CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS719-08-AR Charles de Menzes C.F.A.T. H2O, Inc. P. O. Box 5220 Ocala, FL 34478-5220 SIV'S OH OF CHION

ADA FREDLIC SERVIC COMMASSION

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

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

C.F.A.T. H2o, INC.

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FINANCIAL SECTION

REPORT OF

CFAT H2O, INC. PO BOX 5220 OCALA, FL 34478-5220

1410 NE 8th Ave MARION COUNTY

Telephone Number 352-622-4949

Date Utility First Organized

10/28/2003

Filed with the Internal Revenue Service as 1120S Corporation

Name, Address and phone where records are located

1410 NE 8th Ave Ocala, FL

Florida (352) 622-4949 c/o Tradewinds Utilities, Inc.

Subdivision where service is provided: Landfair and Hilltop Manor

CONTACTS

Name	Title	Principal Business Address	Salary Charged
Person to send Correspondence Charles deMenzes	President	P.O. Box 5220 Ocala, FI 34478	0
Person who prepared this report Charles deMenzes	President	P.O. Box 5220 Ocala, Fl 34478	0
Officers and Managers			
Charles deMenzes	President	P.O. Box 5220 Ocala, FI 34478	26,500
Eugenia Segarra	Vice Pres	P.O. Box 5220 Ocala, FI 34478	26,500

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 of Owner- ship in Utility	Principal Business Address	Salary Charged
Eugenia Segarra TTE	50	P.O. Box 5220 Ocala, FI 34478	0
Charles deMenzes Revocable Trust	50	P.O. Box 5220 Ocala, Fl 34478	0

INCOME STATEMENT

ACCOUNT NAME	REF Page	WATER	WASTEWATER	OTHER	TOTAL
Gross Revenue	i age				COMPANY
Residential		40.700]		
Commercial		43,768	80,451		124,219
Other (specify)	1 1	2,885	34,862		34,862
Turn on Charges		1,827			1,827
Trum on Charges	1 1]		
Total Gross Revenue		48,480	115,313		163,793
Operation Expense (Must tie to Pages W-3 & S-3)	W-3 S-3	45,956	98,885		144,841
Depreciation Expense	F-5	24,013	13,457		37,470
Amortization Expense	F-8	(5,110)	(11,139)		(16,249)
Taxes other than Income	F-7	940	2,273		3,213
Reg Assessment Fees	F-7	2,182	5,189		7,371
Total Operating Expenses		67,981	108,665		176,646
, , ,		,	,55,500		170,040
Net Operating Income (Loss)		(19,501)	6,648	1	(12,853)
Other Income: Non Utility Income					
Other Deductions:				İ	j
Interest Expense		29,567	3,507		33,074
Amort of Loan Costs			2,466	ļ	2,466
Net Income (Loss)		(49,068)	675		(48,393)

COMPARATIVE BALANCE SHEET

Account Name	Reference	Current	Previous
Assets:	Page	Year	Year
Assets.			-
Utility Plant in Service (101-105)	F-5,W-1,S-1	913,713	899,160
Accumulated Depreciation and Amortization (108)	F-5,W-2,\$-3	(263,558)	(226,088)
Net Utility Plant:		650,155	673,072
Cash		91,563	(1,638)
Customer Accts Receivable (141)		17,134	5,403
Other Assets		,	0,400
Utility Deposit		2,040	2,040
Unamortized Debt Discount		1	,
Plant Held for Future Use		4,250	4,250
Acquisition Adjustment, net		71,329	74,730
Ind Bank Loan Costs		7,764	2,466
Total Assets		844,235	760,323
Liabilities & Capital			
Common Stock Issued (201)	F-6	200	200
Preferred Stock Issued (204)	F-6	200	200
Other Paid in Capital (211)	, •	127,483	127,483
Retained Earnings (215)	F-6	(149,097)	(100,704)
Total Capital		(21,414)	26,979
Long Term Debt (224)	F-6	399,400	209,269
Accounts Payable (231)		-	3,821
Notes Payable (232)		_	38,299
Customer Deposits (235)		17,572	17,831
Accrued Taxes (236)		7,371	6,203
Other Liabilities (Specify)		, i	5,255
Refund Checks Returned		1,522	1,522
Stockholder Loan		100,000	100,000
Management Fee Payable		132,212	133,213
Contributions in Aid of Construction-Net (271-272)	F-8	207,572	223,186
Total Liabilities & Capital		844,235	760,323

GROSS UTILITY PLANT

Plant Accounts (101-107) Inclusive	Water	Wastewater	Total
Utility Plant in Service (101)	555,056	344,104	899,160
ADDITIONS	2,075	12,477	14,552 -
			- - -
Total Utility Plant	557,132	356,581	913,713
			į

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account (108)	Water	Wastewater	Total
Balance first of Year	91,940	134,148	226,088
Add Credits During Year	24,013	13,457	37,470
Accruals charged to Depreciation Account			·
Total Credits	115,953	147,605	263,558
Deduct Debits During Year			
Balance End of year	115,953	147,605	263,558

CAPITAL STOCK (201-204)

	Common Stock	Preferred Stock
Par or stated value per share Shares authorized Shares issued and outstanding Total par value of stock issued Dividends declared per share for year	1.00 200 200 200	

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year		(100,704)
Changes during the year (specify)	i:	
Less Current Year operating profit		(48,393)
Accounting transfer to Capital Acct		:
Balance End of year		(149,097)

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Rate	nterest Pymts	Principal per Balance Sheet Date
	11.0.0	1 711110	Oncer Bate
Independent National Bank	6.50	60	393,000
Refundable Advances - deMenzes		0	6,400
Total			399,400
Total			399,4

TAX EXPENSE

TAX EXPLINE				
	Water (b)	Wastewater ©	Other (d)	Total (e)
Income Taxes:				(0)
Federal income tax				•
State income Tax				
Taxes Other Than Income:				
County ad valorem tax	940	2,273		2 242
Payroll Tax Expense		2,210		3,213
Other tax	Ī			-
Regulatory assessment fee	2,182	5,189		- 7 074
Other (Specify)	2, 102	3,103	l l	7,371
(-				
Total Tax Expense	3,122	7,462		40.504
	J, 122	7,402		10,584

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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
MIRA International, Inc. Pro Tech Services Lighthouse CPAs, PA Aqua-Pure Water Independent Bank	18764 7190 125 700	4,925	Management & Maintenance Plant operation Accounting Fees Appraisal

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater ©	Total (d)
Balance first of year Add Credits during year Total	113,786 635 114,421	262,882 262,882	376,668 635 377,303
4) Deduct charges during year 5) Balance end of year 6) Less Accumulated Amortization	114,421 (52,734)	262,882 (116,997)	377,303 (169,731)
7) Net CIAC	61,687	145,885	207,572

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year	47,624	105,858	153,482
Add Credits During Year Deduct Debits During Year	5,110	11,139	16,249
Balance End of Year (must agree with	52,734	116,997	169,731
line #6 above)	32,734	110,997	109,731

Schedule "A"

Schedule of Cost of Capital used for AFUDC Calculation



Schedule "B"

Schedule of Capital Structure Adjustments



WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

ACCT	ACCOUNT DESCRIPTION	PREVIOUS	T		T
NO.		YEAR	ADDITIONS	DELETIONS	CURRENT
(a)	(b)	©		DELETIONS	YEAR
301	ORGANIZATIONAL	2,500	(d)	(e)	(f)
					2,500
302	FRANCHISES	1,062			1,062
303	LAND AND LAND RIGHTS	19,500			19,500
304	STRUCTURE AND IMPROVEMENTS	2,029			2,029
307	WELL AND SPRINGS	38,888			38,888
310	POWER GENERATION EQUIPMENT	33,907	352		34,259
211	PUMPING EQUIPMENT			:	
3!!	FOMPING EQUIPMENT	108,310			108,310
320	WATER TREATMENT EQUIPMENT	9,486			9,486
330	DIST RESERVOIR & STANDPIPES	197,932	О		197,933
331	TRANSMISSION & DISTRIBUTION MAINS	71,570			71,570
333	SERVICES	15,635			15,635
334	METER AND METER INSTALLATIONS	54,030	1,723		55,753
343	TOOL SHOP AND GARAGE EQUIPMENT	207			207
	TOTALS	555,056	2,075	_	557,132

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT	ACCOUNT DESCRIPTION	AVERAGE	DEPR	ACCUM		 -	1.000
NO.		SERVICE	RATE	BALANCE	DEBITS	CREDITS	ACCUM
1		LIFE	APPLIED	PREV YR	DEBITS	CKEDITS	DEPR BALANCE
(a)	(b)	©	(d)	(e)	(f)	(g)	(h)
301	ORGANIZATIONAL	5	20.0000	2,500		(9)	2,500
302	FRANCHISES	29	3.4483	489		37	526
304	STRUCTURES & IMPROV	27	3.7037	62		61	123
307	WELL PUMPS (15HP)	27	3.7037	8,051		1,296	9,347
310	POWER GENERATION EQ	15	6.6667	8,186		2,264	10,450
311	PUMPING EQUIPMENT	15	6.6667	9,724		6,761	16,485
320	WATER TREATMENT EQ	11	9.0909	591		287	878
330	DISTRIBUTION RESERVOIR	30	3.3333	18,341		6,139	24,480
331	TRANS & DIST MAINS	40	2.5000	25,518	ĺ	1,789	27,307
333	SERVICES	35	2.8571	8,028		447	8,475
334	METERS & METER INSTAL	17	5.8824	11,942	i	3,263	15,205
335	HYDRANTS	40	2.5000	-			-
339	OTHER PLANT & MISC EQ	20	5.0000	(1,655)		1,655	-
340	OFFICE FURNITURE & EQ	6	16.6667	-			-
341	TRANSPORTATION EQ	5	20.0000	- }			-
343	TOOL,SHOP & GARAGE	15	6.6667	163		14	177
	TOTALS			91,940		24,013	115,953

WATER OPERATION AND MAINTENANCE EXPENSE

ACCT	ACCOUNT NAME	AMOUNT
NO. 603	SALABIES & MACES OFFICERS	
615	SALARIES & WAGES OFFICERS	8,400
	PURCHASED POWER	2,419
616	FUEL FOR POWER PRODUCTION	51
618	CHEMICALS	1,270
631	CONTRACTUAL EXPENSE (ENGINEERING, ACCOUNTING)	825
630	CONTRACTUAL EXPENSE BILLING	18,764
635	CONTRACTUAL SERVICES - TESTING	7,390
655	INSURANCE EXPENSE	,,,,,
675	OFFICE SUPPLIES	
675	BANK SERVICE CHARGES	223
675	MAINTENANCE EXPENSE	4,408
675	MISCELLANEOUS EXPENSE	2,206
	TOTAL OPERATION AND MAINTENANCE EXPENSE	45,956

WATER CUSTOMERS

DESCRIPTION (a)	TYPE OF METER (b)	EQUIVALENT FACTOR ©	NUM OF ACTIVE START OF YR (d)		TOT NUMER OF EQUIVALENT (c x e)
5/8" 3/4" 1" 2"	D D D	1.0 1.5 2.5 8.0	219 1	217 4	217 10
		TOTAL	220	221	227

PUMPING AND PURCHASED WATER STATISTICS

	Water	Finished water	Accounted	Total Water	Water sold to
(a)	Purchased for	from Wells	for loss thru	Pumped and	Customers
	Resale	(omit 000)	line flushing	Purchased	(omit 000)
·	(omit 000)		etc. (omit 000)	(omit 000)	(
	(b)	©	(d)	(e)	(f)
January	None	948	59	889	889
February	н	962	93	869	869
March	"	983	194	789	789
April	II II	898	67	831	831
May	"	618	(115)	733	733
June	H H	1,238	`455 [°]	783	783
July	#1	919	189	730	730
August	"]	580	(223)	803	803
September	"	744	(74)	818	818
October	"	949	157	792	792
November	"	951	101	850	850
December	11	886	28	858	858
Total for Year	None	10,676	931	9,745	9,745

MAINS (Feet)

Kind of Pipe	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	4270	0	0	4270
PVC	4"	4210	0	0	4210
PVC	8"	13360	0	0	13360

WELLS AND WELL PUMPS

(a)	(b)	© T	(d)
Year Constructed Type fo well construction and casing.	1989 Steel Grouted	2006 Steel Grouted	(4)
Depth of Wells Diameters of Wells Pump GPM Motor HP Yields of Wells in GPD Auxiliary Power	160' 8" 250 10 15,000 Diesel Gen	160' 8" 200 10 15,000 Diesel Gen	

RESERVOIRS

(a)	(b)	©	
Description	Steel	Steel	
Capacity of Tank	20,000	200,000	
Ground or Elevated	Ground	Ground	

SOURCE OF SUPPLY

List for each source of supply:		
Gals. per day of source Type of Source	100,000 Well	

WATER TREATMENT FACILITIES

List for each water treatment facility:

Type Liquid Chlorinated

Make VT 100
Gals per day 100,000
Method of Measurement Flow meter

OTHER WATER SYSTEMS INFORMATION

Furnish information below for each system not physically connected with another facility.

- 1. Present ERC's * now being served 82
- 2. Maximum ERC's * that system can efficiently serve 250
- 3. Present system connection capacity (in ERC's) using existing lines 250
- 4. Future connection capacity (in ERC's) upon service area buildout 350
- 5. Estimated annual increase in ERC's 10
- 6. List fire fighting facilities and capacities NONE
- 7. List percent of certificated area where service connections are installed (total for each county) 30%
- 8. What is the current need for system upgrading and/or expansion? NONE
- 9. What are plans for future system upgrading and/or expansion? NONE
- 10. Have questions 8 and 9 been discussed with an engineer? YES
- 11. Has an application for a construction permit been filed (if so, state name and address) NO
- 12. Department of Environmental Protection ID #. 3424620
 Water Management District ID # 2-83-0220AN
- * ERC = (Total Gallons Sold / 365 days / 350 Gallons per Day
- ** TOTAL PLANT CAPACITY / 350

SEWER OPERATING SECTION

SEWER UTILITY PLANT ACCOUNTS

ACCT	ACCOUNT DESCRIPTION	PREVIOUS			O I I D D E VITE
NO.	i i i i i i i i i i i i i i i i i i i	YEAR	ADDITIONS	DELETIONS	CURRENT
(a)	(b)	© ``	(d)	(e)	YEAR (f)
351	ORGANIZATIONAL	2,500	(α)	(6)	2,500
352	FRANCHISES	2,062		<u>.</u>	2,062
353	LAND & LAND RIGHTS	39,000	ĺ		39,000
354	STRUCTURES AND IMPROVEMENTS	10,166	1,493		11,659
360	FORCE MAIN COLL LINES	81,058			81,058
361	GRAVITY FEED COLL LINES	45,657	•		45,657
362	SPECIAL COLL STRUCTURES	15,000	591		15,591
363	SERVICES TO CUSTOMERS	8,500			8,500
364	FLOW MEASURING DEVICES	90			90
365	FLOW MEASURING INSTALLATIONS	5,610			5,610
	RECEIVING WELL - MANHOLES, LIFT STATIONS	117,621	5,370		122,991
	TREATMENT AND DISPOSAL EQ	16,840	5,023		21,863
389	OTHER PLANT & MISC EQUIP	-			-
390	OFFICE FURNITURE & EQUIP	-			-
393	TOOLS, SHOP & GARAGE EQUIP	-			-
	TOTALS	344,104	12,477		356,581

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT -SEWER

ACCT	ACCOUNT DESCRIPTION	AVERAGE	DEPR	ACCUM	1	1	400144
NO.		SERVICE	RATE	BALANCE	DEBITS	CREDITS	ACCUM DEPR
	}	LIFE	APPLIED	PREV YR	DEBITO	CINEDITS	BALANCE
(a)	(b)	(©	(d)	(e)	(f)	(g)	(h)
351	ORGANIZATIONAL	5	20.0000	2,500		(9/	2,500
352	FRANCHISES	3	33.3333	2,062			2,062
354	STRUCTURES AND IMPROV	27	3.7037	3,749	!	404	4,153
360	FORCE MAIN COLL LINES	27	3.7037	25,455		3,002	28,457
361	GRAVITY FEED COLL LINES	40	2.5000	22,609	li	1,141	23,750
362	SPECIAL COLL STRUCTURES	35	2.8571	8,996	ļ	443	9,439
363	SERVICES TO CUSTOMERS	35	2.8571	5,090		243	5,333
364	FLOW MEASURING DEVICES	5	20.0000	90			90
365	FLOW MEASURING INSTAL	35	2.8571	3,327		160	3,487
	RECEIVING WELL - MANHOLES LIFT STATIONS	18	5.5556	45,902	:	6,690	52,592
1 1	TREATMENT AND DISPOSAL EQ	15	6.6667	14,368		1,374	15,742
389	OTHER PLANT & MISC EQUIP	15	6.6667		i	:	
390	OFFICE FURNITURE & EQUIP	6	16.6667				
393	TOOLS, SHOP & GARAGE EQUIP	15	6.6667				
	TOTALS			134,148		13,457	147,605

SEWER OPERATION AND MAINTENANCE EXPENSE

ACCT	ACCOUNT NAME	AMOUNT
NO.		AIVIOUNI
703	SALARIES & WAGES OFFICERS	45,600
711	SLUDGE REMOVAL EXPENSE	7,369
715	PURCHASED POWER	12,058
718	CHEMICALS	1,171
731	PROFESSIONAL FEES (ENGINEERING - ACCOUNTING)	750
730	CONTRACTUAL SERVICES SEWER	22,628
735	CONTRACTUAL EXPENSE - PROFESSIONAL	5,825
775	BANK SERVICE CHARGES	223
775	MISC EXPENSE	3,086
775	MAINTENANCE EXPENSE	175
	TOTAL OPERATION AND MAINTENANCE EXPENCE	98,885
II.		

WASTEWATER CUSTOMERS

DESCRIPTION (a)	TYPE OF METER (b)	EQUIVALENT FACTOR ©	NUM OF ACTIVE START OF YR (d)		TOT NUMER OF EQUIVALENT (c x e)
5/8" 3/4" 1" 2"	D D D	1.0 1.5 2.5 8.0	223	220	220
		TOTAL	223	220	220

PUMPING EQUIPMENT

Lift Station Number	1	2	3&4
Name or Type and Nameplate data of pump	STA-RITE	STA-RITE	STA-RITE
Year Installed Rated Capacity Size	1990 100 GPM 4"	1990 100 GPM 4"	2000 80 GPM 4"
Power Nameplate Data of Motor	Electric	Electric	Electric
Trianiepiale Dala of Motor	2.8 HP 12.6 AMP	2.8 HP 12.6 AMP	5 HP

SERVICE CONNECTIONS

4 "	
PVC	
30'	
120	
0	
·	
120	
	PVC 30' 120 0

COLLECTING AND FORCE MAINS

Collecting Mains	Collecting Mains	Force Mains
8"	6"	4"
PVC	PVC	PVC
	1	
9287	803	3912
0	0	7600
0	0	0
9287	803	11512
	9287 0 0	PVC PVC 9287 803 0 0 0 0

MANHOLES

Size (inches)	48"	
Number of Manholes	Concrete	
Beginning of Year	22	
Added during Year	0	
Retired during Year	0	
End of Year	22	

TREATMENT PLANT

Mariof Concrete
25,000
12,000
12,000
•

MASTER LIFT STATION PUMPS

Manufacturer Capacity

Motor: Mfr

Horsepower Power (Electric or Mechanical)

7.5 HP Electric

PUMPING WASTEWATER STATISTICS

Gallons of Treated	Effluent Reuse Gallons	Effluent Gallons
Wastewater	to Customers	26,500
		,
[1,130,376	0	1,130,376
1,464,793	0	1,464,793
1,156,034		1,156,034
1,246,404	0	1,246,404
1,150,299	0	1,150,299
1,145,670	0	1,145,670
1,274,851	0	1,274,851
1,303,254	0	1,303,254
1,243,391	0	1,243,391
1,136,694	0	1,136,694
1,074,344	0	1,074,344
1,252,638	0	1,252,638
14,578,748	0	14,578,748
	1,130,376 1,464,793 1,156,034 1,246,404 1,150,299 1,145,670 1,274,851 1,303,254 1,243,391 1,136,694 1,074,344 1,252,638	Wastewater to Customers 1,130,376 0 1,464,793 0 1,156,034 0 1,246,404 0 1,150,299 0 1,145,670 0 1,274,851 0 1,303,254 0 1,243,391 0 1,136,694 0 1,074,344 0 1,252,638 0

OTHER WASTEWATER SYSTEM INFORMATION

- 1. Present ERC's * being served 136
- 2. Maximum ERC's ** that system can efficiently serve 460
- 3. Present system connection capacity (in ERC'S) using existing lines. 250
- 4. Future connection capacity (in ERC'S) upon service area buildout. 460
- 5. Estimates annual increase in ERC'S * 10
- 6. State any plans and estimated completion date for any enlargements of this system.
- 7. In what percent of your certificated area have service connections been installed? **68%**
- 8. If present systems do not meet the requirements of DEP rule 62-4, Florida Asministrative Code, submit the following
 - a. Evaluation of the present plant or plants in regard to meeting the DEP'S rules.
 - b. Plans for funding and construction of the required upgrading.
 - c. Have these plans been coordinated with the DEP?
 - d. Do they concur?
 - e. When will construction begin?
- 9. Do you discharge effluent to surface waters? No
- Department of Environmental Protection I.D. #3042P01551 and Water Management District I.D. # 2-083-0220ANF
 - * ERC = (Total Gallons Treated / 365 days / 280 Gallons per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment.

** Total plant capacity/280 gallons

CERTIFICATION OF ANNUAL REPORT

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

YES NO

(X) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.

YES NO

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

YES NO

(X) () 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

(X) () 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.

(X)(X)(X)(X)

(signature of chief executive officer of the utility)

1. 2. 3. 4.

()()()() (signature of chief financial officer of the utility)

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.

^{*} 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.