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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS249-16-AR
Tim Fitzsimmons
Useppa Island Utility, Inc.
P. O. Box 640
Bokeelia, FL 33922-0640

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2017 APR -4 AM 7: 59
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2014

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA), Commission Rules and the definitions on the next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (Rule 25-30.116, Florida Administrative Code)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (j), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

REPORT OF

USEPPA ISLAND UTILITIES COMPANY INC
(EXACT NAME OF UTILITY)

PO Box 640 Mailing Address Bokeria FL 33922 Street Address Lee County

Telephone Number 239-283-1061 Date Utility First Organized 03/23/1981

Fax Number 239-283-1358 E-mail Address accounting@useppa.com

Sunshine State One-Call of Florida, Inc. Member No. 11028

Check the business entity of the utility as filed with the Internal Revenue Service:

- Individual
- Sub Chapter S Corporation
- 1120 Corporation
- Partnership

Name, Address and Phone where records are located: ACCOUNTING OFFICE ON USEPPA ISLAND

Name of subdivisions where services are provided: N/A

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: TIMOTHY FITZSIMMONS	PRESIDENT	Po Box 640 Bokeria FL 33922	
Person who prepared this report: SARAH McMILLAN	COMPTROLLER	SAME AS ABOVE	
Officers and Managers:			\$ \$ \$ \$ \$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
Useppa Inn and Dock Company, LTD	100%	8115 MAIN ST PO Box 640 Bokeria FL 33922	\$ \$ \$ \$ \$ \$ \$

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2014

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ 166,292	\$ 170,980	\$ _____	\$ 337,272
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
Total Gross Revenue -----		\$ 166,292	\$ 170,980	\$ _____	\$ 337,272
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 122,887	\$ 25,850	\$ _____	\$ 248,737
Depreciation Expense -----	F-5	29,336	14,024	_____	43,360
CIAC Amortization Expense -----	F-8	<2083>	0	_____	<2083>
Taxes Other Than Income -----	F-7	16,147	16,361	_____	32,508
Income Taxes -----	F-7	-	-	_____	-
Total Operating Expense -----		\$ 166,287	\$ 156,235	_____	\$ 322,522
Net Operating Income (Loss)		\$ 5	\$ 14,745	\$ _____	\$ 14,750
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		13,650	15,527	_____	29,177
Net Income (Loss)		\$ (13,045)	\$ (702)	\$ _____	\$ (14,427)

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2010

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 1,423,110	\$ 1,385,520
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	(959,520)	(914,160)
Net Utility Plant _____		\$ 463,590	\$ 469,360
Cash _____		10,542	13,928
Customer Accounts Receivable (141) _____		40,849	30,634
Other Assets (Specify): _____			-

Total Assets _____		\$ 514,981	\$ 513,924
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	1,000	1,000
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid in Capital (211) _____		149,000	149,000
Retained Earnings (215) _____	F-6	(788,880)	(774,454)
Proprietary Capital (Proprietary and Partnership only) (218) _____	F-6		
Total Capital _____		\$ (638,880)	\$ (624,454)
Long Term Debt (224) _____	F-6	\$ 1,102,710	\$ 1,072,272
Accounts Payable (231) _____		7,399	8,121
Notes Payable (232) _____		28,578	40,792
Customer Deposits (235) _____			-
Accrued Taxes (236) _____		15,174	15,110
Other Liabilities (Specify) _____			

Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	0	2,083
Total Liabilities and Capital _____		\$ 514,981	\$ 513,924

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2014

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>871,516</u>	\$ <u>551,594</u>	\$ _____	\$ <u>1,423,110</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>871,516</u>	\$ <u>551,594</u>	\$ _____	\$ <u>1,423,110</u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>494,170</u>	\$ <u>421,991</u>	\$ _____	\$ <u>916,160</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>29,336</u>	\$ <u>14,024</u>	\$ _____	\$ <u>43,360</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<u>Total Credits</u> _____	\$ <u>29,336</u>	\$ <u>14,024</u>	\$ _____	\$ <u>43,360</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<u>Total Debits</u> _____	\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Balance End of Year _____	\$ <u>523,506</u>	\$ <u>436,015</u>	\$ _____	\$ <u>959,520</u>

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2016

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>1.000</u>	
Shares authorized _____		_____
Shares issued and outstanding _____		_____
Total par value of stock issued _____	<u>1.000</u>	_____
Dividends declared per share for year _____		_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	<u>\$(774,454)</u>	\$ _____
Changes during the year (Specify): <u>2016 Net loss</u>	<u>(14,426)</u>	_____
_____		_____
_____		_____
Balance end of year _____	<u>\$(788,880)</u>	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Shareholder Note Payable</u>	<u>10</u>		<u>\$ 1,102,709.75</u>
Total _____			<u>\$ 1,102,709.75</u>

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UTILITY NAME:

Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2014

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax	\$ -	\$ -	\$ -	\$ -
State income Tax	-	-	-	-
Taxes Other Than Income:				
State ad valorem tax				
Local property tax	6266	6,266		12,532
Regulatory assessment fee	7480	7,494		15,174
Other (Specify)				
<u>PAYROLL TAX</u>	2401	2401		4802
Total Tax Expense	\$ <u>16,147</u>	\$ <u>16,361</u>	\$	\$ <u>32,508</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Sanders Laboratories	\$ 5238	\$ 14839	TESTING
US WATER SERVICE	\$ 32,250	\$ 30,902	Plant management
Paul Sugg	\$ 5,100	\$ 5,100	CONTRACT LABOR
TWIK CONSULTING	\$ 925	\$	ENGINEERING
WEIKER HARRIS	\$ 925	\$ 925	TAX/ACCOUNTING
Universal Controls	\$ 2700	\$	ENGINEERING
THE LAKE DIR'S	\$	\$ 1400	WATER MANAGEMENT
CRYSTAL CLEAR WATER	\$ 1836	\$	CONTRACT LABOR
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>225,670</u>	\$ <u>230,187</u>	\$ <u>455,857</u>
2) Add credits during year _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
3) Total _____	<u>225,670</u>	<u>230,187</u>	<u>455,857</u>
4) Deduct charges during the year _____	\$ <u>0</u>	\$ <u>-</u>	\$ <u>0</u>
5) Balance end of year _____	<u>225,670</u>	<u>230,187</u>	<u>455,857</u>
6) Less Accumulated Amortization _____	<u>(225,670)</u>	<u>(230,187)</u>	<u>(455,857)</u>
7) Net CIAC _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>(223,587)</u>	\$ <u>(230,187)</u>	\$ <u>(453,774)</u>
Add Debits During Year: _____	<u>(2083)</u>	<u>-</u>	<u>(2083)</u>
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>225,670</u>	\$ <u>(230,187)</u>	\$ <u>(455,857)</u>

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2016

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____

**WATER
OPERATING
SECTION**

** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2016

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	10,463			10,463
304	Structures and Improvements	62,691			62,691
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	262,272			262,272
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	56,613	7,310		63,922
320	Water Treatment Equipment	193,045	3,967		197,012
330	Distribution Reservoirs and Standpipes	161,779			161,779
331	Transmission and Distribution Lines	63,708			63,708
333	Services	3,959			3,959
334	Meters and Meter Installations	40,905			40,905
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment	1,641			1,641
340	Office Furniture and Equipment	120			120
341	Transportation Equipment	800			800
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	1,423			1,423
344	Laboratory Equipment	820			820
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 860,239	\$ 11,277	\$	\$ 871,516

UTILITY NAME: Waipapa Whites Company Inc

YEAR OF REPORT
DECEMBER 31, 2014

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements				\$ 35,194		\$ 11,602	\$ 36,357
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs				65,157		11,835	76,990
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment				32,929		5,225	38,054
320	Water Treatment Equipment				193,045		233	193,278
330	Distribution Reservoirs & Standpipes				47,524		6,233	53,757
331	Trans. & Dist Mains				51,725		3,027	54,751
333	Services				3,081		199	3,281
334	Meter & Meter Installations				37,396		1,331	38,727
335	Hydrants							
336	Backflow Prevention Devices							
339	Other Plant and Miscellaneous Equipment				1,054		<137	1,041
340	Office Furniture and Equipment				119		-	119
341	Transportation Equipment				806			800
342	Stores Equipment							
343	Tools, Shop and Garage Equipment				339		78	416
344	Laboratory Equipment				443		27	470
345	Power Operated Equipment							
346	Communication Equipment							
347	Miscellaneous Equipment				24,864			24,864
348	Other Tangible Plant							
	Totals				\$ 494,172	\$	\$ 29,336	\$ 523,505

* This amount should tie to Sheet F-5.

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UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2014

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 29,774
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	-
604	Employee Pensions and Benefits	-
610	Purchased Water	-
615	Purchased Power	12,208
616	Fuel for Power Production	-
618	Chemicals	5,424
620	Materials and Supplies	8,779
630	Contractual Services:	
	Billing	-
	Professional	5,074
	Testing	5,238
	Other	42,607
640	Rents	7,800
650	Transportation Expense	691
655	Insurance Expense	3,230
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	-
670	Bad Debt Expense	-
675	Miscellaneous Expenses	2,062
	Total Water Operation And Maintenance Expense	\$ 122,887 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	135	135	135
3/4"	D	1.5			
1"	D	2.5	8	8	20
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	12	12	12
3/4"	D	1.5			
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			160	160	193

UTILITY NAME:
SYSTEM NAME:

Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2010

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January		1,343	1,262	881	1,171
February		1,103	362	741	704
March		1,737	557	1,180	1,244
April		1,762	632	1,130	1,041
May		1,523	485	1,038	1,054
June		1,490	514	976	1,061
July		1,323	406	917	828
August		1,243	409	834	801
September		1,101	366	735	735
October		1,333	444	889	810
November		1,522	520	1,002	1,026
December		1,654	468	1,186	883
Total for Year		17,134	6,425	11,509	11,358

If water is purchased for resale, indicate the following:
Vendor N/A
Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below: N/A

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2"	5650	/	-	5650
PVC	3"	1785	/	-	1785
PVC	4"	8955	-	-	8955

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2014

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>2003</u>	<u>1989</u>	_____	_____
Types of Well Construction and Casing _____	<u>Artesian PVC</u>	<u>Artesian PVC</u>	_____	_____
Depth of Wells _____	<u>340'</u>	<u>320'</u>	_____	_____
Diameters of Wells _____	<u>6"</u>	<u>6"</u>	_____	_____
Pump - GPM _____	<u>90gpm</u>	<u>90gpm</u>	_____	_____
Motor - HP _____	<u>7.5</u>	<u>7.5</u>	_____	_____
Motor Type * _____	<u>Submersible</u>	<u>Submersible</u>	_____	_____
Yields of Wells in GPD _____	_____	<u>140,000 GPD</u>	_____	_____
Auxiliary Power _____	<u>NO</u>	<u>NO</u>	_____	_____
* Submersible, centrifugal, etc.	<u>Well 4</u>	<u>Well 1</u>	_____	_____

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>GBSS Fused Steel</u>	<u>Steel</u>	_____	_____
Capacity of Tank _____	<u>100,000</u>	<u>1000</u>	_____	_____
Ground or Elevated _____	<u>Ground</u>	<u>Ground</u>	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	<u>Baldor</u>	<u>Baldor</u>	_____	_____
Type _____	<u>Electric</u>	<u>Electric</u>	_____	_____
Rated Horsepower _____	<u>10hp</u>	<u>10hp</u>	_____	_____
<u>Pumps</u>				
Manufacturer _____	<u>Goulds</u>	<u>Goulds</u>	_____	_____
Type _____	<u>Centrifugal</u>	<u>Centrifugal</u>	_____	_____
Capacity in GPM _____	<u>140</u>	<u>140</u>	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	<u>yes</u>	<u>yes</u>	_____	_____

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2014

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____ Type of Source _____	<u>97,500</u> <u>Ground water</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>Reverse Osmosis</u>	_____	_____
Make _____	<u>Hydro Pro</u>	_____	_____
Permitted Capacity (GPD) _____	<u>56000</u>	_____	_____
High service pumping Gallons per minute _____	<u>140 x 2 = 280</u>	_____	_____
Reverse Osmosis _____	<u>Yes</u>	_____	_____
Lime Treatment Unit Rating _____	<u>—</u>	_____	_____
Filtration Pressure Sq. Ft. _____	<u>—</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>—</u>	_____	_____
Disinfection Chlorinator _____	<u>Stenner</u>	_____	_____
Ozone _____	<u>—</u>	_____	_____
Other _____	<u>—</u>	_____	_____
Auxiliary Power _____	<u>Yes</u>	_____	_____

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2014

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. _____

2. Maximum number of ERCs * which can be served. 56,000 GPD/350/1000 = 0.16 ERC

3. Present system connection capacity (in ERCs *) using existing lines. 0.16 ERC

4. Future connection capacity (in ERCs *) upon service area buildout. Built Out

5. Estimated annual increase in ERCs *. 0

6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities.

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE

9. When did the company last file a capacity analysis report with the DEP? _____

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? NO

11. Department of Environmental Protection ID # 45884-003-UC 150

12. Water Management District Consumptive Use Permit # FL 00362181/FLA

a. Is the system in compliance with the requirements of the CUP? Yes

b. If not, what are the utility's plans to gain compliance? —

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000))/365 days/350 gallons per day.

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2010

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ -	\$	\$	\$
352	Franchises	-			
353	Land and Land Rights	3487			3487
354	Structures and Improvements	249,951			249,951
355	Power Generation Equipment	12,301	22,137		34,438
360	Collection Sewers - Force	124,249			124,249
361	Collection Sewers - Gravity	377			377
362	Special Collecting Structures	-			-
363	Services to Customers	-			-
364	Flow Measuring Devices	888			888
365	Flow Measuring Installations	-			-
370	Receiving Wells	68,214	4,176		72,390
371	Pumping Equipment	-			-
380	Treatment and Disposal Equipment	47,423			47,423
381	Plant Sewers	-			-
382	Outfall Sewer Lines	-			-
389	Other Plant and Miscellaneous Equipment	17,072			17,072
390	Office Furniture and Equipment	120			120
391	Transportation Equipment	1200			1200
392	Stores Equipment	-			-
393	Tools, Shop and Garage Equipment	-			-
394	Laboratory Equipment	-			-
395	Power Operated Equipment	-			-
396	Communication Equipment	-			-
397	Miscellaneous Equipment	-			-
398	Other Tangible Plant	-			-
	Total Wastewater Plant	\$525,282	\$ 26,313	\$	\$ 551,594*

* This amount should tie to sheet F-5.

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2016

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	%	\$ 79,837	\$	\$ 115,352	\$ 195,189
355	Power Generation Equipment		%	%	6,587		1,302	7,889
360	Collection Sewers - Force		%	%	136,247		<11,999>	124,249
361	Collection Sewers - Gravity		%	%	206		15	221
362	Special Collecting Structures		%	%	-		-	-
363	Services to Customers		%	%	-		-	-
364	Flow Measuring Devices		%	%	42,355		<41,466>	888
365	Flow Measuring Installations		%	%	-		-	-
370	Receiving Wells		%	%	75,546		<7,164>	68,381
371	Pumping Equipment		%	%	-		-	-
380	Treatment and Disposal Equipment		%	%	90,430		<43,007>	47,423
381	Plant Sewers		%	%	-		-	-
382	Outfall Sewer Lines		%	%	-		-	-
389	Other Plant and Miscellaneous Equipment		%	%	6,259		878	7,137
390	Office Furniture and Equipment		%	%	120		-	120
391	Transportation Equipment		%	%	706		113	819
392	Stores Equipment		%	%	-		-	-
393	Tools, Shop and Garage Equipment		%	%	-		-	-
394	Laboratory Equipment		%	%	-		-	-
395	Power Operated Equipment		%	%	-		-	-
396	Communication Equipment		%	%	-		-	-
397	Miscellaneous Equipment		%	%	-		-	-
398	Other Tangible Plant		%	%	<16,301>		-	<16,301>
	Totals				\$ 421,992	\$	\$ 14,024	\$ 436,015 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Useppa Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2016

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 29,774
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	-
704	Employee Pensions and Benefits	-
710	Purchased Wastewater Treatment	-
711	Sludge Removal Expense	-
715	Purchased Power	13,669
716	Fuel for Power Production	-
718	Chemicals	4,716
720	Materials and Supplies	4,119
730	Contractual Services:	
	Billing	-
	Professional	1,115
	Testing	14,939
	Other	39,209
740	Rents	7,800
750	Transportation Expense	4,919
755	Insurance Expense	3,230
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	-
770	Bad Debt Expense	-
775	Miscellaneous Expenses	2,360
	Total Wastewater Operation And Maintenance Expense	\$ 125,850 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	135	135	135
General Service					
5/8"	D	1.0	6	6	6
3/4"	D	1.5	-	-	-
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			144	144	156.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2016

PUMPING EQUIPMENT

Lift Station Number	<u>10</u>					
Make or Type and nameplate data on pump	<u>Goulds</u>					
Year installed	<u>1987</u>					
Rated capacity	<u>800gpm</u>					
Size	<u>1/2HP</u>					
Power:						
Electric	<u>Yes</u>					
Mechanical	<u>No</u>					
Nameplate data of motor	<u>Franklin</u>					

SERVICE CONNECTIONS

Size (inches)	<u>4"</u>					
Type (PVC, VCP, etc.)	<u>PVC</u>					
Average length	<u>60</u>					
Number of active service connections	<u>144</u>					
Beginning of year	<u>0</u>					
Added during year	<u>0</u>					
Retired during year	<u>0</u>					
End of year	<u>144</u>					
Give full particulars concerning inactive connections						
<u>*Inactive are buildable lots</u>						

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches)	<u>6"</u>	<u>4"</u>		<u>6"</u>	<u>4"</u>	
Type of main	<u>PVC</u>	<u>PVC</u>		<u>PVC</u>	<u>PVC</u>	
Length of main (nearest foot)	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>	<u>N/A</u>	
Beginning of year	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>	<u>N/A</u>	
Added during year	<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>	
Retired during year	<u>0</u>	<u>0</u>		<u>0</u>	<u>0</u>	
End of year	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>	<u>N/A</u>	

MANHOLES

Size (inches)	<u>60"</u>			
Type of Manhole	<u>Concrete</u>			
Number of Manholes:				
Beginning of year	<u>2</u>			
Added during year	<u>0</u>			
Retired during year	<u>0</u>			
End of Year	<u>2</u>			

UTILITY NAME: Useppa Island Utilities Company Inc.

YEAR OF REPORT
DECEMBER 31, 2014

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	<u>Davco</u>	<u>McNeil</u>	_____
Type _____	<u>Extended Air</u>	<u>Extended Air</u>	_____
"Steel" or "Concrete" _____	<u>Concrete</u>	<u>Concrete</u>	_____
Total Permitted Capacity _____	_____	<u>45000 gpd</u>	_____
Average Daily Flow _____	_____	<u>.012 mgd</u>	_____
Method of Effluent Disposal _____	<u>Perk Pond</u>	<u>Perk Pond</u>	_____
Permitted Capacity of Disposal _____	_____	<u>20,000 ea monthly Average</u>	_____
Total Gallons of Wastewater treated _____	<u>Converted to Surge Tanks</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Goulds</u>	_____	_____	_____	_____	_____
Capacity (GPM's) _____	<u>600 gpm</u>	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	<u>Goulds</u>	_____	_____	_____	_____	_____
Horsepower _____	<u>1/2 hp</u>	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>Electric</u>	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>15,100</u>	<u>0</u>	<u>15,100</u>
February _____	<u>12,900</u>	<u>0</u>	<u>12,900</u>
March _____	<u>16,500</u>	<u>0</u>	<u>16,500</u>
April _____	<u>12,400</u>	<u>0</u>	<u>12,400</u>
May _____	<u>10,800</u>	<u>0</u>	<u>10,800</u>
June _____	<u>11,100</u>	<u>0</u>	<u>11,100</u>
July _____	<u>10,200</u>	<u>0</u>	<u>10,200</u>
August _____	<u>10,500</u>	<u>0</u>	<u>10,500</u>
September _____	<u>12,400</u>	<u>0</u>	<u>12,400</u>
October _____	<u>9,300</u>	<u>0</u>	<u>9,300</u>
November _____	<u>12,700</u>	<u>0</u>	<u>12,700</u>
December _____	<u>15,500</u>	<u>0</u>	<u>15,500</u>
Total for year _____	<u>149,400</u>	<u>0</u>	<u>149,400</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Useppa Island Utilities Company Inc
 SYSTEM NAME: _____

YEAR OF REPORT
 DECEMBER 31, 2016

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served. _____
2. Maximum number of ERCs* which can be served. 20,000 gpd / 1000 / 280 = .0714
3. Present system connection capacity (in ERCs*) using existing lines. 45,000 / 1000 / 280 = .161
4. Future connection capacity (in ERCs*) upon service area buildout. Built Out
5. Estimated annual increase in ERCs*. NONE
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
NONE
7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NO
 If so, when? N/A
9. Has the utility been required by the DEP or water management district to implement reuse? NO
 If so, what are the utility's plans to comply with this requirement? N/A
10. When did the company last file a capacity analysis report with the DEP? September 2010
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # FLA 014494

* An ERC is determined based on one of the following methods:
 (a) If actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.
 (b) If no historical flow data are available use:
 ERC = (Total SFR gallons sold (omit 000) / 365 days / 280 gallons per day).

UTILITY NAME Osceola Island Utilities Company Inc

YEAR OF REPORT
DECEMBER 31, 2016

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES NO

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.

Samuel A. Speer *
(signature of Chief Executive Officer of the utility)

Date: 3/20/2017

1. 2. 3. 4.

N/A *
(signature of Chief Financial Officer of the utility)

Date: 3/20/2017

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company:

For the Year Ended December 31, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 146,292	\$ 146,292	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 146,292	\$ 146,292	\$ 0
LESS: Expense for Purchased Water from FPSC-Regulated Utility	0	0	0
Net Water Operating Revenues	\$ 146,292	\$ 146,292	\$ 0

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company:

For the Year Ended December 31, _____

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 170,980	\$ 170,980	\$ 0
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 170,980	\$ 170,980	\$ 0
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	0	0	0
Net Wastewater Operating Revenues	\$ 170,980	\$ 170,980	\$ 0

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).