notes and accounts receivable	2a 📗			
2b	Less allowance for bad debts				
2c	Net trade notes and accounts receivable	2c [0		0
3	Inventories	3	0		0
4	U.S. government obligations	4			
5	Tax-exempt securities	5			
6		6	0		0
7	Loans to shareholders	7			
8	Mortgage and real estate loans	· -			
9		9	.0		0
	Buildings and other depreciable assets	_	127,197		127,197
	Less accumulated depreciation		69,416		78,815
	Net buildings and other depreciable assets		57,781		48,382
	Depletable assets				
	Less accumulated depletion				
	Net depletable assets		0		0
		12 📙	5,000	-	5,000
	Intangible assets (amortizable only)		500		500
	Less accumulated amortization		133		166
	Net intangible assets		367		334
	Other assets	· -	0		0
15		15 📙	67,713		60,595
	Liabilities and Capital				
	Accounts payable			_	
17	Mortgages, notes, bonds payable in less than 1 year	<u> </u>			
18		18 📙	0		0
19		19 _			
20		20		_	
21		21	0		0
22		22		_	
23	' '	23	136,325	_	136,325
24	Retained earnings	<u></u>	-68,612		<u>-75,731</u>
	•	25	0		0
	Less cost of treasury stock	_			
27	Total liabilities and shareholders' equity	27 _	67,713		60,594
	End of year balance sheet out of balance by		<u> </u>		1

Sch M-2 (1120S) - Retained Earnings

				Shareholders'	Retained	
		Accumulated	Other	Undistributed	Earnings	Total
		Adjustments	Adjustments	Taxable Income	Unappropriated/	Retained
	_	Account	Account	Previously Taxed	Timing Differences	Earnings
1 Balance at beginning of tax year	1	-65,612	0	0	-3,000	-68,612
2 Income from page 1, line 21	2	0				0
3 Other additions	3	1	0			1
4 Loss from page 1, line 21	4	-7,120				-7,120
5 Other reductions	5	0	0			C
6 Combine lines 1 through 5	6	-72,731	0	0	-3,000	-75,731
7 Distributions	7	0	0	0		C
8 Balance at end of tax year	8	-72,731	0	0	-3,000	-75,731





Pine Harbour Water Utilities LLC Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

			(a) Accumulated	(b) Other
Lin	ne 3 - Other additions		adjustments account	adjustments account
1	Interest income	1	1	
2	Total other additions. Enter on line 3, Schedule M-2	. 2	1	0

Form 1120S

U.S. Income Tax Return for an S Corporation

ending

COPY

OMB No. 1545-0130

2011

Department of the Treasury Internal Revenue Service

For calendar year 2011 or tax year beginning

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
 See separate instructions.

A S election effective date Name									D Emp	loyer identification	number			
	1/	/28/20	009		Pine Harb	our Water Utili	ities LLC				26-3839121			
		activity of		TYPE	Number, stre	eet, and room or si	uite no. If a P.O. bo	ox, see instru	ctions.		E Date incorporated			
nu	mber (s	see instr	uctions)	OR	101 Satelli	ite Court						1/1/2009	,	
0040				PRINT	City or town	ne oour		State	ZIP cod	ie	F Tota	assets (see instruct		
<u>2213</u>	000				0.0, 0						1		1	
C Ch	eck if S	Sch. M-3	attached		Leesburg			FL	34748	3	\$		67,713	
G Is	the c	omora	ation electing	to be an S	S corporation	n beginning with	this tax year?		Yes X	No If "Ye	es." attach	Form 2553 if not a	already filed	
		•				e change (3)		ange (4)	Amended	_		ection termination or		
	heck		(1) Final		· · —			_						
							any part of the						3	
Caut	1						lines 1a through	1	e instruction	s for more	mormado	1.		
	1a			-			ter -0			20.052	—			
	l t		•		•		structions)			22,252				
	(al. Add lines											
Je	٥			-	-		ee instructions)					A.	22.252	
Income	•												22,252	
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_	3												22,252	
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atic	8												0.505	
Ξ	9												2,565	
i i	10												4.004	
S	11	Rer	nts			· · · · · ·							1,804	
ţi	12													
(see instructions for limitations)	13													
nst	14						e on return (atta				1		12,832	
œ.	15													
(S	16													
ns	17													
9.	18													
Deductions	19												14,796	
ō	20										20		31,997	
<u> </u>	21						om line 6			<u> </u>	. 21		-9,745	
	22a						instructions) .							
Ø	b	Tax	from Sched	ule D (For	m 1120S) .			22b						
nts	d	Add	l lines 22a ar	nd 22b (se	e instruction	s for additional t	'axes)				22c			
Ĕ	23a	201	1 estimated	tax payme	nts and 201	0 overpayment	credited to 2011	23a						
Tax and Payme	b										1 1			
<u> </u>	c	Cre	dit for federa	l tax paid	on fuels (atta	ach Form 4136)		23c			A SAGAR			
D L	d									· · —	<u>23d</u>			
a	24						n 2220 is attach			. ▶∐	24			
<u> </u>	25						ines 22c and 24				25			
•	26	Ove	erpayment.	If line 23d	is larger that	n the total of line	es 22c and 24, e	enter amour	it overpaid.		. 26			
	27					2012 estimate				Refunded				
												ge and belief, it is true, o		
		and o	complete. Declara	ation of prepa	rer (other than ta	axpayer) is based on	all information of whi	cn preparer has	any knowledge).		the IRS discuss this ret		
Sig	n						1	k				the preparer shown bell instructions)?		
_	- 1	,	impohure of sec	•••			Date	Title				instructions)?	Yes No	
Her	<u> </u>		ignature of office rint/Type prepared			Preparer's signatu		r Hue	l Da	ate		PTIN		
Paid	1	l				. reparer a signati			,		Check	if	-	
			oren A. Mod	ore						2/20/2012		ployed P0051148	1	
Pre		_	irm's name	<u> </u>		C SCHULTHE	:IS, P.A.				EIN ▶	59-3216170		
Use	On	יש עי	irm's address	. = =	911 W DIX	(IE AVE				Phon		2) 326-5000		
		10	itv	IFFS	RHRG			Stat	e Fl	ZIP c	ode 347	748		

Pine Harbour Water Utilities LLC Form 1120S (2011) Yes Other Information (see instructions) Schedule B Other (specify) a X Cash b Accrual c Check accounting method: See the instructions and enter the: a Business activity ► Utilities b Product or service ► Utility Service 3 At the end of the tax year, did the corporation own, directly or indirectly, 50% or more of the voting stock of a domestic corporation? (For rules of attribution, see section 267(c).) If "Yes," attach a statement showing: (a) name and employer identification number (EIN), (b) percentage owned, and (c) if 100% owned, was a qualified subchapter S subsidiary Х Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide 5 Check this box if the corporation issued publicly offered debt instruments with original issue discount If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments. If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see Enter the accumulated earnings and profits of the corporation at the end of the tax year. 7 Are the corporation's total receipts (see instructions) for the tax year and its total assets at the end of the tax year less than \$250,000? If "Yes," the corporation is not required to complete Schedules L and M-1. During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions 10 a Did the corporation make any payments in 2011 that would require it to file Form(s) 1099 (see instructions)? b If "Yes," did the corporation file or will it file all required Forms 1099? . Total amount Schedule K Shareholders' Pro Rata Share Items 1 -9.7452 Net rental real estate income (loss) (attach Form 8825) . . . 2 3a Expenses from other rental activities (attach statement) Other net rental income (loss). Subtract line 3b from line 3a ncome (Loss) 4 5a Dividends: 6 Net short-term capital gain (loss) (attach Schedule D (Form 1120S)) . . . 8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S)) 8a 8b 8c Unrecaptured section 1250 gain (attach statement) 9 Net section 1231 gain (loss) (attach Form 4797)

Other income (loss) (see instructions) Type

Form 1120S (2011)

10

Form 1120S (2011) Pine Harbour Water Utilities LLC 26-3839121 Page 3

Shareholders' Pro Rata Share Items (continued) Total amount

	.03 (20)	Shareholders' Pro Rata Share Items (continued)		Total amount	
· v	11	Section 179 deduction (attach Form 4562)	11		
Deductions		Contributions	12a		
Cti	b	Investment interest expense	12b		
ಕ್ಷ		Section 59(e)(2) expenditures (1) Type (2) Amount	12c(2)		
۵	d	Other deductions (see instructions)	12d		
		10.00 (20)	13a		
	13a	Low-income housing credit (section 42()(3))	13b		
	b	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	13c		
≣ŧ	C		13d		
Credits	d	Other rental real estate credits (see instructions) Type	13e		
Ö	е	Other rental credits (see instructions) Type	13f		
	f	Alcohol and cellulosic biofuel fuels credit (attach Form 6478)	13g		
	g	Other credits (see instructions)	109		
	14a	Name of country or U.S. possession	1		
	b	Gross income from all sources	14b		
	С	Gross income sourced at shareholder level	14c		
		Foreign gross income sourced at corporate level	100		
w	d	Passive category	14d		
Ë	е	General category	14e		
ĊĖ	f	Other (attach statement)	14f		
ısa		Deductions allocated and apportioned at shareholder level	in Caul		
Foreign Transactions	g	Interest expense	14g		
_	h	Other	14h		
. <u>ā</u>		Deductions allocated and apportioned at corporate level to foreign source income			
ore	i	Passive category	14i		
щ	i	General category	14j		
	k	Other (attach statement)	14k		
		Other information	35 m		1
	1	Total foreign taxes (check one): ▶ ☐ Paid ☐ Accrued	141		
	m	Reduction in taxes available for credit (attach statement)	14m		
	n	Other foreign tax information (attach statement)			
	15a	Post-1986 depreciation adjustment	15a	233	
a × s	b	Adjusted gain or loss	15b		
en Tive	C	Depletion (other than oil and gas)	15c		
T = 1		Oil, gas, and geothermal properties—gross income	15d		
Alternative Minimum Tax (AMT) Items	e	Oil, gas, and geothermal properties—deductions	15e		
4,≅,6	f	Other AMT items (attach statement)	15f		
	16a	Tax-exempt interest income	16a		
ctir de	b	Other tax-exempt income	16b		
\ffe hol	C	Nondeductible expenses	16c		
is A are Ba	d	Distributions (attach statement if required) (see instructions)	16d		
Items Affecting Shareholder Basis	e	Repayment of loans from shareholders	16e		
_=	 . 	Investment income	17a	1	
Recon-Other Ciliation Information	17a	Investment expenses	17b		
The The	b	Dividend distributions paid from accumulated earnings and profits	17c		
وآو	C	Other items and amounts (attach statement)	76.25		19415
	d	Other items and amounts fattach statements	AL -181 9785N	- Common contract to design and the contract of the contract o	pero seguida
ËĢ	4.5	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right			
?ec ≣ia¹	18	column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-9,744	
5		Column. From the result, subtract the sum of the amounts on lines in through 120 and 141		Form 1120S	

Form 1120S (2011) Pine Harbour Water Utilities LLC

Sch	nedule L Balance Sheets per Books	Beginnin	g of tax year	End of	f tax year		
	Assets	(a)	(b)	(c)	(d)		
1	Cash		3,943		4,565		
2a	Trade notes and accounts receivable	501					
	Less allowance for bad debts		501				
3	Inventories	A long to the contract					
4	U.S. government obligations						
5	Tax-exempt securities (see instructions)						
6	Other current assets (attach statement)	13900 (1995) (1995)					
7	Loans to shareholders			49.5			
8	Mortgage and real estate loans						
9	Other investments (attach statement)						
10a	Buildings and other depreciable assets	127,197		127,197			
b	Less accumulated depreciation	56,584	70,613	69,416	57,781		
11a	Depletable assets						
b	Less accumulated depletion			The state of the s	8:		
12	Land (net of any amortization)		5,000	7.00	5,000		
13a	Intangible assets (amortizable only)	500		500	The Carlot of Control		
b	Less accumulated amortization	100	400	133	367		
14	Other assets (attach statement)			and the second second			
15	Total assets	Maria de la compansión de la compansión de la compansión de la compansión de la compansión de la compansión de	80,457		67,713		
	Liabilities and Shareholders' Equity						
16	Accounts payable						
17	Mortgages, notes, bonds payable in less than 1 year						
18	Other current liabilities (attach statement)				§		
19	Loans from shareholders			77.2			
20	Mortgages, notes, bonds payable in 1 year or more				96		
21	Other liabilities (attach statement)						
22	Capital stock		400.005	Carrier Carrier	126 225		
23	Additional paid-in capital		136,325		136,325		
24	Retained earnings	All States	(55,868)		(68,612)		
25	Adjustments to shareholders' equity (attach statement)						
26	Less cost of treasury stock			supplier Appendix and a second			
27	Total liabilities and shareholders' equity		80,457		67,713		
Scl	nedule M-1 Reconciliation of Income (Lo	ss) per Books With	Income (Loss) per	Return			
	Note. Schedule M-3 required instea	ad of Schedule M-1 if to	otal assets are \$10 millio	on or more—see instr	uctions		
1	Net income (loss) per books	-9,744	5 Income recorded on bo	· · · · · · · · · · · · · · · · · · ·			
2	Income included on Schedule K, lines 1, 2, 3c, 4,		on Schedule K, lines 1	•			
	5a, 6, 7, 8a, 9, and 10, not recorded on books this		a Tax-exempt interest	\$	· ·		
	year (itemize):						
3	Expenses recorded on books this year not		6 Deductions include		S		
	included on Schedule K, lines 1 through 12		1 through 12 and 1				
	and 14I (itemize):		_	e this year (itemize):			
а	Depreciation \$		a Depreciation \$				
b	Travel and entertainment \$						
		0.744	7 Add lines 5 and 6		-9,744		
4	Add lines 1 through 3		8 Income (loss) (Schedule K.				
Sci	nedule M-2 Analysis of Accumulated Adj	ustments Account	, Other Aujustinents L(coo.instructions)	Account, and one	ileliolueis		
	Undistributed Taxable Incom						
		(a) Accumulat			hareholders' undistributed		
		adjustments acc		count taxab	le income previously taxed		
1	Balance at beginning of tax year	(55,868)				
2	Ordinary income from page 1, line 21						
3	Other additions		1				
4	Loss from page 1, line 21		9,745)				
5	Other reductions						
6	Combine lines 1 through 5	1	65,612)				
7	Distributions other than dividend distributions						
8	Balance at end of tax year, Subtract line 7 from line 6	17	65.612)				



		<u> </u>	Final K-1	Amen	ded K-1	OMB No. 1545-0130
Schedule K-1 (Form 1120S)	201	1 P				f Current Year Income, nd Other Items
Department of the Treasury Internal Revenue Service	For calendar year 2011, or tax	1		ness income (loss)	13	Credits
Internal Revenue Service	year beginning, 201		Net rental real est	-3,249		
Observation I develop Observation	ending, 20	- -	The rental real est	ata moomo (1000)		
	of Income, Deductions, See back of form and separate instruction	ns 3	Other net renta	al income (loss)		
STEGRES STEERS STEERS		4	Interest incom-	Δ	-	
Part I Information	About the Corporation		Interest incom	1		
A Corporation's employer identific	cation number	5a	Ordinary divide	ends		
26-3839121 B Corporation's name, address, of	tity, state, and ZIP code	5b	Qualified divid	ends	14	Foreign transactions
D Gorpardaon e mame, adarese, e	my, otato, and in occo					_
PS - 11 E. JAZZE LINKE		6	Royalties			
Pine Harbour Water Utilities 101 Satellite Court	LLC	7	Net short-term	capital gain (loss)		
Leesburg	FL 34748					
C IRS Center where corporation f Ogden, UT 84201-0013	iled return	8a	Net long-term	capital gain (loss)		
Part II Information	About the Shareholder	8b	Collectibles (2	8%) gain (loss)		
D Shareholder's identifying numb	oer Shareholder: 1	8c	Unrecaptured	section 1250 gain		
= 3387 E Shareholder's name, address,	city, state, and ZIP code	9	Net section 12	31 gain (loss)		
		10	Other income	(1000)	15	Alternative minimum tax (AMT) items
Robert G Stewart PO Box 447		"	Other moonle	(1055)	A	77.
Fruitland Park , FL 34731						,,
		_				
F Shareholder's percentage of sto ownership for tax year		%				
,						
		11	Section 179 de	eduction	16	Items affecting shareholder basis
		12	Other deductio	ons		
			,			
VinC						
For IRS Use Only						
S					17	Other information
<u> </u>		ļ			Α	1
щ						•
				· · · · · · · · · · · · · · · · · · ·		
·						
		- 1	* See attac	ched statement	tor ac	lditional information.



Robert G Stewart	200 00 000.	
K-1 Statement (Sch K-1, Form 1120S)		
Line 15 - AMT Items A Code A - Post-1986 depreciation adjustment	A	77
Line 17 - Other Information A Code A - Investment income	A	1



Inc	ome Items	
1	Ordinary income from trade or business activities	
2	Net income from rental real estate activities	
3	Net income from other rental activities	
4	Interest	
5	Ordinary dividends	
6	Royalties	
7	Net short-term capital gain	
8	Net long-term capital gain	
9	Net section 1231 gain	
10	Other income	
11	Tax-exempt interest income	
12	Other tax-exempt income	
	Total income items	1
	ss and Expense Items	
1	Ordinary loss from trade or business activities	
2	Net loss from other rental activities	
3	Net loss from other remail delivates	
4	Net short-term capital loss	
5	Net long-term capital loss	
6	Net section 1231 loss	
7	Other loss	
8	Section 179 expense deduction	
9	Charitable contributions	
10	Investment interest expense	
11	Section 59(e)(2) expenditures	
12	Carlet deductions :	
13	Total foreign taxes	
14		
	Total loss and expense items	3,249
Nor	ndeductible Expense Items	
1	Nondeductible expenses	
2	Carryforward of prior nondeductible expenses	
	Total nondeductible expense items	
1		
	ss Carryovers	
1	LUGG ROMO	
2	Nondeductible expense items	

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

-	eholder's name			Shareholder: 1	Identifying Numb	er
	ert G Stewart		<u></u>	· · · · · · · · · · · · · · · · · · ·	288-56-3387 Employer ID Nur	nhor
	orporation's name Harbour Water Utilities <u>LLC</u>				26-3839121	libei
FIIIE	Flatbodi Water Offittes ELO					
Sui	nmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
S	tock	26,819	1	3,249		23,571
	oan		<u>-</u>			
	otal	26,819	1	3,249		23,571
Ele	ction					
	Check if special ordering	election under Reg	. Section 1.1367-	l(g) has been made) .	
Sto	ck Basis					
1	Beginning of year stock bas	is			1 _	26,819
2	Capital contributions				2 _	
3	Other increases				3 _	
4	Income items				4 _	1
5	Add lines 1 through 4				5	26,820
6	Other decreases					
7	Distributions (not to exceed					
•	Distributions in excess		•		_	
8	Subtract the sum of line 6 ar					26,820
9	Loss items (not to exceed		3 (11 2010 01 1000 01	1101 0/	· · · · · · -	
9	Nondeductible expenses		0\		9	
40						26,820
10	Subtract line 9 from line 8				10 _	20,020
11	Nondeductible expenses				4.4	0.040
	X Loss items (not to exceed					3,249
12	Subtract line 11 from line 10					23,571
13	Loan basis restoration					
14	End of year stock basis (sub	otract line 13 from li	ne 12)		14 _	23,571
Loa	ın Balance					
1	Beginning of year loan balar					
2	Current year loans to corpor	ation			2 _	
3	Loan repayments				3 _	
4	End of year loan balance .				4 _	
Loa	ın Basis					
1	Beginning of year loan basis	3			1	
2	Loan basis restoration					•
3	Current year loans to corpor					
4	Add lines 1 through 3				·	
_	_				_	
5	Loan repayments (not to exc	•			_	
6	Subtract line 5 from line 4.				v _	
7	Excess loss items (not to		=-		_	
	Excess nondeductible ex					
8	Subtract line 7 from line 6 .				8 _	· · · · · · · · · · · · · · · · · · ·
9	Excess nondeductible ex	pense items (not to	exceed line 8) OF	}		
	X Excess loss items (not to	exceed line 8) .			9 _	
10	End of year loan basis (subt					
	,					



			Final K-1	Amend	led K-1	OMB No. 1545-0130
Schedule K-1 (Form 1120S)	2011	P				f Current Year Income, nd Other Items
Donortmont of the Tressury	year 2011, or tax	1	Ordinary busines		13	Credits
Internal Revenue Service	ng, 2011			-3,248		
ending _	, 20	2	Net rental real estate			
Shareholder's Share of Income,	Deductions,	3	Other net rental i	ncome (loss)		
Credits, etc.	orm and separate instructions.					
		4	Interest income			
Part I Information About the 0	Sorporation .					
A Corporation's employer identification number		5a	Ordinary dividend	ds		
26-3839121		5 b	Qualified dividen	de	14	Foreign transactions
B Corporation's name, address, city, state, and ZIF	code	30	Qualified dividen	us		1 oreign transactions
		6	Royalties			
Pine Harbour Water Utilities LLC						
101 Satellite Court		7	Net short-term ca	apital gain (loss)		
Leesburg	FL 34748					
C IRS Center where corporation filed return		8a	Net long-term ca	pital gain (loss)		
Ogden, UT 84201-0013 Part II Information About the S	Sharaholdar	8b	Collectibles (28%	%) gain (loss)		
	· 1865年1月1日 1月1日 1月1日 1月1日 1月1日 1日1日 1日1日 1日1日		Unrecaptured se	etion 1050 gain		
D Shareholder's identifying number	Shareholder: 2	8c	Unrecaptured se	ction 1250 gain		
E Shareholder's name, address, city, state, and Zl	P code	9	Net section 1231	gain (loss)		
anarcholder a harrie, address, sky, state, and a						
Madeline J Lipsky		10	Other income (lo	ss)	15	Alternative minimum tax (AMT) items
PO Box 447					Α	78
Fruitland Park, FL 34741						
F Shareholder's percentage of stock ownership for tax year	33 333333%					
ownership for tax your.		l				
		}				
		11	Section 179 ded	uction	16	Items affecting shareholder basis
		''	Geodon 173 ded	uction	"	Komb anddang anarchologi backo
		12	Other deductions	3		
لأو						
JO .		 				,
n se						
381					17	Other information
For IRS Use Only						
L.						
		<u> </u>				
		 				
•						
and the second s			+0		£	
			* See attach	ned statement	tor a	dditional information.

COPY

Madeline J Lipsky

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment

A 78



Inc	ome Items		· ·
1	Ordinary income from trade or business activities		
2	Net income from rental real estate activities		
3	Net income from other rental activities		
4	Interest		
5	Ordinary dividends		
6	Royalties		
7	Net short-term capital gain		
8	Net long-term capital gain		
9	Net section 1231 gain		
10	Other income		
11	Tax-exempt interest income		
12	Other tax-exempt income		
	Total income items		
Los	ss and Expense Items		
1	Ordinary loss from trade or business activities	3,248	
2	Net to a form and the last and addition	3,2.0	
3	Net loss from other rental activities		
4			
5			
6	Net section 1231 loss		
7			
8	Continue 470 augusta deducation		
9	Charitakia pantrihusiana		
10			
11			
12			
13	Total foreign taxes		
14	Carryforward of prior losses		
	Total loss and expense items		. 3,248
Non	ndeductible Expense Items		
1	Nondeductible expenses		
2	Carryforward of prior nondeductible expenses		
	Total nondeductible expense items		
1.00			
	s Carryovers Loss items		4
1			1
2	Nondeductible expense items		2

Form 1120S

Shareholder's Basis Statement



Note to Shareholder: Keep for your records

	eholder's name eline J Lipsky			Shareholder: 2	Identifying Numb	per
S Co	rporation's name Harbour Water Utilities LLC				Employer ID Nui 26-3839121	mber
Sur	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
S	tock	26,819		3,248		23,571
	oan					
	otal	26,819		3,248		23,571
Ele	ction					
	Check if special ordering	election under Reg	g. Section 1.1367-	1(g) has been made).	
Sto	ck Basis					
1	Beginning of year stock basi	is			1 _	26,819
2	Capital contributions					
3	Other increases					
4	Income items					
5	Add lines 1 through 4					26,819
6	Other decreases					
7	Distributions (not to exceed					
	Distributions in excess					20.040
8	Subtract the sum of line 6 ar		5 (If zero or less er	nter 0)	8 _	26,819
9	Loss items (not to exceed		0)		0	
	Nondeductible expenses	(not to exceed line	8)		9 _	26,819
10	Subtract line 9 from line 8				10 _	20,019
11	Nondeductible expenses				44	2 240
	X Loss items (not to exceed					3,248 23,571
12	Subtract line 11 from line 10					23,371
13	Loan basis restoration					23,571
14	End of year stock basis (sub	oract line 13 nom i	ne 12)			20,011
	n Balance				4	
1	Beginning of year loan balar					
2	Current year loans to corpor					
3	Loan repayments					
4	End of year loan balance .				4 _	
Loa	n Basis					
1	Beginning of year loan basis				1 _	
2	Loan basis restoration					
3	Current year loans to corpor					
4	Add lines 1 through 3					
5	Loan repayments (not to exc	ceed line 4)			5 _	
6	Subtract line 5 from line 4 .				6 _	
7	Excess loss items (not to					
	Excess nondeductible ex					
8	Subtract line 7 from line 6 .				8 _	
9	Excess nondeductible ex					
	X Excess loss items (not to	exceed line 8) .			9 _	
10	End of year loan basis (subt	ract line 9 from line	8)		10 _	



Final K-1 Amended K-1 Shareholder's Share of Current Year Income. Schedule K-1 Part III 2011 Deductions, Credits, and Other Items (Form 1120S) 13 Credits Department of the Treasury Ordinary business income (loss) For calendar year 2011, or tax Internal Revenue Service -3,248 year beginning _____ Net rental real estate income (loss) ending _____, 20 ____ Shareholder's Share of Income, Deductions, Other net rental income (loss) ▶ See back of form and separate instructions. Credits, etc. Interest income Part I Information About the Corporation Ordinary dividends A Corporation's employer identification number 26-3839121 Qualified dividends 14 Foreign transactions B Corporation's name, address, city, state, and ZIP code Royalties Pine Harbour Water Utilities LLC Net short-term capital gain (loss) 101 Satellite Court 34748 Leesburg Net long-term capital gain (loss) C IRS Center where corporation filed return Ogden, UT 84201-0013 Collectibles (28%) gain (loss) Part II Information About the Shareholder Unrecaptured section 1250 gain D Shareholder's identifying number Shareholder: 3 **2**-2710 Net section 1231 gain (loss) E Shareholder's name, address, city, state, and ZIP code Alternative minimum tax (AMT) items Other income (loss) Sandra S Wesson 78 PO Box 447 Fruitland Park, FL 34731 F Shareholder's percentage of stock 33.333333% ownership for tax year ____ Section 179 deduction Items affecting shareholder basis Other deductions For IRS Use Only Other information * See attached statement for additional information.



Sandra S Wesson		050-44-2710	050-44-27 10				
K-1 Statement (Sch K-	1, Form 1120S)						
Line 15 - AMT Items							
A Code A - Post-1986 deprec	iation adjustment	 	78				



		the second secon	
Inc	ome Items		
1	Ordinary income from trade or business activities		
2	Net income from rental real estate activities		
3	Net income from other rental activities		
4	Interest		
5	Ordinary dividends		
6	Royalties		
7	Net short-term capital gain		
8	Net long-term capital gain		
9	Net section 1231 gain		
10	Other income		
11	Tax-exempt interest income		
12	Other tax-exempt income		
	Total income items		
	s and Expense Items		
1	Ordinary loss from trade or business activities	3,248	
2	Net loss from rental real estate activities		
3	Net loss from other rental activities		
4			
5			
6			
7	Other loss		
8	Section 179 expense deduction		
9	Charitable contributions		
10	Investment interest expense		
11			
12	Other deductions		
13	Total foreign taxes		
14	Carryforward of prior losses		
• •	Total loss and expense items		. 3,248
Nor	deductible Expense Items		
1	Nondeductible expenses		
2	Carryforward of prior nondeductible expenses		
	Total nondeductible expense items		
Los	s Carryovers		
1	Loss items		1
2	Nondeductible expense items		2
_			

Shareholder's Basis Statement

COPY

Note to Shareholder: Keep for your records

Shar	Identifying Num 056-44-2710	ber				
S Cc	rporation's name Harbour Water Utilities LLC				Employer ID No 26-3839121	ımber
Sur	mmary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
s	tock	26,819		3,248		23,571
L	oan					
T	otal <u>[</u>	26,819		3,248		23,571
Ele	ction					
	Check if special ordering	election under Reg	. Section 1.1367-1	1(g) has been made).	
Sto	ck Basis Beginning of year stock basi	S			1	26,819
2	Capital contributions					
3	Other increases					
4						
5	Add lines 1 through 4				5	26,819
6	Other decreases					·
7	Distributions (not to exceed t	he sum of line 5 an	id line 6)		7	
	Distributions in excess					
8	Subtract the sum of line 6 an		i (if zero or less er	nter 0)	8	26,819
9	Loss items (not to exceed	I line 8) OR	0.		•	
	Nondeductible expenses					26,819
10	Subtract line 9 from line 8 .				10	20,019
11	Nondeductible expenses	(not to exceed line	10) OR		11	3,248
40	X Loss items (not to exceed Subtract line 11 from line 10					23,571
12						23,311
13 14	Loan basis restoration End of year stock basis (sub					23,571
			10 12)			
	n Balance				4	
1	Beginning of year loan balan					
2	Current year loans to corpora					
3	Loan repayments					
4	End of year loan balance .				· · · · · ·	
Loa	ın Basis					
1	Beginning of year loan basis					
2	Loan basis restoration					
3	Current year loans to corpora					
4	Add lines 1 through 3				4	
5	Loan repayments (not to exc					
6	Subtract line 5 from line 4 .				6	
7	Excess loss items (not to		avaged line 6)		7	
_	Excess nondeductible exp					
8	Subtract line 7 from line 6 . Excess nondeductible exp				0	
9	X Excess loss items (not to	·			9	
40	End of year loan basis (subtr					
10	Life of year loan basis (Subti	act mic 3 from ille	0,			



Line 19 (1120S) - Other Deductions

(
From Form 4562 - Amortization	1 _	33
Bank Service Charges	2 _	147
	3	150
Utilities	4	861
Insurance Expense	5 _	931
Professional Fees	6 _	931
Subcontracted Water Testing	7 _	11,743
Total other deductions	8	14,796
	Bank Service Charges Continuing Education Utilities Insurance Expense Professional Fees Subcontracted Water Testing	Bank Service Charges 2 Continuing Education 3 Utilities 4 Insurance Expense 5 Professional Fees 6 Subcontracted Water Testing 7

	Ţ	,	,													•
Item	Description of	Date Placed	Asset	Bus. Use	Cost or	Sec. 179	Credit	Special	Salvage	Recovery	Recovery	Method	Con-	Prior Accum.	2011	2011
No.	Property	In Service	Code	%	Other	Deduction		Allowance	Value	Basis	Period		vention	Deprec.,	Deprec.	Accum.
	"**" indicates DISPOSED		<u> </u>		Basis								Code	179, Bonus	, , , , , ,	Deprec.
7 vr 0	enl purp tools, mach, equ	.1														
<u>/-yi G</u>	Hydrants		E 40	400.00%	4.5.47											
	•	1/1/2008	F-10	100.00%	4,547					4,547	7	200DB	HY	2,559	568	3,127
	Services	1/1/2008	F-10	100.00%	5,692					5,692	7	200DB	HY	3,203	711	3,914
	Standpipes	1/1/2008	F-10	100.00%	15,811					15,811	7	200DB	HY	8,897	1,975	10,872
	Supply Mains	1/1/2008	F-10	100.00%	6,188					6,188		200DB	HY	3,482	773	4,255
	Meters	1/1/2008	F-10	100.00%	5,270					5,270		200DB	HY	2,965	658	3,623
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314					16,314	7	200DB	HY	9,180	2,038	11,218
	Wells and Springs	1/1/2008	F-10	100.00%	7,763					7,763		200DB	HY	4,368	970	5,338
	Wells and Springs	1/1/2008	F-10	100.00%	12,000					12,000	7	200DB	HY	6,753	1,499	8,252
	Transmission Lines	1/1/2008	F-10	100.00%	22,468					22,468	7	200DB	HY	12,643	2,806	15,449
	Water Treatment Equip	1/1/2008	F-10	100.00%	350					350	7	200DB	HY	197	44	241
	Total: 7-yr General purpos	se tools, machi	inery, ar	nd equipmen	96,403					96,403				54,247	12,042	66,289
Land																
	Land Rights	1/1/2008	N-1	100.00%	5,000					5,000						
	Total: Land				5,000					5,000						
30.vr	Nonresidential real estate			•	•				· · · · · · · · · · · · · · · · · · ·							
33-yı	Structures	1/1/2008	R-5	100.00%	5,794					F 70.4	00	01.1000				
	Structures	1/1/2008	R-5	100.00%	25,000					5,794		SL/GDS		440	149	589
					-					25,000	39	SL/GDS	MM	1,897	641	2,538
	Total: 39-yr Nonresidentia	il and commerc	cial real	estate	30,794					30,794				2,337	790	3,127
Amor	t - 248 - Corp org expense	2														
	Organization Costs	1/1/2008	Z-10	100.00%	500					500	15	SL	FM	100	33	133
	Total: Amortization - 248 -	Corporation o	organizat	tional expen	500					500				100	33	133
	SubTotals Less: Disposed Assets				132,697					132,697				56,684	12,865	69,549
	Ending Totals				132,697	·				132,697	-			56,684	12,865	69,549



Deta	ail Report			12/31/2011	Pine Harbou	r Water Utilities	LLC 26-38	39121						
11205					132,697					132,697	•			
Item	Description of	Date	Asset	Bus.	Cost or	Sec. 179	Credit	Special	Salvage	Recovery		Recovery	Method	Con-
No.	Property	Placed in	Code	Use	Other	Deduction		Allowance	Value	Basis	AMT	Period		vention
	"**" indicates DISPOSED	Service	_	%	Basis						Туре	(years)	<u> </u>	Code -
	Hydrants	1/1/2008	F-10	100.00%	4,547					4,547		7	200DB	HY
	Services	1/1/2008	F-10	100.00%	5,692					5,692		7	200DB	HY
	Standpipes	1/1/2008	F-10	100.00%	15,811					15,811		7	200DB	HY
	Structures	1/1/2008	R-5	100.00%	5,794					5,794		39	SL/GDS	MM
	Structures	1/1/2008	R-5	100.00%	25,000					25,000		39	SL/GDS	MM
	Supply Mains	1/1/2008	F-10	100.00%	6,188					6,188		7	200DB	HY
	Meters	1/1/2008	F-10	100.00%	5,270					5,270		7	200DB	HY
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314					16,314		7	200DB	HY
	Wells and Springs	1/1/2008	F-10	100.00%	7,763					7,763		7	200DB	HY
	Wells and Springs	1/1/2008	F-10	100.00%	12,000					12,000		7	200DB	HY
	Transmission Lines	1/1/2008	F-10	100.00%	22,468					22,468		7	200DB	HY
	Water Treatment Equip	1/1/2008	F-10	100.00%	350					350		7	200DB	HY

SubTotals Less: Disposed Assets **Ending Totals**

1/1/2008

1/1/2008

N-1

100.00%

Z-10 100.00%

5,000

132,697

500

Land Rights

Organization Costs

132,697 132,697

500

5,000

132,697

15

SL

FΜ

Detail Report

204411100011						
1120S			56,684	12,865	69,549	
Item	Description of	Date	Prior Accum.	2011	2011	
No.	Property	Placed in	Deprec.,	Current	Accum.	
	"**" indicates DISPOSED	Service	179, Bonus	Deprec.	Deprec.	
	Hydrants	1/1/2008	2.550	500		
	Services		2,559	568	3,127	
		1/1/2008	3,203	711	3,914	
	Standpipes	1/1/2008	8,897	1,975	10,872	
	Structures	1/1/2008	440	149	589	
	Structures	1/1/2008	1,897	641	2,538	
	Supply Mains	1/1/2008	3,482	773	4,255	
	Meters	1/1/2008	2,965	658	3,623	
	Pumping Equipment	1/1/2008	9,180	2,038	11,218	
	Wells and Springs	1/1/2008	4,368	970	5,338	
	Wells and Springs	1/1/2008	6,753	1,499	8,252	
	Transmission Lines	1/1/2008	12,643	2,806	15,449	
	Water Treatment Equip	1/1/2008	197	44	241	
	Land Rights	1/1/2008				
	Organization Costs	1/1/2008	100	33	133	
	SubTotals		56,684	12,865	69,549	
	Less: Disposed Assets			·	,	
	Ending Totals		56,684	12,865	69,549	

EXHIBIT P Rule 25-30.037(2)(t)

A statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for the year of the transfer and subsequent years.

Pine Harbour Water Utilities, LLC is responsible for filing the Annual Report and RAFs for 2016 up to the date of closing – or through June 29, 2016.

Pine Harbour Waterworks, Inc. is responsible for the 2016 Annual Reports and RAFs $\underline{\text{from}}$ the date of closing and subsequent years.

EXHIBIT Q Rule 25-30.037(2)(v)

If the buyer owns other water or wastewater utilities that are regulated by the Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities.

Below is a listing of other water and wastewater utilities regulated by the PSC by the majority shareholder of Pine Harbour Waterworks, Inc.

<u>Utility</u>	Cerrificate No.
Harbor Utility Company	522-W
Lakeside Utility Company	567-W & 494-S
LP Utility Company	620-W & 533-S
HC Utility Company	422-W & 359-S
Brevard Utility Company	002-W
Sunny Hills Utility Company	501-W & 435-S
Lake Osborne Utility Company	053-W
Jumper Creek Utility Company	667-W & 507-S
The Woods Utility Company	507-W & 441-S
Country Walk Utilities, Inc.	579-W
Raintree Waterworks, Inc.	539-W
Brendenwood Waterworks, Inc.	339-W
Lake Idlewild Utility Company	531-W
Black Bear Waterworks, Inc.	654-W

North Charlotte Waterworks, Inc. Pending – Docket No. 160058-WS

The majority shareholder is also the majority shareholder of U.S. Water Services Corporaiton. The economies of scale exist by a sharing of administrative costs from U.S. Water Services Corporation through the operation, maintenance, customers service, and management contracts. These administrative costs include management of the utilities, accounting services, regulatory compliance, administrative, etc. These costs are spread or allocated over all the customers of the regulated utilities on an ERC basis. As more utilities are acquired and more customers are added, these costs are thereby reduced. This results in lower Contractual Service expenses for the newly acquired utilities. This economies of scale is achieved by directly lowering these administrative costs to the customers through the U.S. Water Services contract.

EXHIBIT R Rule 25-30.030

Provide proof of noticing pursuant to Rule 25-30.030, FAC.

To be provided late-filed.