

CLASS A

WATER AND/OR WASTEWATER UTILITIES

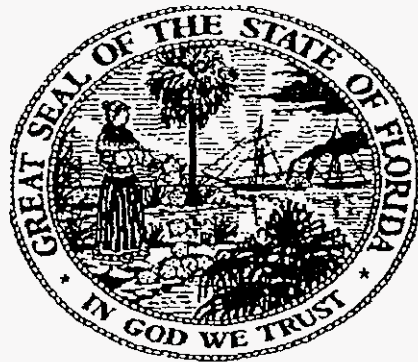
**FINANCIAL, RATE  
AND ENGINEERING  
MINIMUM FILING  
REQUIREMENTS**

OF

**NI FLORIDA, LLC**

Exact Legal Name of Utility

**VOLUME I**



FOR THE

Test Year Ended: December 31, 2008

DOCUMENT NUMBER - DATE

07359 JUL 21 8

FPSC-COMMISSION OF PUBLIC UTILITIES

CLASS A AND B WATER AND /OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
MINIMUM FILING REQUIREMENTS  
INDEX

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FPSC-COMMISSION CLERK

CLASS A AND B WATER AND /OR SEWER UTILITIES  
 FINANCIAL, RATE AND ENGINEERING  
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CLASS A AND B WATER AND /OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
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Schedule of Wastewater Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim [ ] Final [X]

Schedule: A-2  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Description	(2) Average Amount Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant In Service	\$ 7,552,287	\$ -	\$ 7,552,287	A-3.A-6
2					
3	Utility Land & Land Rights	9,513	-	9,513	A-3.A-6
4					
5	Less: Non-Used & Useful Plant	-	-	-	A-7
6					
7	Construction Work In Progress	315	(315) (A)	-	A-3
8					
9	Less: Accumulated Depreciation	2,977,907	-	2,977,907	A-3, A-10
10					
11	Less: CIAC	3,497,958	-	3,497,958	A-12
12					
13	Accumulated Amortization of CIAC	1,274,279	-	1,274,279	A-14
14					
15	Acquisition Adjustments	3,620,491	(3,620,491) (B)	-	A-3
16					
17	Advances For Construction	-	-	-	A-16
18					
19	Working Capital Allowance	-	170,378 (C)	170,378	A-17
20					
21	Total Rate Base	\$ 5,981,020	\$ (3,450,428)	\$ 2,530,592	

DOCUMENT NUMBER - DATE

07359 JUL 21 08

FPSC - COMMISSION CLERK

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-3  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Water	Wastewater
1	<u>(A) Construction Work In Progress</u>		
2	Adjustment to remove construction work in progress from Rate Base		315
3	Total adjustment construction work in progress		<u>\$ 315</u>
4			
5	<u>(B) Remove positive acquisition adjustment not included in rate base</u>		
6	Acquisition adjustment		<u>\$ 3,620,491</u>
7			
8	<u>(C) Working Capital</u>		
9	Schedule A-17		<u>\$ 170,378</u>
10			

2

Schedule of Water and Wastewater Plant in Service

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: A-4

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Water	Wastewater
1	Balance at 12-31-2007 (per PSC Audit dated 10-10-08)		\$ 7,570,351
2			
3	2008 Additions		-
4			
5	2008 Retirements		-
6			
7	2008 Adjustments		-
8			
9	Balance at 12-31-2008		<u>\$ 7,570,351</u>
10			

Supporting Schedules A-6

Recap Schedules: A-18

Schedule of Wastewater Plant In Service By Primary Account

Florida Public Service Commission

Test Year Average Balance

Company: NI Florida, LLC

Schedule: A-6

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

year and the test year by primary account. Also show non-used & useful amounts by account.

Preparer: Donald J. Clayton, P.E.  
Recap Schedules: A-2, A-4

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
Line No.	Account No. and Name	Per Books Prior Year 12/31/2007	Per Books Test year 12/31/2008	Test Year Average Bal.	Test Year Adjustments	Adjusted Average	Non-Used & Useful %	Non-Used & Useful Amount
1	351 Organization	\$ 6,247	\$ 6,247	\$ 6,247	\$ -	\$ 6,247	0.00%	\$ -
2	353 Land and Land Rights	9,513	9,513	9,513	-	9,513	0.00%	-
3	354 Structures and Improvements	2,195	2,195	2,195	-	2,195	0.00%	-
4	360 Collection sewers - Force	995,236	995,236	995,236	-	995,236	0.00%	-
5	361 Collection Sewers - Gravity	4,104,643	4,104,643	4,104,643	(411,793) A	3,692,850	0.00%	-
6	362 Special Collecting Structures	-	-	-	411,793 A	411,793	0.00%	-
7	363 Services to Customers	991,349	991,349	991,349	-	991,349	0.00%	-
8	364 Flow-measuring devices	157,854	157,854	157,854	-	157,854	0.00%	-
9	370 Receiving Wells	550,916	550,916	550,916	-	550,916	0.00%	-
10	371 Lift Station Pumps	549,097	549,097	549,097	(8,551) B	540,546	0.00%	-
11	389 Other Misc. Equipment	6,298	6,298	6,298	-	6,298	0.00%	-
12	390 Office Furniture & Equipment	36,751	36,751	36,751	-	36,751	0.00%	-
13	391 Transportation Equipment	146,609	146,609	146,609	-	146,609	0.00%	-
14	393 Tools, Shop & Garage Equip.	10,829	10,829	10,829	-	10,829	0.00%	-
15	397 Miscellaneous Equip.	2,814	2,814	2,814	-	2,814	0.00%	-
16								
17		<u>\$ 7,570,351</u>	<u>\$ 7,570,351</u>	<u>\$ 7,570,351</u>	<u>\$ (8,551)</u>	<u>\$ 7,561,800</u>	<u>0.00%</u>	<u>\$ -</u>

19 Explanation of adjustments:

20 A. PSC audit adjustment to reclassify plant per report dated October 10, 2008.

21 A. PSC audit adjustment to reflect 2004 and 2005 unrecorded retirements per report dated October 10, 2008.



Non-Used and Useful Plant - Summary - Final

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: A-7

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Description	(2) Average Amount Per Books	(3) Utility Adjustments	(4) Balance Per Utility
1	WATER			
2				
3	Plant In Service			
4				
5	Land			
6				
7	Accumulated Depreciation			
8				
9	Other (Explain)			
10				
11				
12	Total	N/A	N/A	N/A
13				
14				
15	WASTEWATER			
16				
17	Plant In Service	\$ -	\$ -	\$ -
18				
19	Land	-	-	-
20				
21	Accumulated Depreciation	-	-	-
22				
23	Other (Explain)	-	-	-
24				
25				
26	Total	\$ -	\$ -	\$ -

Supporting Schedules: A-6, A-10

Recap Schedules: A-2

Schedule of Water and Wastewater Accumulated Depreciation  
Annual Balances Subsequent to last Established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: A-8  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance at 12-31-2007 (per PSC audit dated 10-10-08)		\$ 2,870,481
2			
3	2008 Accruals		214,850
4			
5	2008 Retirements		-
6			
7	2008 Adjustments		-
8			
9	Balance at 12-31-2008		<u>\$ 3,085,331</u>
10			

Supporting Schedules: A-10  
Recap Schedules: A-18

Schedule of Wastewater Accumulated Depreciation By Primary Account  
Beginning and End of Year Average

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: A-10  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.  
Recap Schedules: A-2, A-8

Explanation: Provide the ending balances and average of accumulated depreciation for the prior year and the test year by primary account. Also show non-used and useful amounts by account.

Line No.	(1) Account No. and Name	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		Per Books Prior Year 12/31/2007	Per Books Test year 12/31/2008	Test Year Average Bal.	Test Year Adjustments	Adjusted Average	Non-Used & Useful %	Non-Used & Useful Amount
1	351 Organization	\$ 6,247	\$ 6,247	\$ 6,247	\$ -	\$ 6,247	0.00%	\$ -
2	353 Land and Land Rights	-	-	-	-	-	0.00%	-
3	354 Structures and Improvements	1,577	1,658	1,618	(14) B	1,604	0.00%	-
4	360 Collection sewers - Force	574,888	608,063	591,476	7,654 B	599,129	0.00%	-
5	361 Collection Sewers - Gravity	1,018,143	1,110,464	1,064,304	(49,611) B	1,014,693	0.00%	-
6	362 Special Collecting Structures	-	10,295	5,148	77,996 B	83,143	0.00%	-
7	363 Services to Customers	299,098	325,166	312,142	(32,382) B	279,760	0.00%	-
8	364 Flow-measuring devices	146,304	157,854	152,079	5,775 B, C	157,854	0.00%	-
9	370 Receiving Wells	285,416	307,453	296,435	(21,683) B	274,751	0.00%	-
10	371 Lift Station Pumps	352,923	383,428	368,176	(10,139) B, D	358,036	0.00%	-
11	389 Other Misc. Equipment	6,298	6,298	6,298	-	6,298	0.00%	-
12	390 Office Furniture & Equipment	35,739	36,751	36,245	-	36,245	0.00%	-
13	391 Transportation Equipment	146,408	146,609	146,509	-	146,509	0.00%	-
14	393 Tools, Shop & Garage Equip.	10,819	10,829	10,824	-	10,824	0.00%	-
15	397 Miscellaneous Equip.	2,814	2,814	2,814	- B, E	2,814	0.00%	-
16								
17		<u>\$ 2,886,674</u>	<u>\$3,113,949</u>	<u>\$ 3,000,312</u>	<u>\$ (22,404)</u>	<u>\$ 2,977,907</u>	<u>0.00%</u>	<u>\$ -</u>
18								

19 Explanation of adjustments:

- 20 A. Adjustment to show accrued depreciation in account 351 Organization.
- 21 B. PSC audit adjustments from report dated October 10, 2008 = (\$16,193).
- 22 C. Adjustment to limit accumulated depreciation to total original cost of plant = (\$5,775)
- 23 D. 2008 Depreciation on 2004 and 2005 retirements = (\$237)
- 24 E. Adjustment to limit accumulated depreciation to total original cost of plant = (\$199)

Schedule of Water and Wastewater Contributions in Aid of Construction  
 Annual Balances Subsequent to last Established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-11  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance at 12-31-2007 (per PSC audit dated 10-10-08)		\$ 3,495,558
2			
3	Additions		4,800
4			
5	Retirements		-
6			
7	Adjustments (rounding)		
8			
9	Balance at 12-31-2008		<u>\$ 3,500,358</u>
10			

8

Supporting Schedules: A-12  
 Recap Schedules: A-19

Summary of Contributions In Aid of Construction By Classification  
 Test Year Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-12  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the average CIAC balance by account. If a projected test year is employed, provide breakdown for average and projected test year.

Line No.	(1) Description	(2) Per Books Prior Year 12/31/2007	(3) Per Books Test year 12/31/2008	(4) Average Test year	(5) Test Year Adjustments	(6) Adjusted Test year	(7) Non-Used & Useful %	(8) Non-Used & Useful Amount
1	WATER							
2								
3	Plant Capacity Fees							
4								
5	Line/Main Extension Fees							
6								
7	Meters & Meter Installation Fees							
8								
9	Contributed Property							
10								
11	Other - Tap Fees							
12								
13	Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14								
15								
16	WASTEWATER							
17								
18	Plant Capacity Fees	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
19								
20	Line/Main Extension Fees	\$ 3,495,567	\$ 3,500,357	3,497,957	1 A	3,497,958	0.00%	-
21								
22	Contributed Property	-	-	-	-	-	0.00%	-
23								
24	Other - Tap Fees	-	-	-	-	-	0.00%	-
25								
26								
27	Total	\$ 3,495,557	\$ 3,500,357	\$ 3,497,957	\$ 1	\$ 3,497,958	0.00%	\$ -
28								
29	Explanation of adjustments:							
30	A. PSC audit adjustment from report dated October 10, 2008 (rounding).							

Recap Schedules: A-2, A-4

Schedule of Water and Wastewater Accumulated Amortization of CIAC  
 Annual Balances Subsequent to last Established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-13  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	Balance at 12-31-2007 (per PSC audit dated 10-10-2008)		\$ 1,222,171
2			
3	Accruals		104,216
4			
5	Retirements		-
6			
7	Adjustments		-
8			
9	Balance at 12-31-2008		<u>\$ 1,326,387</u>
10			

10

Supporting Schedules: A-14  
 Recap Schedules: A-19

Schedule of Accumulated Amortization of CIAC  
 Test Year Average Balance - Water and Wastewater

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-14  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the average Accumulated Amortization of CIAC balance by classification. If a projected year is employed, provide breakdown for average projected year.

Line No.	(1) Description	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		Per Books Prior Year 12/31/2007	Per Books Test year 12/31/2008	Test Year Average Bal.	Test Year Adjustments	Test Year Average Bal.	Non-Used & Useful %	Non-Used & Useful Amount
1	WATER							
2								
3	Plant Capacity Fees							
4								
5	Line/Main Extension Fees							
6								
7	Meters & Meter Installation Fees							
8								
9	Contributed Property							
10								
11	Other - Tap Fees							
12								
13								
14	Total	N/A	N/A	N/A			N/A	N/A
15								
16								
17	WASTEWATER							
18								
19	Plant Capacity Fees			\$ -			0.00%	\$ -
20								
21	Line/Main Extension Fees	1,190,512	1,294,728	1,242,620	31,659 A	1,274,279	0.00%	-
22								
23	Contributed Property			-			0.00%	-
24								
25	Other - Tap Fees			-			0.00%	-
26								
27								
28	Total	\$ 1,190,512	\$ 1,294,728	\$ 1,242,620	\$ 31,659	\$ 1,274,279	0.00%	\$ -

Explanation of adjustments:

A. PSC audit adjustments from report dated October 10, 2008 (\$35,457 less amount already booked of \$3798).

Supporting Schedules: A-14  
 Recap Schedules: A-19

Schedule of Annual AFUDC Rates Used

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: A-15  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

---

Line  
No.

- 1 The Company has not booked any AFUDC since the rate base was last established as of December 31, 2007. Going forward the
- 2 Company will use the cost of capital established in this proceeding as the basis for future AFUDC.



Schedule of Water and Wastewater Advances for Construction  
Annual Balances Subsequent to Last established Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: A-16  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	None		

Recap Schedules: A-1, A-2, A-19

Schedule of Working Capital Allowance Calculation

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-17  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.  
 Recap Schedules: A-2, A-2 [Interim]

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

Line No.	Description	Water	Wastewater
1	<u>Final Rates</u>		
2			
3	Total O & M Expense per B-5, B-6		\$ 1,355,829
4	Adjustments to O & M Expense per B-2		7,198
5			
6	Total Adjusted to O & M Expense		<u>\$ 1,363,027</u>
7	Divide by 8		<u>8</u>
8			
9	Equals working capital		<u>\$ 170,378</u>
10			
11			
12			
13			
14			
15			
16			
17			
18	<u>Interim Rates</u>		
19			
20	Total O & M Expense per B-5, B-6		\$ 1,329,989
21	Adjustments to O & M Expense per B-2		6,708
22			
23	Total Adjusted to O & M Expense		<u>\$ 1,336,696</u>
24	Divide by 8		<u>8</u>
25			
26	Equals working capital		\$ 167,087

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Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-18  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) ASSETS	(2)	(3)	(4)	(5)	(6)
		Per Books Prior Year 12/31/2007	Per Books Test Year 12/31/2008	Test Year Adjustments	Adjusted Test year	Average
1	UTILITY PLANT					
2	Utility Plant in Service	\$ 7,570,351	\$ 7,570,351	\$ (8,551) A	\$ 7,561,800	\$ 7,570,351
3	Construction Work In Progress	-	315	(315)	-	158
4	Less: Accumulated Depreciation	(2,886,674)	(3,113,949)	22,404 B	(3,091,545)	(3,000,312)
5	Net Plant	4,683,677	4,456,717	13,538	4,470,255	4,570,197
6						
7	Utility Plant Acquisition Adjustments	-	3,620,491	(3,620,491)	-	1,810,246
8						
9	TOTAL NET UTILITY PLANT	4,683,677	8,077,208	(3,606,953)	4,470,255	6,380,442
10						
11	OTHER PROPERTY AND INVESTMENTS					
12	Nonutility Property	257	-	-	-	129
13	Less: Accumulated Depreciation	-	-	-	-	-
14	Net Nonutility Property	257	-	-	-	129
15						
16	Other Investments	-	902,706	-	902,706	451,353
17	Special Funds	16,010	8,480	-	8,480	12,245
18						
19	TOTAL OTHER PROPERTY AND INVESTMENTS	16,267	911,186	-	911,186	463,727
20						
21	CURRENT AND ACCRUED ASSETS					
22	Cash	14,537	-	-	-	7,269
	Accounts and Notes Receivable, Less Accumulated Provision for uncollectable Accounts	152,364	134,605	-	134,605	143,485
24	Accounts Receivable from Associated Companies	1,078	-	-	-	539
25	Prepayments	-	594	-	594	297
26	Accrued Utility revenues	-	31,822	-	31,822	15,911
27						
28	TOTAL CURRENT AND ACCRUED ASSETS	167,979	167,021	-	167,021	167,500
29						
30	DEFERRED DEBITS					
31	Preliminary Survey and Investigation Charges	-	9,010	-	9,010	4,505
32	Deferred Rate Case Expense	-	6,105	-	6,105	3,053
33						
34	TOTAL DEFERRED DEBITS	-	15,115	-	15,115	7,558
35						
36	TOTAL ASSETS AND OTHER DEBITS	\$ 4,867,923	\$ 9,170,530	\$ (3,606,953)	\$ 5,563,577	\$ 7,019,226
37						
38	Explanation of adjustments:					
39	A. PSC audit adjustment from report dated October 10, 2008 =		(\$ 8,551)			
40	B. PSC audit adjustments from report dated October 10, 2008 =		(16,193)			
41	Adjustment to limit accumulated depreciation to total original cost of plant =		(5,775)			
42	2008 Depreciation on 2004 and 2005 retirements =		(237)			
43	Adjustment to limit accumulated depreciation to total original cost of plant =		(199)			
44	TOTAL Adjustment B		(\$22,404)			
45						

Comparative Balance Sheet - Equity Capital and Liabilities

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-19  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) ASSETS	(2)	(3)	(4)	(5)	(6)
		Per Books Prior Year 12/31/2007	Per Books Test Year 12/31/2008	Test Year Adjustments	Adjusted Test year	Average
1	EQUITY CAPITAL					
2	Common Stock Issued	\$ 200	\$ -	\$ -	\$ -	\$ 100
3	Other Paid-in Capital	604,029	5,678,813	(3,575,295) A	2,103,518	3,141,420
4	Retained Earnings (Deficit)	(2,686,368)	(201,257)	-	(201,257)	(1,443,813)
5	Reacquired Capital Stock	(2,419)	-	-	-	(1,210)
6						
7	TOTAL EQUITY CAPITAL	(2,084,558)	5,477,556	(3,575,295)	1,902,261	1,696,498
8						
9	LONG TERM DEBT					
10	Other Long Term Debt	-	233,932	-	233,932	116,966
11						
12	TOTAL LONG TERM DEBT	-	233,932	-	233,932	116,966
13						
14	CURRENT AND ACCRUED LIABILITIES					
15	Accounts Payable	351,753	113,486	-	113,486	232,620
16	Notes Payable	4,119,631	-	-	-	2,059,816
17	Accounts Payable to Associated Co.	28,360	894,623	-	894,623	461,492
18	Customer Deposits	6,960	10,219	-	10,219	8,590
19	Accrued Taxes	115,869	43,919	-	43,919	79,894
20	Accrued Interest	24,973	528	-	528	12,751
21	Miscellaneous Current and Accrued Liabilities		190,638	-	190,638	95,319
22						
23	TOTAL CURRENT AND ACCRUED LIABILITIES	4,647,546	1,253,413	-	1,253,413	2,950,480
24						
25	CONTRIBUTIONS IN AID OF CONSTRUCTION					
26	Contributions in Aid of Construction	3,495,557	3,500,357	1 B	3,500,358	3,497,957
27	Accumulated Amortization of Contributions in Aid of Construction	(1,190,622)	(1,294,728)	(31,659) C	(1,326,387)	(1,242,675)
28						
29	TOTAL NET C.I.A.C.	2,304,935	2,205,629	(31,658)	2,173,971	2,255,282
30						
31	DEFERRED CREDITS					
32	Other Deferred Credits	-	-	- B	-	-
33						
34	TOTAL DEFERRED CREDITS	-	-	-	-	-
35						
36						
37						
38	TOTAL EQUITY CAPITAL AND LIABILITIES	\$ 4,867,923	\$ 9,170,530	\$ (3,606,953)	\$ 5,563,577	\$ 7,019,226
39						

Explanation of adjustments:

- 41 A. Net effect of PSC audit adjustments from report date October 10, 2008 and adjustment to remove acquisition premium.
- 42 B. PSC audit adjustment from report dated October 10, 2008 (rounding).
- 43 C. PSC audit adjustments from report dated October 10, 2008 (\$35,497 less amount already booked of \$3798).

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45

Schedule of Wastewater Net Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim [ ] Final [X]

Schedule: B-2  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 7) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenue	(7) Supporting Schedules
1	OPERATING REVENUES	\$ 1,470,837	\$ -	\$ 1,470,837	\$ 411,297 A	\$ 1,882,134	B-4, B-3
2							
3	Operation & Maintenance	1,302,104	53,725 B	1,355,829	7,198 B	1,363,027	B-6, B-3
4							
5	Depreciation, net of CIAC Amort.	123,059	-	123,059	-	123,059	B-14, B-3
6							
7	Amortization	-	-	-	-	-	
8							
9	Taxes Other Than Income Taxes	136,300	-	136,300	18,508 C	154,808	B-15, B-3
10							
11	Provision for Income Taxes	-	-	-	-	-	C-1, B-3
12							
13	OPERATING EXPENSES	<u>1,561,463</u>	<u>53,725</u>	<u>1,615,188</u>	<u>25,706</u>	<u>1,640,894</u>	
14							
15	NET OPERATING INCOME	<u>\$ (90,626)</u>	<u>\$ (53,725)</u>	<u>\$ (144,351)</u>	<u>\$ 385,591</u>	<u>\$ 241,240</u>	
16							
17							
18	RATE BASE	<u>\$ 5,981,020</u>	<u>\$ (3,450,428)</u>	<u>\$ 2,530,592</u>		<u>\$ 2,530,592</u>	
19							
20							
21	RATE OF RETURN	-1.52%		-5.70%		9.53%	

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Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-3

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim [ ] Final [X]

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

Line No.	Description	Water	Wastewater
1	<u>(A) Adjustments to Revenue</u>		
2	(1) Revenue Increase		411,297
3	Total adjustment to revenue		<u>\$ 411,297</u>
4			
5	<u>(B) Adjustments to Operations &amp; Maintenance Expenses</u>		
6	Test Year Adjustments		
7	(1) Adjustment to reflect corrected billing for wastewater purchased		
8	from Pasco County.		\$ 48,236
9	(2) Adjustment to annualize increase in electricity costs		653
10	(3) Adjustment to annualize increase in sewage treatment costs		2,687
11	(4) Adjustment to reduce bad debts expense to 1.75% of revenue		(20,351)
12	(5) Adjustment to include one fourth of rate case expense in operating expenses		22,500
13			<u>\$ 53,725</u>
14			
15	Requested revenue Adjustments		
16	(1) Adjustment to reflect bad debts expense at 1.75% of requested increase in revenue		
17	Total requested increase in revenues		\$ 411,297
18	Bad debts rate		1.75%
19	Bad debts adjustment		<u>\$ 7,198</u>
20			
21	<u>(C) Taxes other than Income Taxes</u>		
22	(1) To adjust test year regulatory assessment fees for requested increase in revenues		
23	Total requested increase in revenues		\$ 411,297
24	RAF rate		4.50%
25	RAF adjustment		<u>\$ 18,508</u>

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Test Year Operating Revenue

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-4

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Recap Schedules: B-2

Explanation: Complete the following revenue schedule for the historical test year or base year. If general service revenues is not accounted for by sub-account, then show the total amount under metered or measured commercial and provide an explanation.

Line No.	WATER SALES		SEWER SALES	
	Account No. and Description	(1) Total Water	Wastewater	(2) Total Wastewater
1	460 Unmetered Water Revenue		521.1 Flat Rate - Residential	\$ -
2	461.1 Metered - Residential		521.2 Flat Rate - Commercial	-
3	461.2 Metered - Commercial		521.3 Flat Rate - Industrial	-
4	461.3 Metered - Industrial		521.4 Flat Rate - Public Authorities	-
5	461.4 Metered - Public Authorities		521.5 Flat Rate - Multi-Family	-
6	461.5 Metered - Multi-Family		521.6 Flat Rate - Other	-
7	462.1 Public Fire Protection		522.1 Measured - Residential	970,781
8	462.2 Private Fire Protection		522.2 Measured - Commercial	269,084
9	464 Other sales - Public Authorities		522.3 Measured - Industrial	-
10	465 Irrigation Customers		522.4 Measured - Public-Authority	-
11	466 Sales for Resale		522.5 Measured - Multi-Family	197,985
12	467 Interdepartmental Sales		523 Other Sales - Public Authorities	-
13			524 Revenue from Other Systems	-
14	TOTAL SALES OF WATER		525 Interdepartmental Sales	-
15				
16	OTHER WATER REVENUES		TOTAL SEWER SALES	1,437,851
17	470 Forfeited Discounts			
18	471 Misc. Service Revenues		OTHER SEWER REVENUES	
19	472 Rents From Water Property		530 Guaranteed Revenue	-
20	473 Interdepartmental Rents		531 Sale of Sludge	-
21	474 Other Water Revenues		532 Forfeited Discounts	-
22			534 Rents From Sewer Property	-
23			535 Interdepartmental Rents	-
24			536 Other Sewer Revenues	32,986
25	TOTAL OTHER WATER REVENUES		541 Measured Re-Use Revenues	-
26				
27			TOTAL OTHER	
28	TOTAL WATER OPERATING REVENUES	N/A	SEWER REVENUES	32,986
29				
30			TOTAL SEWER	
31			OPERATING REVENUES	\$ 1,470,837
32				

Detail of Operation & Maintenance Expenses By Month - Wastewater

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Florida Public Service Commission

Schedule: B-6  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.  
 Recap Schedules: B-2

Line No.	(1) Account No. and Name	(2) Jan*	(3) Feb*	(4) Mar*	(5) Apr*	(6) May	(7) Jun	(8) Jul	(9) Aug	(10) Sept	(11) Oct	(12) Nov	(13) Dec	(14) Total Annual	(15) Adj.	(16) Adj. Total Annual
1	701 - Salaries & Wages - Employees	7,177	7,177	7,177	7,177	5,819	5,765	7,856	6,391	6,325	7,206	7,144	7,074	\$ 83,290	\$ -	\$ 83,290
2	703 - Salaries & Wages - Officers, Etc.	10,794	10,794	10,794	10,794	8,102	8,102	8,102	8,102	8,102	8,102	8,102	8,102	107,987	-	107,987
3	704 - Employee Pensions & Benefits	574	574	574	574	1,750	2,137	2,197	2,143	2,143	2,143	2,177	2,146	19,133	-	19,133
4	710 - Purchased Sewer Treatment**	33,941	33,941	33,941	33,941	35,678	39,063	38,671	45,745	34,370	48,553	32,407	40,361	450,712	50,923	501,635
5	715 - Purchased Power	1,276	1,276	3,001	1,276	3,174	1,552	2,002	2,239	2,000	1,982	1,509	1,563	22,850	653	23,503
6	720 - Materials & Supplies	1,053	1,053	1,053	1,053	2,534	3,726	1,647	1,103	108	239	108	556	14,233	-	14,233
7	731 - Contract Services - Engineering	814	814	814	814	-	-	-	-	-	-	-	-	7,000	-	7,000
8	732 - Contract Services - Accounting	1,019	1,019	1,019	1,019	170	224	3,866	1,141	1,744	1,097	-	20,187	32,142	-	32,142
9	733 - Contract Services - Legal	-	-	-	-	14,884	14,084	14,384	14,384	14,384	14,384	14,384	14,384	115,074	-	115,074
10	734 - Contract Services - Mgmt. Fees	8,336	8,336	8,336	8,336	42,145	43,809	24,552	37,616	17,655	20,352	38,932	71,627	330,032	-	330,032
11	736 - Contractual Services - Other	975	975	975	975	827	853	853	853	855	853	853	882	10,730	-	10,730
12	741 - Rental of Building/Real Prop.	2,215	2,215	2,215	2,215	-	-	-	-	-	-	-	-	8,859	-	8,859
13	750 - Transportation Expenses	932	932	932	932	-	-	-	-	-	-	-	-	3,730	-	3,730
14	756 - Insurance - Vehicle	555	555	555	555	88	199	200	200	199	200	199	200	3,708	-	3,708
15	757 - Insurance - General Liability	314	314	314	314	81	81	96	100	97	100	(26)	75	1,863	-	1,863
16	758 - Insurance - Workman's Comp.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	766 - Regulatory Commission Expenses - Amortization of Rate Case Expense	7,148	7,148	7,148	7,148	-	-	-	-	-	-	-	-	-	22,500	22,500
18	770 - Bad Debt Expense	2,316	2,316	2,316	2,391	2,835	1,781	1,986	2,527	4,145	1,828	2,139	2,387	46,090	(20,351)	25,740
19	775 - Miscellaneous Expenses	-	-	-	-	-	-	-	-	-	-	-	-	28,966	-	28,966
20	TOTAL	\$ 81,190	\$ 81,190	\$ 82,915	\$ 81,265	\$ 117,887	\$ 122,376	\$ 106,411	\$ 129,446	\$ 92,126	\$ 108,935	\$ 107,928	\$ 190,433	\$ 1,302,104	\$ 53,725	\$ 1,355,829

\* The detail of the expenses for the period January to April 2008 were not available by month as Ni Florida LLC acquired the system in May of 2008 and the former owner only supplied a year-to-date income statement to Ni Florida LLC. As such the amounts shown are the totals for the January to April period divided by four.

\*\* Includes purchased water of \$4,821.



Detail of Operation & Maintenance Expense Comparison - Wastewater

Company: Ni Florida, LLC  
 Docket No.: 09D182-SU  
 Historical Test Year Ended: December 31, 2008

Florida Public Service Commission

Schedule: B-8  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Account No. and Name	(2) Prior TY* 12/31/2004	(3) Current TY 12/31/2008	(4) TY Adjs. Per B-3	(5) Adjusted TY 12/31/2008	(6) Difference \$	(7) Difference %	(8) Explanation
1	701 - Salaries & Wages - Employees	\$ 71,473	\$ 83,290	\$ -	\$ 83,290	\$ 11,817	16.53%	Since May 2008 the Company has used a contract operator and employee costs represent the allocation of corporate employees to Ni Florida LLC.
2	703 - Salaries & Wages - Officers, Etc.	88,140	107,987	-	107,987	19,847	22.52%	Since May 2008 the Company has used a contract operator and employee costs represent the allocation of corporate employees to Ni Florida LLC.
3	704 - Employee Pensions & Benefits	8,056	19,133	-	19,133	11,077	137.50%	Since May 2008 the Company has used a contract operator and employee costs represent the allocation of corporate employees to Ni Florida LLC.
4	710 - Purchased Sewer Treatment	506,447	450,712	50,023	501,635	(4,812)	-0.95%	The cost of purchases treatment has grown more slowly than the benchmark based on customer growth and inflation.
5	715 - Purchased Power	16,221	22,850	653	23,503	7,282	44.89%	The cost of electricity has grown more quickly than the benchmark based on customer growth and inflation.
6	720 - Materials & Supplies	7,048	14,233	-	14,233	6,284	79.06%	The increase in M & S is higher than the benchmark but this is a small account and small changes in the dollars can result in large percentage changes.
7	731 - Contract Services - Engineering	-	7,000	-	7,000	7,000	N/A	The Company did not have any contract engineering services in 2004.
8	732 - Contract Services - Accounting	13,781	32,142	-	32,142	18,361	133.23%	Ni allocates its accounting expenses over all of its operating companies and the total allocated cost is more than the benchmark level.
9	733 - Contract Services - Legal	15,268	15,705	-	15,705	407	2.65%	Ni allocates its legal expenses over all of its operating companies and the total allocated cost is less than the 2004 level.
10	734 - Contractual Services - Mgmt. Fees	-	115,074	-	115,074	115,074	N/A	Since May 2008 the Company has used a contract operator. When Ni Florida LLC acquired the system in May of 2008 the system was in need of significant repairs. Ni has spent approximately \$285k on such repairs and expects this level of maintenance expense to continue for the foreseeable future.
11	738 - Contractual Services - Other	44,869	330,032	-	330,032	285,163	635.55%	Other items in the account include repairs and restoration before May of 2008 of \$13k, purchase meter reading of \$5k, contract labor of \$7k, postage of \$3k, computer services of \$3k, and other of \$33k which, in the aggregate, have grown more than the benchmark based on customer growth and inflation.
12	741 - Rental of Building/Real Prop.	9,472	10,730	-	10,730	1,258	13.28%	Ni's allocated rents are less the 2004 level.
13	742 - Rental of Equipment	124	-	-	-	(124)	-100.00%	Ni has not incurred any expense for rental of equipment.
14	750 - Transportation Expenses	11,427	8,859	-	8,859	(2,568)	-22.47%	Since May 2008 any transportation expenses are included in the cost of contract operations.
15	755 - Insurance - Vehicle	5,992	3,730	-	3,730	(2,262)	-37.75%	Since May 2008 any vehicle insurance costs are included in the cost of contract operations.
16	757 - Insurance - General Liability	6,593	3,708	-	3,708	(2,885)	-43.76%	Ni allocates its insurance expenses over all of its operating companies and the total allocated cost is less than the 2004 level.
17	758 - Insurance - Workman's Comp.	3,248	1,863	-	1,863	(1,385)	-42.64%	Ni allocates its insurance expenses over all of its operating companies and the total allocated cost is less than the 2004 level.
18	766 - Regulatory Commission Expenses - Amortization of Rate Case Expense	5,817	-	22,500	22,500	16,683	286.80%	The current estimated rate case expense to be amortized over 4 years is \$90,000. The previous rate case expense has been fully amortized.
19	770 - Bad Debt Expense	7,878	46,090	(20,351)	25,740	17,862	226.73%	Ni's actual experience has been running at or above 1.75% of revenue.
20	775 - Miscellaneous Expenses	34,091	28,966	-	28,966	(5,125)	-15.03%	Miscellaneous expenses are below the 2004 level.
21								
22	TOTAL	\$ 856,876	\$ 1,302,104	\$ 53,725	\$ 1,355,829	\$ 498,953	58.23%	
23								
24	Total Customers (ERC's)	2,849			2,992	143	5.02%	
25								
26	Consumer Price Index - U	188.9			215.3	26.4	13.98%	
27								
28								
29	Benchmark Index: Increase in Customer ERCs					1,0502		
30	Increase in CPI					1,1398		
31						1,1670		
32								

\* Ni Florida LLC acquired the system in May of 2008. As such, the Company has not had a prior test year so 2004 data is used.

Contractual Services

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: B-9  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Consultant	(2) Type of Service	(3) Amount	(4) Description of Work Performed
1	WRH Consulting	731 - Contract Services - Engineering	\$ 7,000	Planning/Consulting
2		732 - Contract Services - Accounting		
3	Carlstedt, Nixon & Jackson	Direct	3,257	Accounting Services
4	Berie Lamberth, LLP	Allocated*	4,941	Tax Return Preparation
5	Joseph Darenbourg	Allocated*	326	Contract Accounting
6	Pricewaterhouse Coopers, LLI	Allocated*	22,299	Annual Audit
7	Vicki Spitznagle	Allocated*	1,319	Contract Accounting
8		Total Contract Services - Accounting	32,142	
9		733 - Contract Services - Legal		
10	Rutledge, Ecenia & Hoffman	Direct	3,515	Legal Work
11	David C. Gilmore, Attorney	Direct	561	Legal Work
12	Baker Hostetler, LLP	Allocated*	231	General Corporate Matters
13	Rose, Sundstrom & Bently, LL	Allocated*	1,541	Customer Service Matters
14	Gardere Wynne Sewell, LLP	Allocated*	3,750	General Corporate Matters
15	Rutledge, Ecenia, Purnell & H	Allocated*	6,107	General Corporate Matters
16			15,705	
17	Florida Utility Group/KBHS	734 - Contractual Services - Mgmt. Fees	115,074	Third party operation of the system.
18		736 - Contractual Services - Other		
19	Florida Utility Group/KBHS	I & I	143,474	Inflow and Infiltration Repairs
20	Florida Utility Group/KBHS	Other R&M	121,297	General Repairs & Maintenance
21	C. Werner Electric	Renewal and Restoration	12,991	Repair/Rebuild Pumps
22	Arthur Price Septic	Renewal and Restoration	110	Line Flushing
23	US Postal Service	Postage	3,379	Mailing of bills
24	Hudson Water Works	Purchased Meter Readings	4,966	Meter Readings for Billing Purposes
25	Hudson Water Works	Purchased Meter Readings	7,420	Meter Readings for Billing Purposes
26	iDominium Corporation	Computer*	3,170	Computer Support
27		Other		
28	Various Day Laborers	Direct	8,885	Field work
29	Southeastern Payroll Services	Direct	1,964	Payroll Services
30	Sunshine State One Call	Direct	1,024	Locating lines service
31	Suncoast Fire & Safety	Direct	25	Fire Extinguisher Inspection
32	Florida Utility Group/KBHS	Direct	15,699	General Repairs & Maintenance
33	Tangibl LLC	Direct	1,568	Rate Analysis
34	Jamey A. Griffin	Allocated*	15	Receptionist
35	Houston City Temporaries	Allocated*	828	Receptionist
36	Office Team	Allocated*	1,284	Receptionist
37	Gary Stone	Allocated*	150	Employee Background Checks
38	TEG Staffing, Inc.	Allocated*	1,783	Receptionist
39			330,032	
40				
41				
42				
43				

\* Allocated to Ni Florida LLC - Sewer from Ni America Operating LLC.

Analysis of Rate Case Expense

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-10

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a list of each firm providing services for the applicant, the individuals for each firm assisting in the application, including each individual's hourly rate, and an estimate of the total charges to be incurred by each firm, as well as a description of the type of services provided. Also provide the additional information for amortization and allocation method, including support behind this determination.

Line No.	(1) Firm or Vendor Name	(2) Counsel, Consultant or Witness	(3) Hourly Rate Per person	(4) Hours	(5) Total Estimate of Charges by Firm	(6) Type of Services Rendered
1	Rose, Sundstrom & Bentley, LLP	Marlin Friedman	320	80	\$ 26,000	Legal fees
2	Rose, Sundstrom & Bentley, LLP	Christian Marcelli	290	80	24,000	Legal fees
3						
4	Tangibi LLC	Donald J. Clayton	165	210	40,000	Preparation of MFRs, data requests, audit facilitation
5						
6				TOTAL	\$ 90,000	
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22	Estimate Through					
23						
24	<input checked="" type="checkbox"/> PAA					
25	<input type="checkbox"/> Commission Hearing					
26						
27	Amortization Period 4 Years					
28	Explanation if different from section 367.0816, Florida					
29						
30	Amortization of Rate Case Expense:					
31						
32			(A)	(B)	(C)	
33	Prior unamortized rate case expense		Water	Wastewater	Total	
34	Current rate case expense		\$ -	\$ 90,000	\$ 90,000	
35	Total projected rate case expense		-	90,000	90,000	
36	Annual amortization		\$ -	\$ 22,500	\$ 22,500	
37						
38	Method of allocation between systems: Not applicable. Ni Florida LLC is a sewer only system.					

23

Analysis of Major Maintenance Projects - Water & Sewer  
For the Test Year and 2 Years Prior and 1 Year Subsequent

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: B-11  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Description	(2) Period	(3) Budget Amount	(4) Term of Amort.	(5) Test Year Amortization
1	<u>Two Years Prior to the Test Year</u>				
2	2006		None*		-
3	2007		None*		-
4					
5	<u>Test year - 2008</u>				
6	Repair leaks in pipes, manholes and lift stations for approximately one fifth of the system	Ongoing	143,474	1	143,474
7					
8	Repair of lift stations, pumps and electrical equipment for approximately one third of the system	Ongoing	121,297	1	121,297
9					
10	<u>Budget for 2009</u>				
11	Repair leaks in pipes, manholes and lift stations for approximately one fifth of the system	Ongoing	110,000	1	-
12					
13	Repair of lift stations, pumps and electrical equipment	Ongoing	70,000	1	-
14					
15					
16	* Ni Florida LLC acquired the system in May of 2008. Under the former ownership the system had fallen into a state of disrepair. Ni has developed a five-year program to restore the system to a state of good repair at a total estimated cost of \$900,000				
17					
18					
19					
20					

Allocation of Expenses  
 Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim [ ] Final [X]

Florida Public Service Commission  
 Schedule: B-12  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	G/L Acct. No.	Description	Allocation Percentages			Description of Allocation Method	Amounts Allocated				
			Company	Other Companies/ Systems			Company	Other Companies/ Systems		0% Water	100% Sewer
				Total	Total			Total	Total		
1	701	Salaries & Wages - Employees	9.94%	90.06%	100.00%	A	\$ 54,582	\$ 494,564	\$ 549,146	\$ -	\$ 54,582
2	703	Salaries & Wages - Officers, Etc.	7.84%	92.16%	100.00%	A	64,813	761,515	826,328	-	64,813
3	704	Employee Pensions & Benefits	8.68%	91.32%	100.00%	A	16,837	177,130	193,967	-	16,837
4	720	Materials & Supplies	17.26%	82.74%	100.00%	A	2,774	13,303	16,077	-	2,774
5	732	Contract Services - Accounting	17.26%	82.74%	100.00%	A	28,884	138,494	167,378	-	28,884
6	733	Contract Services - Legal	17.26%	82.74%	100.00%	A	3,207	15,377	18,584	-	3,207
7	734	Contractual Services - Mgmt. Fees	0.00%	100.00%	100.00%	A	-	7,673	7,673	-	-
8	736	Contractual Services - Other	17.26%	82.74%	100.00%	A	7,230	34,663	41,893	-	7,230
9	741	Rental of Building/Real Prop.	17.26%	82.74%	100.00%	A	6,828	32,740	39,568	-	6,828
10	750	Transportation Expenses	0.00%	100.00%	100.00%	A	-	71,555	71,555	-	-
11	757	Insurance - General Liability	17.26%	82.74%	100.00%	A	655	3,140	3,795	-	655
12	758	Insurance - Workman's Comp.	17.26%	82.74%	100.00%	A	606	2,904	3,509	-	606
13	760	Advertising & Promotion	0.00%	100.00%	100.00%	A	-	2,644	2,644	-	-
14	766	Regulatory Commission Expenses - Amortization of Rate Case Expense	0.00%	100.00%	100.00%	A	-	1,500	1,500	-	-
15	775	Miscellaneous Expenses	13.45%	86.55%	100.00%	A	14,966	96,323	111,289	-	14,966
16	775	Miscellaneous Expenses	0.00%	100.00%	100.00%	A	-	(89,171)	(89,171)	-	-
	780	Other	0.00%	100.00%	100.00%	A	-	461,371	461,371	-	-
17							<u>\$ 201,382</u>	<u>\$ 2,225,721</u>	<u>#####</u>	<u>\$ -</u>	<u>\$ 201,382</u>

19 A. The Company's allocation methodology followed a two step process in which cost applicable to its operating companies were directly assigned and then these cost were allocated to each individual operating company based on ERCs. The total to be allocated was then capped at 20% of revenue which was based on experienced overhead percentages for other Florida water and wastewater utilities.

20

Net Depreciation Expense - Wastewater

Florida Public Service Commission

Company: NI Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: B-14  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.  
 Recap Schedules: B-2

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

	(1)	(2)	(3)	(4)	(5)	(6)
Line No.	Account No. and Name	Test Year Expense	Utility Adjustments	Adjusted Balance	Not Used & Useful %	Not Used & Useful Amount
1	351 Organization	\$ -	\$ -	\$ -		\$ -
2	353 Land and Land Rights	-	-	-		-
3	354 Structures and Improvements	81	-	81		
4	360 Collection sewers - Force	33,175	-	33,175		
5	361 Collection Sewers - Gravity	102,616	(10,295) A	92,321		
6	362 Special Collecting Structures		10,295 A	10,295		
7	363 Services to Customers	26,088	-	26,088		
8	364 Flow-measuring devices	11,550	-	11,550		
9	370 Receiving Wells	22,037	-	22,037		
10	371 Lift Station Pumps	30,505	-	30,505		
11	389 Other Misc. Equipment	-	-	-		
12	390 Office Furniture & Equipment	1,012	-	1,012		
13	391 Transportation Equipment	201	-	201		
14	393 Tools, Shop & Garage Equip.	10	-	10		
15	397 Miscellaneous Equip.	-	-	-		
16	Total	227,275	-	227,275	N/A	N/A
17						
18	Less: Amortization of CIAC	104,216	-	104,216		
19						
20	Net Depreciation Expense -Sewer	\$ 123,059	\$ -	\$ 123,059	N/A	N/A
21						
22						
23	A. Adjustment based on reclassified plant per PSC Audit data October 10, 2008					
24						

26

Taxes Other Than Income

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: B-15  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.  
 Recap Schedules: B-2

Interim [ ] Final [X]

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

Line No.	(1) Line Description	(2) Regulatory Assessment Fees (RAFTs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
1	WATER					
2	Test Year	-	-	-	-	-
3	Allocation from UIF	-	-	-	-	-
4	Test Year Per Books	\$ -	\$ -	\$ -	\$ -	\$ -
5						
6	Adjustments to Test Year (Explain):					
7						
8						
9						
10	Test Year Adjustments	-	-	-	-	-
11						
12	Adjusted Test year					
13	Increase in ad valorem tax per B-3					
14	RAFTs Assoc. with Revenue Increase					
15						
16	Total Balance					
17						
18						
19	WASTEWATER					
20	Test Year	\$ 64,755	\$ 5,707	\$ 64,119	\$ 1,719	\$ 136,300
21	Allocation from UIF	-	-	-	-	-
22	Test Year Per Books	\$ 64,755	\$ 5,707	\$ 64,119	\$ 1,719	\$ 136,300
23						
24	Adjustments to Test Year (Explain):					
25						
26						
27						
28	Test Year Adjustments	-	-	-	-	-
29						
30	Adjusted Test year	64,755	5,707	64,119	1,719	136,300
31	Increase in ad valorem tax per B-3	-	-	-	-	-
32	RAFTs Assoc. with Revenue Increase	18,508	-	-	-	18,508
33						
34	Total Balance	\$ 83,263	\$ 5,707	\$ 64,119	\$ 1,719	\$ 154,808

Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Schedule: C-1  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Ref.	Total	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable						

Supporting Schedules: C-2, C-5, C-8, C-9  
Recap Schedules: B-2



State and Federal Income Tax Calculation - Current Sewer

Florida Public Service Commissior

Company: Ni Florida, LLC

Schedule: C-2

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim [ ] Final [X]

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

Line No.	Total Per Books	Utility Adjustments	Utility Adjusted	Adjust for Increase	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable				

Supporting Schedules: B-2, C-3, C-4, C-5, C-8  
Recap Schedules: C-1

Schedule of Interest in Tax Expense Calculation - Sewer

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-3

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim  Final

Supporting Schedules: D-1, C-8

Recap Schedules: C-2

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

Line No.	Total Per Books	Utility Adjustments	Utility Adjusted
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable		

Book/Tax Differences - Permanent

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-4

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

---

Line  
No.

1 Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

31

Supporting Schedules: None

Recap Schedules: C-2

Deferred Income Tax Expense - Sewer

Florida Public Service Commissior

Company: Ni Florida, LLC

Schedule: C-5

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim  Final

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

Line No.	Description	Total Per Books	Utility Adjustments	Utility Adjusted	Utility Adjustments	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable					

32

Supporting Schedules: None  
Recap Schedules: C-2

Accumulated Deferred Income Taxes - Summary

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-6

Docket No.: 090182-SU

Page 1 of 2

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

---

Line

No.

- 1 Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: C-7, Pg 2 & 3

Recap Schedules: A-18, A-19, D-2

Accumulated Deferred Income Taxes - State and Federal  
Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Historic  Projected

Florida Public Service Commission  
Schedule: C-6  
Page 2 of 2  
Preparer: Donald J. Clayton, P.E.

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

---

Line  
No.

1 Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

Supporting Schedules: None  
Recap Schedules: C-6

Investment Tax Credits - Analysis

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-7

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line	Explanation
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable

35

Supporting Schedules: None

Recap Schedules: C-2, C-3, C-10, D-2, A-18, A-19

Parent(s) Debt Information

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-8

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Parent's Name:		Weighted Cost
		Amount	Ni America, LLC	
			% of Total	Cost Rate
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable			

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Supporting Schedules: None  
Recap Schedules: C-3



Income Tax Returns

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-9

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

---

Line No.	Explanation
1	The Company's tax returns are available for inspection during normal business hours in the parent company offices located at 10913 Metronome Drive, Houston, TX 77043 (telephone number: 713-574-5952).

Miscellaneous Tax Information

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-10

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.		
1	What tax years are currently open with the Internal Revenue Service?	2007 and 2008
2		
3	Is the treatment of customer deposits an issue with the IRS?	No
4		
5	Is the treatment of contributions in aid of construction an issue with the IRS?	No
6		
7	Is the treatment of unbilled revenue an issue with the IRS?	No

Schedule of Requested Cost of Capital  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: D-1

Docket No.: 090182-SU

Page 1 of 2

Historical Test Year Ended: December 31, 2008

Interim  Final

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule which calculates the requested cost of capital on a simple average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

	(1)	(2)	(3)	(4)	(5)
Line No.	Class of Capital	Reconciled to Requested Rate Base AYE	Ratio	Cost Rate	Weighted Cost
1	Long Term Debt	\$ 1,419,517	56.09%	7.11%	3.99%
2	Short Term debt	-	0.00%	0.00%	0.00%
3	Preferred stock	-	0.00%	0.00%	0.00%
4	Common Equity	1,106,316	43.72%	12.22%	5.34%
5	Customer Deposits	4,759	0.19%	6.00%	0.01%
6	Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
7	Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
8	Accumulated Deferred Income Tax	-	0.00%	0.00%	0.00%
9	Other	-	0.00%	0.00%	0.00%
10					
11	Total	\$ 2,530,592	100.00%		9.34%

39

Supporting Schedules: D-2

Recap Schedules: A-2

Schedule of Requested Cost of Capital  
Year End Balance

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Schedule: D-1  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule which calculates the requested cost of capital on a simple average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

40

Line No.	Class of Capital	(1)	(2)	(3)	(4)	(5)
		Reconciled to Requested Rate Base			Ratio	Cost Rate
		AYE				
1	Long Term Debt	\$ 103,463		4.09%	8.50%	0.35%
2	Short Term debt	-		0.00%	0.00%	0.00%
3	Preferred stock	-		0.00%	0.00%	0.00%
4	Common Equity	2,422,609		95.73%	9.58%	9.17%
5	Customer Deposits	4,520		0.18%	6.00%	0.01%
6	Tax Credits - Zero Cost	-		0.00%	0.00%	0.00%
7	Tax Credits - Weighted Cost	-		0.00%	0.00%	0.00%
8	Accumulated Deferred Income Tax	-		0.00%	0.00%	0.00%
9	Other	-		0.00%	0.00%	0.00%
10						
11	Total	\$ 2,530,592		100.00%		9.53%

Note: The year end balances are used because Ni Florida LLC acquired the system in May of 2008 and the prior year balances are no longer meaningful.

Supporting Schedules: D-2  
Recap Schedules: A-2

Reconciliation of Capital Structure to Requested Rate Base  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida LLC

Schedule D-2

Docket No.: 090182-SU

Page 1 of 2

Historical Test Year Ended: December 31, 2008

Interim [ ] Final [X]

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Class of Capital	(2)	(3)	(4)	(5) Reconciliation Adjustments		(7)
		12/31/2007 Prior Year Balance	12/31/2008 Test Year Balance	Simple Average	Pro Rata	Pro Rata Percentage	Reconciled to Requested Rate Base
1	Long Term Debt	4,119,631	233,932	\$ 2,176,782	\$ (757,265)	56.09%	\$ 1,419,517
2	Short Term debt	-	-	-	-	0.00%	-
3	Preferred stock	-	-	-	-	0.00%	-
4	Common Equity	(2,084,558)	5,477,556	1,696,499	(590,183)	43.72%	1,106,316
5	Customer Deposits	6,960	10,219	7,298	(2,539)	0.19%	4,759
6	Tax Credits - Zero Cost	-	-	-	-	0.00%	-
7	Tax Credits - Weighted Cost	-	-	-	-	0.00%	-
8	Accumulated Deferred Income Tax	-	-	-	-	0.00%	-
9	Other	-	-	-	-	0.00%	-
10							
11	Total	<u>\$ 2,042,033</u>	<u>\$ 5,721,707</u>	<u>\$ 3,880,579</u>	<u>\$ (1,349,986)</u>	<u>100.00%</u>	<u>\$ 2,530,592</u>
12							
13							
14							

41

Supporting Schedules: A-18, A-19, C-7, C-8, D-3, D-4, D,5, D-7

Recap Schedules: D-1

Reconciliation of Capital Structure to Requested Rate Base  
Year End Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Schedule D-2  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Class of Capital	(2)	(3)	(4)	(5)		(6)	(7)
		12/31/2007 Prior Year Balance	12/31/2008 Test Year Balance	Year End Balance	Reconciliation Adjustments		Pro Rata Percentage	Reconciled to Requested Rate Base
1	Long Term Debt	4,119,631	233,932	\$ 233,932	\$ (130,469)	4.09%	\$ 103,463	
2	Short Term debt	-	-	-	-	0.00%	-	
3	Preferred stock	-	-	-	-	0.00%	-	
4	Common Equity	(2,084,558)	5,477,556	5,477,556	(3,054,947)	95.73%	2,422,609	
5	Customer Deposits	6,960	10,219	10,219	(5,699)	0.18%	4,520	
6	Tax Credits - Zero Cost	-	-	-	-	0.00%	-	
7	Tax Credits - Weighted Cost	-	-	-	-	0.00%	-	
8	Accumulated Deferred Income Tax	-	-	-	-	0.00%	-	
9	Other	-	-	-	-	0.00%	-	
10								
11	Total	<u>\$ 2,042,033</u>	<u>\$ 5,721,707</u>	<u>\$ 5,721,707</u>	<u>\$ (3,191,115)</u>	<u>100.00%</u>	<u>\$ 2,530,592</u>	
12								
13								

14 Note: the year end balances are used because Ni Florida LLC acquired the system in May of 2008 and the prior year balances are no longer meaning

Supporting Schedules: A-18, A-19, C-7, C-8, D-3, D-4, D-5, D-7  
Recap Schedules: D-1

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Preferred Stock Outstanding

Florida Public Service Commission

Company: NI Florida LLC

Schedule D-3

Docket No.: D90182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Interim [ ] Final [X]

Preparer: Donald J. Clayton, P.E.

Explanation: Provide data as specified on preferred stock on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	(1) Description, Coupon Rate, Years of Life	(2) Issue Date	(3) Call Provision, Special Restriction	(4) Principal Amount Sold (Face Value)	(5) Principal Amount Outstanding	(6) Discount or Premium on Principal Sold	(7) Discount or Premium Associated with Column (5)	(8) Issuing Expense Associated with Column (4)	(9) Issuing Expense Associated with Column (5)	(10) Net Proceeds (5)-(8)+(7)	(11) Rate (Contract Rate on Face Value)	(12) Dollar Dividend on Face Value (11)x(5)	(13) Effective Cost Rate (12)/(10)
1	None												

Note: Neither NI Florida LLC or its parent company had any preferred stock outstanding during the test year.

Recap Schedules: A-19, D-2

Simple Average Cost of Short Term Debt

Florida Public Service Commission

Company: Ni Florida LLC

Schedule D-4

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Interim [ ] Final [X]

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Lender	(2) Total Interest expense	(3) Maturity Date	(4) Simple Average Amount Outstanding at 12/31/08	(5) Effective Cost Rate
1	None				

44

Note: Neither Ni Florida LLC nor its parent had any short term debt during the test year.

Recap Schedules: A-19, D-2



Cost of Long Term Debt  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Schedule D-5  
Page 1 of 2

Preparer: Donald J. Clayton, P.E.

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Simple Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 600,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	12.00%
2	Republic/BB&T	8/11/03 - 8/11/13	3,339,741	1,669,871	-	-	-	-	-	100,192	100,192	6.00%
3	WRH Mortgage, Inc.	8/11/03 - 8/11/13	136,342	68,171	-	-	-	-	-	6,647	6,647	9.75%
4	GMAC		14,251	7,126	-	-	-	-	-	641	641	8.99%
5	Southeast Toyota		16,985	8,493	-	-	-	-	-	703	703	8.28%
6	Southeast Toyota		12,312	6,156	-	-	-	-	-	619	619	10.05%
7	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	116,966	-	-	-	-	-	9,942	9,942	8.50%
8												
9	Total		\$ 4,353,562	\$ 2,176,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,743	\$ 154,743	7.11%
10												

Note: The long term debt shown is for both Ni Florida LLC and its parent company.

Supporting Schedules: D-6  
Recap Schedules: A-19, D-2

Cost of Long Term Debt  
Year End Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 000182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Schedule D-5  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Year End Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
2	Republic/BB&T	8/11/03 - 8/11/13	3,339,741	-	-	-	-	-	-	-	-	0.00%
3	WRH Mortgage, Inc.	8/11/03 - 8/11/13	136,342	-	-	-	-	-	-	-	-	0.00%
4	GMAC		14,251	-	-	-	-	-	-	-	-	0.00%
5	Southeast Toyota		16,995	-	-	-	-	-	-	-	-	0.00%
6	Southeast Toyota		12,312	-	-	-	-	-	-	-	-	0.00%
7	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	233,931	-	-	-	-	-	-	19,884	8.50%
8												
9	Total		\$ 4,353,562	\$ 233,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,884	\$ 19,884	8.50%
10												

Note: The long term debt shown is for both Ni Florida LLC and its parent company.

Supporting Schedules: D-6  
Recap Schedules: A-19, D-2

Cost of Variable Rate Long Term Debt  
Simple Average Balance

Company: NI Florida LLC  
Docket No. 080182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Florida Public Service Commission

Schedule D-6  
Page 1 of 2

Preparer: Donald J. Clayton, P.E.

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Simple Average Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Discount / Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (6)+(9)+(11)	Effective Cost Rate (12)/((4)-(6)-(7))
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 136,342	\$ 68,171	\$ -	\$ -	\$ -	\$ -	\$ -	Prime + 1.5%	\$ 6,647	\$ 6,647	9.75%

Note: The variable rate debt shown was extinguished in May of 2008 when NI Florida LLC acquired the utility.

Supporting Schedules: None  
Recap Schedules: A-19, D-2

Cost of Variable Rate Long Term Debt  
Year End Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [ ] Final [X]

Schedule D-6  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Year End Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount / Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(11)	Effective Cost Rate (12)/((4)-(6)-(7))
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 136,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Prime + 1.5%	\$ -	\$ -	0.00%

Note: The variable rate debt shown was extinguished in May of 2008 when Ni Florida LLC acquired the utility.

Supporting Schedules: None  
Recap Schedules: A-19, D-2

Schedule of Customer Deposits

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: D-7

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Utility  Parent

Explanation: Provide a schedule of Customer deposits on a simple average basis.

	(1)	(2)	(3)	(4)	(5)	(6)
Line No.	For the Month Ended	Beginning Balance	Deposits Received	Deposits Refunded	Ending Balance (2+3-4)	Average
1	January '08	6,960	-	360	6,600	6,780
2	February'08	6,600	-	360	6,240	6,420
3	March '08	6,240	-	360	5,880	6,060
4	April '08	5,880	-	360	5,520	5,700
5	May '08	5,520	420	-	5,940	5,730
6	June '08	5,940	420	-	6,360	6,150
7	July '08	6,360	1,080	-	7,440	6,900
8	August '08	7,440	720	-	8,160	7,800
9	September '08	8,160	-	-	8,160	8,160
10	October '08	8,160	1,620	716	9,065	8,612
11	November '08	9,065	660	102	9,623	9,344
12	December '08	9,623	900	304	10,219	9,921
13	Total	<u>\$ 85,947</u>			<u>\$ 89,207</u>	<u>\$ 87,577</u>
14						
15	Simple Average = (Total Column (6) / 12 =					<u>\$ 7,298</u>
16						

Recap Schedules: A-19, D-2, D2 [Interim]

Rate Schedule - Sewer

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-1

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim [ ] Final [X]

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists

	(1)	(2)	(3)	(4)
Line No.	Bill Code	Class/Meter Size	Current Rates	Proposed Rates
1		RESIDENTIAL		
2		Base Facility Charge - all meter sizes	15.72	19.98
3				
4		Gallage Charge Per 1,000 Gallons (Maximum 10,000 per	5.17	6.57
5				
6		GENERAL SERVICE		
7		Base Facility Charge		
8		5/8" x 3/4"	15.72	19.98
9		Full 3/4"	23.56	29.94
10		1"	39.26	49.89
11		1-1/2"	78.51	99.77
12		2"	125.63	159.65
13		3"	251.25	319.30
14		4"	392.56	498.88
15		6"	785.16	997.80
16		8"	1,256.24	1,596.46
17		10"	1,805.86	2,294.93
18				
19		Gallage Charge Per 1,000 Gallons (No limit)	6.17	7.85
20				
21		MULTI-RESIDENTIAL SERVICE		
22		Base Facility Charge		
23		5/8" x 3/4"	15.72	19.98
24		Full 3/4"	23.56	29.94
25		1"	39.26	49.89
26		1-1/2"	78.51	99.77
27		2"	125.63	159.65
28		3"	251.25	319.30
29		4"	392.56	498.88
30		6"	785.16	997.80
31		8"	1,256.24	1,596.46
32		10"	1,805.86	2,294.93
33				
34		Gallage Charge Per 1,000 Gallons (No limit)	6.45	8.20

Rate Schedule - Sewer

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-1 [Interim]

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim [X] Final [ ]

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists

	(1)	(2)	(3)	(4)
Line No.	Bill Code	Class/Meter Size	Current Rates	Proposed Rates
1		RESIDENTIAL		
2		Base Facility Charge - all meter sizes	15.72	19.65
3				
4		Gallorage Charge Per 1,000 Gallons (Maximum 10,000 per	5.17	6.47
5				
6		GENERAL SERVICE		
7		Base Facility Charge		
8		5/8" x 3/4"	15.72	19.65
9		Full 3/4"	23.56	29.44
10		1"	39.26	49.08
11		1-1/2"	78.51	98.15
12		2"	125.63	157.07
13		3"	251.25	314.14
14		4"	392.56	490.83
15		6"	785.16	981.70
16		8"	1,256.24	1,570.70
17		10"	1,805.86	2,257.92
18				
19		Gallorage Charge Per 1,000 Gallons (No limit)	6.17	7.73
20				
21		MULTI-RESIDENTIAL SERVICE		
22		Base Facility Charge		
23		5/8" x 3/4"	15.72	19.65
24		Full 3/4"	23.56	29.44
25		1"	39.26	49.08
26		1-1/2"	78.51	98.15
27		2"	125.63	157.07
28		3"	251.25	314.14
29		4"	392.56	490.83
30		6"	785.16	981.70
31		8"	1,256.24	1,570.70
32		10"	1,805.86	2,257.92
33				
34		Gallorage Charge Per 1,000 Gallons (No limit)	6.45	8.08

Customer Monthly Billing Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-3

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Water [ ] Sewer [X]

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

Line No.	(1) Month/ Year	Residential	General Service	Multi- Residential Service	Total
1	January	2,556	145	1	2,702
2	February	2,555	145	1	2,701
3	March	2,556	145	1	2,702
4	April	2,557	145	1	2,703
5	May	2,571	145	1	2,717
6	June	2,571	146	1	2,718
7	July	2,571	146	1	2,718
8	August	2,584	146	1	2,731
9	September	2,585	145	1	2,731
10	October	2,596	146	1	2,743
11	November	2,578	146	1	2,725
12	December	2,588	144	1	2,733
13					
14	Total	30,868	1,744	12	32,624

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Miscellaneous Service Charges

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim  Final   
 Water  Sewer

Schedule: E-4  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Type Charge	(1) Present		Proposed	
		Bus. Hrs.	After Hrs.	Bus. Hrs.	After Hrs.
1	Initial Connection Fee	\$ 15.00	\$ 15.00	\$ 27.00	\$ 40.00
2					
3	Normal Reconnection Fee	15.00	15.00	27.00	40.00
4					
5	Violation Reconnection fee	Actual Cost*		Actual Cost*	
6					
7	Premises Visit Fee	10.00	10.00	18.00	27.00
8					
9	* Actual cost equals the total cost incurred for services.				
10					
11					
12	Previous miscellaneous charges for services during normal business hours were indexed using the CPI-U from 1988 to 2008 and rounded to the nearest whole dollar. The after hours charges were based on a factor of 1.5 times the Business Hrs. charges rounded down to the nearest whole dollar to reflect the cost of overtime associated with after hours services.				
13	CPI-U Factor = 2008 Avg. CPI-U / 1988 Avg. CPI-U =	215.303	/	118.300	1.82
14					
15					
16					
17					

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Miscellaneous Service Charge Revenues

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim  Final   
 Water  Sewer

Schedule: E-5  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges if applicable.

Line No.	(1) Description	(2) Initial Connection	(3) Normal Reconnect	(4) Violation Reconnect	(5) Other Charges	(6) Total
1	<b>Present Rates</b>					
2	Reconnect and Transfer Fees	\$ -	\$ 11,717	\$ -	\$ -	\$ 11,717
3	Premises Visit fees				1,310	1,310
4	Late Penalty Fees				19,959	19,959
5						
6	Total Other Charges	\$ -	\$ 11,717	\$ -	\$ 21,269	\$ 32,986

Public fire Hydrants Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-6

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Interim [ ] Final [X]

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Size	(2) Make	(3) Model	(4) Location	(5) Quantity
1	Ni Florida LLC is a sewer only utility; therefore this schedule is not required.				

Private Fire Protection Service

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-7

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

	(1)	(2)	(3)
Line No.	Size	Type	Quantity
1	Ni Florida LLC is a sewer only utility; therefore this schedule is not required.		

Contracts and Agreements Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-8

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1)	(2)
	Type	Description
1		Ni Florida LLC does not have any agreements or contracts that have rates or conditions that differ from those on the approved Tariffs.

Tax or Franchise Fee Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-9

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Type Tax or Fee	(2) To Whom Paid	(3) Amount	(4) How Collected From Customers	(5) Type Agreement
1	Ni Florida LLC has not paid any state, municipal, city or county franchise taxes or fees.				

Service Availability Charges Schedule

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-10

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Interim  Final

Preparer: Donald J. Clayton, P.E.

Water  Sewer

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

Line	(1)	(2)	(3)
No.	Type of Charge	Present Charges	Proposed Charges
1	Ni Florida LLC is not proposing to change it service availability charges, therefore this schedule is not required.		

Guaranteed Revenues Received

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-11

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Interim  Final

Preparer: Donald J. Clayton, P.E.

Water  Sewer

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

Line No.	(1) For the Year Ended	(2) Residential	(3) General Service	(4) Other	(5) Total
1	Ni Florida LLC does not have any guaranteed revenue contracts.				



Class A Utility Cost of Service Study

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-12

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Water  Sewer

Preparer: Donald J. Clayton, P.E.

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

---

Line

No.

1 Ni Florida LLC does not have any industrial customers, whose utilization exceeds an average of 350,000 GPD.

Projected Test Year Revenue Calculation

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-13

Docket No.: D90182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Water  Sewer

Explanation: If a projected test year is used, provide a schedule of historical and projected bills and consumption by classification. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Line No.	Class/Meter Size	Historical Year Bills	Proj. Factor	Proj. Test Year Bills	Test Year Consumption (000)	Proj. Factor	Project. TY Consumption (000)	Present Rates	Projected TY Revenue	Proposed Rates	Proj. Rev. Requirement
1	Ni Florida LLC is not utilizing a projected test year, therefore, this schedule is not applicable.										

Billing Analysis Schedules

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule E-14  
 Page 1 of 106

Water [ ] or Sewer [X]  
 For Billing January to December  
 Customer Class: Residential

Preparer: Donald J. Clayton, P.E.

Meter Size: 5/8" x 3/4"

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Consumption Level	Number of Bills	Cumulative Bills	Gallons Consumed (1) x (2)	Cumulative Gallons	Reversed Bills	Consolidated Factor [(1) x (6)] + (5)	Percentage of Total
***The Billing Analysis is contained in Volume II (numbered pages 63 through 168)							

Gallons of Wastewater Treated  
In Thousands of Gallons

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: F-2  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

Month/ Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Individual Plant Flows				Total Plant Flows	Total Purch. Sewage Treatment	Adjustment to Sewerage Treatment*	Total Adj. Purch. Sewage Treatment
	(Name)	(Name)	(Name)	(Name)				
Jan-08					-	7,147,000	-	7,147,000
Feb-08					-	6,953,000	-	6,953,000
Mar-08					-	8,437,000	-	8,437,000
Apr-08					-	7,721,000	-	7,721,000
May-08					-	7,789,000	-	7,789,000
Jun-08					-	8,709,000	-	8,709,000
Jul-08					-	9,467,000	-	9,467,000
Aug-08					-	7,704,000	-	7,704,000
Sep-08					-	10,617,000	-	10,617,000
Oct-08					-	8,410,000	3,663,000	12,073,000
Nov-08					-	9,129,000	3,861,000	12,990,000
Dec-08					-	8,098,000	3,267,000	11,365,000
Total					-	100,181,000	10,791,000	110,972,000

Note: All wastewater is pumped to Pasco County for treatment and disposal.

\* There was a billing error to NiFlorida LLC from Pasco County for the period October 2008 to April 2009. The meter readings and resulting billings were off by a factor of 100 at the Flounder Drive facility. The correction results in an additional 10,791,000 gallons treated during the test year and an adjustment to test year expenses of \$48,236.

Wastewater Treatment Plant Data

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: F-4

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Explanation: Provide the following information for each wastewater treatment plant. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Protection.

	MONTH	GPD
<b>NOT APPLICABLE - ALL TREATMENT PURCHASED</b>		
1. Plant Capacity		
The Hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		
DEP Permitted Capacity		
2. Annual Average Daily Flow		
An average of the daily flows during the test year.		

Used and Useful Calculations  
Wastewater Treatment Plant

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: F-6

Docket No.: 090182-SU

Page 1 of 2

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Recap Schedules : A-6, A-10, B-14

**NOT APPLICABLE - ALL TREATMENT PURCHASED**

1	(A) Used and useful flow, GPD (AADF, 12 mo ending 6/30/05)	0
2		
3	(B) Less: Excess I&I	0
4	(C) Plus: Property needed for post test year period (See F-8)	0
5	(D) Total Flows	0
6	(E) Permitted capacity	0
7	(F) Used and useful percentage	%
8	(G) Non-used and useful percentage	%

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Used and Useful Calculations  
Wastewater Treatment Plant

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: F-6  
Page 2 of 2  
Preparer: Donald J. Clayton, P.E.

<u>Line No.</u>						
1	<u>A. Infiltration allowance, excluding service laterals</u>					
2				Allowance @ 500		
3				gpd/inch-dia./mile		
4	Main dia.	Main length		gpd	gpy	
5	Inches	Feet	Miles			
6	Gravity					
7	8	133,669	25	101,264	36,961,504	
8	Force					
9	4	19,878	4	7,530	2,748,284	
10	6	38,303	7	21,763	7,943,520	
11	8	4,000	1	3,030	1,106,061	
12	12	3,810	1	4,330	1,580,284	
13	Total	199,660	38		50,339,652	
14	Estimated inflow @ 10% of flows (1.10)					
15	Allowable I&I					
16					65,383,552	
17	<u>B. Calculation of Inflow &amp; Infiltration (I&amp;I)</u>					
18	Wastewater treated					
19					110,972,000	
20						
21				Estimated		
22	Gallons billed to WW cust. (1)			Returned		
23	Residential	90,605,000		60.00%	54,363,000	
24	Multi-Units	29,129,000		60.00%	17,477,400	
25	Commercial	30,705,000		80.00%	24,564,000	
26	Estimated flows returned	150,439,000			96,404,400	
27						
28						
29						
30						
31	Estimated I&I (treated less returned)					
32	Actual less allowable					
33	Excess, if any [if positive]					
34	Excess as percent of wastewater treated					
					14,567,600	
					(50,815,952)	
					-	
					0.00%	

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Used and Useful Calculations  
Water Distribution and Wastewater Collection Systems

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008

Schedule: F-7  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

Explanation: Provide all, calculations, analyses and government requirements used to determine the historical and the projected test year (if applicable). The capacity should be in terms of ability to serve a designated number of connections

---

Recap Schedules: A-5, A-6, A-9, A-10, B-13, B14

Wastewater Collection System

The service area is predominantly single family residential. There is one multi-metered customer and as of the end of the test year there were 144 commercial customers. The following is the buildout of the system.

Lots	Total	Occupied	Not
			Occupied
Residential	3,296	2,588	708
Multi-Unit	1	1	-
Commercial	146	144	2
	<u>3,443</u>	<u>2,733</u>	<u>710</u>

As shown on the maps accompanying the filing, the unoccupied lots are spread throughout the system. As such, the system should be considered 100% used and useful. If growth is considered, the 3.81% per year average growth rate shown in Schedule F-10, supports the development of 879 lots within five years which would result in the system being fully built out.



Margin Reserve Calculations

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: F-8

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

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Recap Schedules: F-5, F-6, F-7

Wastewater Treatment & Related Facilities

Not Applicable - All sewage treatment service is purchased from Pasco County.

Collection System

Not Applicable - System is built out. See Sch. F-7. However, based on the average growth rate of 3.81% shown on Schedule F-10, a five year growth of 879 customers is supported

Company: Ni Florida, LLC

Schedule: F-10

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Year	SFR Water Connections		SFR	SFR	Gallons/	Total	Total	Annual	
		Beginning	Ending	Average	Gallons Sold	SFR (5)/(4)	Gallons Sold	ERCs (7)/(6)	% Incr. In ERCs	
1	2004	2,196	2,471	2,334	107,471,000	46,056	169,517,000	3,681		
2	2005	2,471	2,551	2,511	105,278,000	41,927	164,258,000	3,918	6.44%	
3	2006	2,551	2,574	2,563	107,163,000	41,820	166,880,000	3,990	1.86%	
4	2007	2,574	2,556	2,565	102,606,000	40,002	161,146,000	4,028	0.95%	
5	2008	2,556	2,588	2,572	90,605,000	35,227	150,439,000	4,271	6.01%	
6	Average Growth Through 5-Year Period (Col. 8)									3.81%

Regression Analysis per Rule 25-30.431(2)(C)

	X	Y
Constant:	3,590	1
X Coefficient:	129	2
R^2:	0.9235	3
		4
		5

Projection based on regression

Projected 5 year growth past TY	610
Average annual Growth	122

Projection based on averages

Projected 5 year growth past TY	879
Average annual Growth	176

Schedule of Wastewater Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim  Final

Schedule: A-2 [Interim]  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Description	(2) Average Amount Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant In Service	\$ 7,552,287	\$ -	\$ 7,552,287	A-3.A-6
2					
3	Utility Land & Land Rights	9,513	-	9,513	A-3.A-6
4					
5	Less: Non-Used & Useful Plant	-	-	-	A-7
6					
7	Construction Work In Progress	315	(315) (A)	-	A-3
8					
9	Less: Accumulated Depreciation	2,977,907	-	2,977,907	A-3, A-10
10					
11	Less: CIAC	3,497,958	-	3,497,958	A-12
12					
13	Accumulated Amortization of CIAC	1,274,279	-	1,274,279	A-14
14					
15	Acquisition Adjustments	3,620,491	(3,620,491) (B)	-	A-3
16					
17	Advances For Construction	-	-	-	A-16
18					
19	Working Capital Allowance	-	167,087 (C)	167,087	A-17
20					
21	Total Rate Base	<u>\$ 5,981,020</u>	<u>\$ (3,453,719)</u>	<u>\$ 2,527,301</u>	

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Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: A-3 [Interim]  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Water	Wastewater
1	<u>(A) Construction Work In Progress</u>		
2	Adjustment to remove construction work in progress from Rate Base		315
3	Total adjustment construction work in progress		<u>\$ 315</u>
4			
5	<u>(B) Remove positive acquisition adjustment not included in rate base</u>		
6	Acquisition adjustment		<u>\$ 3,620,491</u>
7			
8	<u>(C) Working Capital</u>		
9	Schedule A-17		<u>\$ 167,087</u>
10			

Schedule of Wastewater Net Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: B-2 [Interim]

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim [ ] Final [X]

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 7) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenue	(7) Supporting Schedules
1	OPERATING REVENUES	\$ 1,470,837	\$ -	\$ 1,470,837	\$ 383,304 A	\$ 1,854,141	B-4, B-3
2							
3	Operation & Maintenance	1,302,104	27,885 B	1,329,989	6,708 B	1,336,696	B-6, B-3
4							
5	Depreciation, net of CIAC Amort.	123,059	-	123,059	-	123,059	B-14, B-3
6							
7	Amortization	-	-	-	-	-	
8							
9	Taxes Other Than Income Taxes	136,300	-	136,300	17,249 C	153,549	B-15, B-3
10							
11	Provision for Income Taxes	-	-	-	-	-	C-1, B-3
12							
13	OPERATING EXPENSES	<u>1,561,463</u>	<u>27,885</u>	<u>1,589,348</u>	<u>23,957</u>	<u>1,613,304</u>	
14							
15	NET OPERATING INCOME	<u>\$ (90,626)</u>	<u>\$ (27,885)</u>	<u>\$ (118,511)</u>	<u>\$ 359,348</u>	<u>\$ 240,836</u>	
16							
17							
18	RATE BASE	<u>\$ 5,981,020</u>	<u>\$ (3,453,719)</u>	<u>\$ 2,527,301</u>		<u>\$ 2,527,301</u>	
19							
20							
21	RATE OF RETURN	-1.52%		-4.69%		9.53%	

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Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim  Final

Schedule: B-3 [Interim]  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Water	Wastewater
1	<u>(A) Adjustments to Revenue</u>		
2	(1) Revenue Increase		-
3	Total adjustment to revenue		<u>\$ -</u>
4			
5	<u>(B) Adjustments to Operations &amp; Maintenance Expenses</u>		
6	Test Year Adjustments		
7	(1) Adjustment to reflect corrected billing for wastewater purchased		
8	from Pasco County.		\$ 48,236
9	(2) Adjustment to reduce bad debts expense to 1.75% of revenue		(20,351)
10			<u>\$ 27,885</u>
11			
12	Requested revenue Adjustments		
13	(1) Adjustment to reflect bad debts expense at 1.75% of requested increase in revenue		
14	Total requested increase in revenues		\$ 383,304
15	Bad debts rate		1.75%
16	Bad debts adjustment		<u>\$ 6,708</u>
17			
18	<u>(C) Taxes other than Income Taxes</u>		
19	(1) To adjust test year regulatory assessment fees for requested increase in revenues		
20	Total requested increase in revenues		\$ 383,304
21	RAF rate		4.50%
22	RAF adjustment		<u>\$ 17,249</u>

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Taxes Other Than Income

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008

Schedule: B-15 [Interim]  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.  
 Recap Schedules: B-2

Interim [X] Final [ ]

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

Line No.	(1) Line Description	(2) Regulatory Assessment Fees (RAFs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
1	WATER					
2	Test Year	-	-	-	-	-
3	Allocation from UIF	-	-	-	-	-
4	Test Year Per Books	\$ -	\$ -	\$ -	\$ -	\$ -
5						
6	Adjustments to Test Year (Explain):					
7						
8						
9						
10	Test Year Adjustments	-	-	-	-	-
11						
12	Adjusted Test year					
13	Increase in ad valorem tax per B-3					
14	RAFs Assoc. with Revenue Increase					
15						
16	Total Balance					
17						
18						
19	WASTEWATER					
20	Test Year	\$ 64,755	\$ 5,707	\$ 64,119	\$ 1,719	\$ 136,300
21	Allocation from UIF	-	-	-	-	-
22	Test Year Per Books	\$ 64,755	\$ 5,707	\$ 64,119	\$ 1,719	\$ 136,300
23						
24	Adjustments to Test Year (Explain):					
25						
26						
27						
28	Test Year Adjustments	-	-	-	-	-
29						
30	Adjusted Test year	64,755	5,707	64,119	1,719	136,300
31	Increase in ad valorem tax per B-3	-	-	-	-	-
32	RAFs Assoc. with Revenue Increase	17,249	-	-	-	17,249
33						
34	Total Balance	\$ 82,004	\$ 5,707	\$ 64,119	\$ 1,719	\$ 153,549

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Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim  Final

Schedule: C-1 [Interim]  
Page 1 of 1  
Preparer: Donald J. Clayton, P.E.

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

Line No.	Description	Ref.	Total	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable						

Supporting Schedules: C-2 [Interim], C-5 [Interim], C-8, C-9  
Recap Schedules: B-2 [Interim]



State and Federal Income Tax Calculation - Current Sewer

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim  Final

Schedule: C-2 [Interim]  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	Total Per Books	Utility Adjustments	Utility Adjusted	Adjust for Increase	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable				

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Supporting Schedules: B-2 [Interim], C-3 [Interim], C-4, C-5 [Interim], C-8  
 Recap Schedules: C-1 [Interim]

Schedule of Interest in Tax Expense Calculation - Sewer

Florida Public Service Commission

Schedule: C-3 [Interim]

Page 1 of 1

Preparer: Donald J. Clayton, P.E.

Company: Ni Florida, LLC

Docket No.: 090182-SU

Historical Test Year Ended: December 31, 2008

Interim  Final

Supporting Schedules: D-1 [Interim], C-8

Recap Schedules: C-2 [Interim]

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

<u>Line No.</u>	<u>Total Per Books</u>	<u>Utility Adjustments</u>	<u>Utility Adjusted</u>
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable		

Deferred Income Tax Expense - Sewer

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: C-5 [Interim]

Docket No.: D90182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim  Final

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

Line No.	Description	Total Per Books	Utility Adjustments	Utility Adjusted	Utility Adjustments	Sewer
1	Ni Florida, LLC is a limited liability company that is treated as a partnership for income tax purposes and is not liable for income taxes. As such, this schedule is not applicable					

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Supporting Schedules: None  
Recap Schedules: C-2 [Interim]

Schedule of Requested Cost of Capital  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim  Final

Schedule: D-1 [Interim]  
Page 1 of 2

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule which calculates the requested cost of capital on a simple average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

	(1)	(2)	(3)	(4)	(5)
Line No.	Class of Capital	Reconciled to Requested Rate Base AYE	Ratio	Cost Rate	Weighted Cost
1	Long Term Debt	\$ 1,419,517	56.09%	7.11%	3.99%
2	Short Term debt	-	0.00%	0.00%	0.00%
3	Preferred stock	-	0.00%	0.00%	0.00%
4	Common Equity	1,103,025	43.72%	12.22%	5.34%
5	Customer Deposits	4,759	0.19%	6.00%	0.01%
6	Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
7	Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
8	Accumulated Deferred Income Tax	-	0.00%	0.00%	0.00%
9	Other	-	0.00%	0.00%	0.00%
10					
11	Total	\$ 2,527,301	100.00%		9.34%

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Supporting Schedules: D-2 [Interim]  
Recap Schedules: A-2 [Interim]

Schedule of Requested Cost of Capital  
Year End Balance

Florida Public Service Commission

Company: Ni Florida, LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim  Final

Schedule: D-1 [Interim]  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

Explanation: Provide a schedule which calculates the requested cost of capital on a simple average basis. If a year-end basis is

	(1)	(2)	(3)	(4)	(5)
		Reconciled to			
Line		Requested Rate Base			
No.	Class of Capital	AYE	Ratio	Cost Rate	Weighted Cost
1	Long Term Debt	\$ 103,329	4.09%	8.50%	0.35%
2	Short Term debt	-	0.00%	0.00%	0.00%
3	Preferred stock	-	0.00%	0.00%	0.00%
4	Common Equity	2,419,459	95.73%	9.58%	9.17%
5	Customer Deposits	4,514	0.18%	6.00%	0.01%
6	Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
7	Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
8	Accumulated Deferred Income Tax	-	0.00%	0.00%	0.00%
9	Other	-	0.00%	0.00%	0.00%
10					
11	Total	\$ 2,527,301	100.00%		9.53%

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Note: The year end balances are used because Ni Florida LLC acquired the system in May of 2008 and the prior year balances are no longer meaningful.

Supporting Schedules: D-2 [Interim]  
Recap Schedules: A-2 [Interim]

Reconciliation of Capital Structure to Requested Rate Base  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim  Final

Schedule D-2 [Interim]  
Page 1 of 2

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Class of Capital	(2)	(3)	(4)	(5) Reconciliation Adjustments		(7)
		12/31/2007 Prior Year Balance	12/31/2008 Test Year Balance	Simple Average	Pro Rata	Pro Rata Percentage	Reconciled to Requested Rate Base
1	Long Term Debt	4,119,631	233,932	\$ 2,176,782	\$ (759,111)	56.09%	\$ 1,417,671
2	Short Term debt	-	-	-	-	0.00%	-
3	Preferred stock	-	-	-	-	0.00%	-
4	Common Equity	(2,084,558)	5,477,556	1,696,499	(591,621)	43.72%	1,104,877
5	Customer Deposits	6,960	10,219	7,298	(2,545)	0.19%	4,753
6	Tax Credits - Zero Cost	-	-	-	-	0.00%	-
7	Tax Credits - Weighted Cost	-	-	-	-	0.00%	-
8	Accumulated Deferred Income Tax	-	-	-	-	0.00%	-
9	Other	-	-	-	-	0.00%	-
10							
11	Total	<u>\$ 2,042,033</u>	<u>\$ 5,721,707</u>	<u>\$ 3,880,579</u>	<u>\$ (1,353,277)</u>	<u>100.00%</u>	<u>\$ 2,527,301</u>
12							
13							
14							

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Supporting Schedules: A-18, A-19, C-7, C-8, D-3, D-4 [Interim], D,5 [Interim], D-7  
Recap Schedules: D-1 [Interim]

Reconciliation of Capital Structure to Requested Rate Base  
Year End Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [X] Final [ ]

Schedule D-2 [Interim]  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Class of Capital	(2)	(3)	(4)	(5) (6) Reconciliation Adjustments		(7)
		12/31/2007 Prior Year Balance	12/31/2008 Test Year Balance	Year End Balance	Pro Rata	Pro Rata Percentage	Reconciled to Requested Rate Base
1	Long Term Debt	4,119,631	233,932	\$ 233,932	\$ (130,603)	4.09%	\$ 103,329
2	Short Term debt	-	-	-	-	0.00%	-
3	Preferred stock	-	-	-	-	0.00%	-
4	Common Equity	(2,084,558)	5,477,556	5,477,556	(3,058,097)	95.73%	2,419,459
5	Customer Deposits	6,960	10,219	10,219	(5,705)	0.18%	4,514
6	Tax Credits - Zero Cost	-	-	-	-	0.00%	-
7	Tax Credits - Weighted Cost	-	-	-	-	0.00%	-
8	Accumulated Deferred Income Tax	-	-	-	-	0.00%	-
9	Other	-	-	-	-	0.00%	-
11	Total	<u>\$ 2,042,033</u>	<u>\$ 5,721,707</u>	<u>\$ 5,721,707</u>	<u>\$ (3,194,406)</u>	<u>100.00%</u>	<u>\$ 2,527,301</u>

14 Note: the year end balances are used because Ni Florida LLC acquired the system in May of 2008 and the prior year balances are no longer meaning

Supporting Schedules: A-18, A-19, C-7, C-8, D-3, D-4 [Interim], D-5 [Interim], D-7  
Recap Schedules: D-1 [Interim]

Simple Average Cost of Short Term Debt

Florida Public Service Commission

Company: Ni Florida LLC

Schedule D-4 [Interim]

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Interim  Final

Preparer: Donald J. Clayton, P.E.

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

	(1)	(2)	(3)	(4)	(5)
Line				Simple Average	Effective
No.	Lender	Total Interest expense	Maturity Date	Amount Outstanding at 12/31/08	Cost Rate
1	None				

Note: Neither Ni Florida LLC nor its parent had any short term debt during the test year.

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Recap Schedules: A-19, D-2 [Interim]



Cost of Long Term Debt  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim  Final

Schedule D-5 (Interim)  
Page 1 of 2

Preparer: Donald J. Clayton, P.E.

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

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Simple Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount or Premium Associated with Column (4)	Unamortized Issuing Exp. Associated with Column (4)	Annual Amort. of Discount or Premium on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/(4)-(5)-(7)
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 600,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,000	\$ 36,000	12.00%
2	Republic/BB&T	8/11/03 - 8/11/13	3,339,741	1,669,871	-	-	-	-	-	100,192	100,192	6.00%
3	WRH Mortgage, Inc.	8/11/03 - 8/11/13	136,342	68,171	-	-	-	-	-	5,647	5,647	9.75%
4	GMAC		14,251	7,126	-	-	-	-	-	641	641	8.98%
5	Southeast Toyota		16,985	8,493	-	-	-	-	-	703	703	8.28%
6	Southeast Toyota		12,312	6,156	-	-	-	-	-	619	619	10.05%
7	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	116,966	-	-	-	-	-	9,942	9,942	8.50%
8												
9	Total		\$ 4,353,562	\$ 2,176,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,743	\$ 154,743	7.11%
10												

Note: The long term debt shown is for both Ni Florida LLC and its parent company.

Supporting Schedules: D-6 (Interim)  
Recap Schedules: A-19, D-2 (Interim)

Cost of Long Term Debt  
Year End Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim [X] Final [ ]

Schedule D-5 [Interim]  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

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

Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	(3) Principal Amount Sold (Face Value)	(4)		(5) Amount Outstanding within One Year	(6) Unamortized Discount or Premium Associated with Column (4)	(7) Unamortized Issuing Exp. Associated with Column (4)	(8) Annual Amort. of Discount or Premium on Principal Outstanding	(9) Annual Amort. of Issuing Expense on Principal Outstanding	(10) Interest Cost (Coupon Rate x Column (4))	(11) Total Interest Cost (8)+(9)+(10)	(12) Effective Cost Rate (11)/(4)-(6)-(7)
				Principal Amount Outstanding	Year End								
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
2	Republic/BB&T	8/11/03 - 8/11/13	3,339,741	-	-	-	-	-	-	-	-	-	0.00%
3	WRH Mortgage, Inc.	8/11/03 - 8/11/13	136,342	-	-	-	-	-	-	-	-	-	0.00%
4	GMAC		14,251	-	-	-	-	-	-	-	-	-	0.00%
5	Southeast Toyota		16,985	-	-	-	-	-	-	-	-	-	0.00%
6	Southeast Toyota		12,312	-	-	-	-	-	-	-	-	-	0.00%
7	Guaranteed growth note	5/5/08 - 5/4/2015	233,931	233,931	-	-	-	-	-	19,884	19,884	19,884	8.50%
8													
9	Total		\$ 4,353,562	\$ 233,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,884	\$ 19,884	\$ 19,884	8.50%
10													

Note: The long term debt shown is for both Ni Florida LLC and its parent company.

Supporting Schedules: D-6 [Interim]  
Recap Schedules: A-19, D-2 [Interim]

Cost of Variable Rate Long Term Debt  
Simple Average Balance

Florida Public Service Commission

Company: Ni Florida LLC  
Docket No.: 090182-SU  
Historical Test Year Ended: December 31, 2008  
Interim  Final

Schedule D-6 [Interim]  
Page 1 of 2

Preparer: Donald J. Clayton, P.E.

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Simple Average Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount / Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(11)	Effective Cost Rate (12)/((4)-(6)-(7))
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 136,342	\$ 68,171	\$ -	\$ -	\$ -	\$ -	\$ -	Prime + 1.5%	\$ 6,647	\$ 6,647	9.75%

Note: The variable rate debt shown was extinguished in May of 2008 when Ni Florida LLC acquired the utility.

Supporting Schedules: None  
Recap Schedules: A-18, D-2 [Interim]

Cost of Variable Rate Long Term Debt  
Year End Balance

Florida Public Service Commission

Company: NI Florida LLC  
Docket No. 080183-SU  
Historical Test Year Ended: December 31, 2008  
Interim [X] Final [ ]

Schedule D-8 [Interim]  
Page 2 of 2

Preparer: Donald J. Clayton, P.E.

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amount Sold (Face Value)	Year End Principal Amount Outstanding	Amount Outstanding within One Year	Unamortized Discount / Premium Associated with Column (4)	Unamortized Issuing Expense Associated with Column (4)	Annual Amortization of Discount or Premium on Principal Outstanding	Annual Amortization of Issuing Expense on Principal Outstanding	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Coupon Rate x Column (4))	Total Interest Cost (8)+(9)+(11)	Effective Cost Rate (12)/((4)+(6)+(7))
1	WRH Mortgage, Inc.	8/11/03 - 8/11/13	\$ 136,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Prime + 1.5%	\$ -	\$ -	0.00%

Note: The variable rate debt shown was extinguished in May of 2008 when NI Florida LLC acquired the utility.

Supporting Schedules: None  
Recap Schedules: A-19, D-2 [Interim]

Rate Schedule - Sewer

Florida Public Service Commission

Company: Ni Florida, LLC

Schedule: E-1 [Interim]

Docket No.: 090182-SU

Page 1 of 1

Historical Test Year Ended: December 31, 2008

Preparer: Donald J. Clayton, P.E.

Interim  Final

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists

	(1)	(2)	(3)	(4)
Line No.	Bill Code	Class/Meter Size	Current Rates	Proposed Rates
1		RESIDENTIAL		
2		Base Facility Charge - all meter sizes	15.72	19.65
3				
4		Gallorage Charge Per 1,000 Gallons (Maximum 10,000 per	5.17	6.47
5				
6		GENERAL SERVICE		
7		Base Facility Charge		
8		5/8" x 3/4"	15.72	19.65
9		Full 3/4"	23.56	29.44
10		1"	39.26	49.08
11		1-1/2"	78.51	98.15
12		2"	125.63	157.07
13		3"	251.25	314.14
14		4"	392.56	490.83
15		6"	785.16	981.70
16		8"	1,256.24	1,570.70
17		10"	1,805.86	2,257.92
18				
19		Gallorage Charge Per 1,000 Gallons (No limit)	6.17	7.73
20				
21		MULTI-RESIDENTIAL SERVICE		
22		Base Facility Charge		
23		4"	392.56	490.83
24				
25		Gallorage Charge Per 1,000 Gallons (No limit)	6.45	8.08

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Company: Ni Florida, LLC  
 Docket No.: 090182-SU  
 Historical Test Year Ended: December 31, 2008  
 Interim [X] Final [ ]

Schedule: E-2 (Interim)  
 Page 1 of 1  
 Preparer: Donald J. Clayton, P.E.

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

Line No.	(1) Bill Code / Class/Meter Size	(2) Bills / Gallons	(3) Current Rates	(4) Revenue at Current Rates	(5) Proposed Rates	(6) Revenue at Proposed Rates
1	RESIDENTIAL					
2	Base Facility Charge - all meter sizes	30,868	\$ 15.72	\$ 485,245	\$ 19.65	\$ 606,556
3						
4	Gallorage Charge Per 1,000 Gallons (Maximum 10,000 per month)	90,605,000	5.17	468,428	6.47	586,214
5						
6	GENERAL SERVICE					
7	Base Facility Charge					
8	Full 3/4"	1,423	23.56	33,526	29.44	41,893
9	1"	93	39.26	3,651	49.08	4,564
10	1-1/2"	108	78.51	8,479	98.15	10,600
11	2"	84	125.63	10,553	157.07	13,194
12	3"	24	251.25	6,030	314.14	7,539
13	4"	-	392.56	-	490.83	-
14	6"	12	785.16	9,422	981.70	11,780
15	8"	-	1,256.24	-	1,570.70	-
16	10"	-	1,805.86	-	2,257.92	-
17						
18	Gallorage Charge Per 1,000 Gallons (No limit)	30,705,000	6.17	<u>189,450</u>	7.73	<u>237,350</u>
19						
20	MULTI-RESIDENTIAL SERVICE					
21	4"	12	392.56	4,711	490.83	5,890
22						
23	Gallorage Charge Per 1,000 Gallons (No limit)	29,129,000	6.45	<u>187,882</u>	8.08	<u>235,362</u>
24						
25	Total Calculated Measured Revenue			<u>\$ 1,407,376</u>		<u>\$ 1,760,944</u>
26						
27	Plus: Unbilled Revenue			31,822		40,449
28	Transfer fees			2,310		5,151
29	Reconnect fees			9,407		20,977
30	Late Penalty Fees			19,959		25,371
31	Premises Visit Fees			1,310		2,948
32	Billing corrections			-		-
33	Total Calculated Revenue			<u>\$ 1,472,184</u>		<u>\$ 1,855,839</u>
34						
35	Total Booked Revenue			\$ 1,470,837		
36						
37	Difference			(1,347)		
38						
39	Correction factor			99.9085%		
40						
41	Total Revenue Requirement (Col 6, Line 33 x Col. 4, line 39)					\$ 1,854,141

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