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WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

WS719-12-AR

CFAT H20, Inc.

PO Box 5220

Ocala, FL 34478-5220

Certificate Number

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED December 31, 2011

RECEIVED
FLORIDA PUBLIC SERVICE
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DIVISION OF
ACCOUNTING & FINANCE

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

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FINANCIAL

SECTION

INCOME STATEMENT

ACCOUNT NAME	REF Page	WATER	WASTEWATER	OTHER	TOTAL COMPANY
Gross Revenue					
Residential		73,035	72,086		145,121
Commercial		3,424	25,067		28,491
Other (specify)		(49)			(49)
Turn on Charges					
Total Gross Revenue		76,410	97,153		173,563
Operation Expense (Must tie to Pages W-3 & S-3)	W-3 S-3	60,309	80,123		140,432
Depreciation Expense	F-5	23,250	14,376		37,626
Amortization Expense	F-8	(3,777)	(8,996)		(12,773)
Taxes other than Income	F-7	1,177	1,574		2,751
Reg Assessment Fees	F-7	3,129	4,372		7,501
Total Operating Expenses		84,088	91,449		175,537
Net Operating Income (Loss)		(7,678)	5,704		(1,974)
Other Income: Non Utility Income					
Other Deductions:					
Interest Expense		10,083	10,356		20,439
Amort of Loan Costs			1,540		1,540
Amort of Rate Case Exp		5,061			5,061
Net Income (Loss)		(22,822)	(6,192)		(29,014)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	912,283	908,566
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	(389,146)	(316,952)
Net Utility Plant:		523,137	557,046
Cash		4,603	3,534
Customer Accts Receivable (141)		22,100	21,434
Other Assets			
Utility Deposit		2,040	2,040
Prepaid Rate Cse Expense		10,121	15,183
Plant Held for Future Use		4,250	4,250
Acquisition Adjustment, net		57,726	61,127
Ind Bank Loan Costs		1,483	3,023
Total Assets		625,460	667,637
Liabilities & Capital			
Common Stock Issued (201)	F-6	200	200
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)		127,483	127,483
Retained Earnings (215)	F-6	(284,774)	(255,760)
Total Capital		(157,091)	(128,077)
Long Term Debt (224)	F-6	324,023	341,794
Accounts Payable (231)			
Notes Payable (232)		-	
Customer Deposits (235)		21,782	19,732
Accrued Taxes (236)		7,500	8,169
Other Liabilities (Specify)			
Refund Checks Returned		1,522	1,522
Stockholder Loan		26,000	30,000
Management Fee Payable		242,955	222,955
Contributions in Aid of Construction-Net (271-272)	F-8	158,769	171,542
Total Liabilities & Capital		625,460	667,637

GROSS UTILITY PLANT

Plant Accounts (101-107) Inclusive	Water	Wastewater	Total
Utility Plant in Service (101)	542,179	366,387	908,566
ADDITIONS	186	3,531	3,717
			-
			-
			-
			-
Total Utility Plant	542,365	369,918	912,283

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account (108)	Water	Wastewater	Total
Balance first of Year	162,085	189,435	351,520
Add Credits During Year	23,250	14,376	37,626
Accruals charged to Depreciation Account			-
Total Credits	185,335	203,811	389,146
Deduct Debits During Year			-
			-
Balance End of year	185,335	203,811	389,146

CAPITAL STOCK (201-204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year		(255,760)
Changes during the year (specify) per Auditor Report		
Less Current Year operating profit		(29,014)
Accounting transfer to Capital Acct		
Balance End of year		(284,774)

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Rate	Interest Pymts	Principal per Balance Sheet Date
CenterState Bank	6.50	60	324,023
Total			324,023

UTILITY NAME CFAT H2O, INC.

YEAR OF REPORT
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TAX EXPENSE

	Water (b)	Wastewater ©	Other (d)	Total (e)
Income Taxes:				-
Federal income tax_____				
State income Tax_____				
Taxes Other Than Income:				-
County ad valorem tax_____	1,177	1,574		2,751
Payroll Tax Expense_____				-
Other tax_____				-
Regulatory assessment fee_____	3,129	4,372		7,501
Other (Specify)_____				

Total Tax Expense_____	4,306	5,946		10,252

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.	10,080	18,139	Management & Maintenance
US Water	6341	9,003	Plant operation
Ben Fitzgerald, CPA	856	1,470	Accounting Fees

UTILITY NAME **CFAT H2O, INC.**

YEAR OF REPORT December 31, 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater ©	Total (d)
1) Balance first of year	125,836	262,882	388,718
2) Add Credits during year			-
3) Total	125,836	262,882	388,718
4) Deduct charges during year			
5) Balance end of year	125,836	262,882	388,718
6) Less Accumulated Amortization	(69,952)	(159,997)	(229,949)
7) Net CIAC	55,884	102,885	158,769

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year	(66,175)	(151,001)	(217,176)
Add Credits During Year	(3,777)	(8,996)	(12,773)
Deduct Debits During Year			
Balance End of Year (must agree with line #6 above)	(69,952)	(159,997)	(229,949)

UTILITY NAME CFAT H2O, INC.

YEAR OF REPORT December 31, 2012

Schedule "A"

Schedule of Cost of Capital used for AFUDC Calculation

N/A

UTILITY NAME CFAT H2O, INC.

YEAR OF REPORT December 31, 2012

Schedule "B"

Schedule of Capital Structure Adjustments

N/A

C.F.A.T.H₂O, INC.

**WATER
OPERATING
SECTION**

UTILITY NAME CFAT H2O, INC.

YEAR OF REPORT December 31, 2012

WATER UTILITY PLANT ACCOUNTS

ACCT NO. (a)	ACCOUNT DESCRIPTION (b)	PREVIOUS YEAR ©	ADDITIONS (d)	DELETIONS (e)	CURRENT YEAR (f)
301	ORGANIZATIONAL	-			-
302	FRANCHISES	-			-
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	22,587			22,587
311	PUMPING EQUIPMENT	115,816			115,816
320	WATER TREATMENT EQUIPMENT	9,486	186		9,672
330	DIST RESERVOIR & STANDPIPES	200,081			200,081
331	TRANSMISSION & DISTRIBUTION MAINS	71,569			71,569
333	SERVICES	15,635			15,635
334	METER AND METER INSTALLATIONS	46,381			46,381
343	TOOL SHOP AND GARAGE EQUIPMENT	207			207
	TOTALS	542,179	186	-	542,365

UTILITY NAME **CFAT H2O, INC.**

YEAR OF REPORT December 31, 2012

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT NO.	ACCOUNT DESCRIPTION	AVERAGE SERVICE LIFE	DEPR RATE APPLIED	ACCUM BALANCE PREV YR	DEBITS	CREDITS	ACCUM DEPR BALANCE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
301	ORGANIZATIONAL	5	20.0000				-
302	FRANCHISES	29	3.4483				-
304	STRUCTURES & IMPROV	27	3.7037	348		75	423
307	WELL PUMPS (15HP)	27	3.7037	13,661		1,438	15,099
310	POWER GENERATION EQ	15	6.6667	9,119		1,505	10,624
311	PUMPING EQUIPMENT	15	6.6667	38,885		7,721	46,606
320	WATER TREATMENT EQ	11	9.0909	3,464		879	4,343
330	DISTRIBUTION RESERVOIR	30	3.3333	44,247		6,669	50,916
331	TRANS & DIST MAINS	40	2.5000	32,674		1,789	34,463
333	SERVICES	35	2.8571	9,813		446	10,259
334	METERS & METER INSTAL	17	5.8824	9,667		2,728	12,395
335	HYDRANTS	40	2.5000	-			-
339	OTHER PLANT & MISC EQ	20	5.0000				-
340	OFFICE FURNITURE & EQ	6	16.6667	-			-
341	TRANSPORTATION EQ	5	20.0000	-			-
343	TOOL,SHOP & GARAGE	15	6.6667	207			207
	TOTALS			162,085	-	23,250	185,335

UTILITY NAME **CFAT H2O, INC.**

YEAR OF REPORT December 31, 2012

WATER OPERATION AND MAINTENANCE EXPENSE

ACCT NO.	ACCOUNT NAME	AMOUNT
603	SALARIES & WAGES OFFICERS	27,000
615	PURCHASED POWER	2,185
616	FUEL FOR POWER PRODUCTION	87
618	CHEMICALS	415
631	CONTRACTUAL EXPENSE (ENGINEERING, ACCOUNTING)	440
630	CONTRACTUAL EXPENSE BILLING	12,711
635	CONTRACTUAL SERVICES - OPERATIONS	10,080
635	CONTRACTUAL SERVICES - TESTING	175
655	INSURANCE EXPENSE	
675	OFFICE SUPPLIES	
675	BANK SERVICE CHARGES	469
675	MAINTENANCE EXPENSE	569
675	MISCELLANEOUS EXPENSE	5,178
	Dep Exp	1,000
	TOTAL OPERATION AND MAINTENANCE EXPENSE	60,309

WATER CUSTOMERS

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

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased for Resale (omit 000) (b)	Finished water from Wells (omit 000) ©	Accounted for loss thru line flushing etc. (omit 000) (d)	Total Water Pumped and Purchased (omit 000) (e)	Water sold to Customers (omit 000) (f)
January	None	799	64	735	735
February	"	738	28	710	710
March	"	803	161	642	642
April	"	765	44	721	721
May	"	926	219	707	707
June	"	861	178	683	683
July	"	760	100	660	660
August	"	821	162	659	659
September	"	681	25	656	656
October	"	755	117	638	638
November	"	710	(40)	750	750
December	"	837	222	615	615
Total for Year	None	9,456	1,280	8,176	8,176

MAINS (Feet)

Kind of Pipe	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC - 16 years	6"	4270	0	0	4270
PVC - 16 years	4"	4210	0	0	4210
PVC - 16 years	8"	13360	0	0	13360

UTILITY NAME CFAT H2O, INC.

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WELLS AND WELL PUMPS

(a)	(b)	©	(d)
Year Constructed	1989	2006	
Type fo well construction and casing.	Steel Grouted	Steel Grouted	
Depth of Wells	160'	160'	
Diameters of Wells	8"	8"	
Pump GPM	250	250	
Motor HP	10	10	
Yields of Wells in GPD	15,000	15,000	
Auxiliary Power	Diesel Gen	Diesel Gen	

RESERVOIRS

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

UTILITY NAME **CFAT H2O, INC.**

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SOURCE OF SUPPLY

List for each source of supply:	
Gals. per day of source	100,000
Type of Source	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 227	
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 2	
6. List fire fighting facilities and capacities 200,000 Gal Ground Storage Tank & Triplex Pumps	
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

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

**SEWER
OPERATING
SECTION**

UTILITY NAME **CFAT H2O, INC.**

<p>YEAR OF REPORT December 31, 2012</p>

SEWER UTILITY PLANT ACCOUNTS

ACCT NO. (a)	ACCOUNT DESCRIPTION (b)	PREVIOUS YEAR ©	ADDITIONS (d)	DELETIONS (e)	CURRENT YEAR (f)
351	ORGANIZATIONAL	2,500			2,500
352	FRANCHISES	2,062			2,062
353	LAND & LAND RIGHTS	39,000			39,000
354	STRUCTURES AND IMPROVEMENTS	11,659			11,659
360	FORCE MAIN COLL LINES	81,058			81,058
361	GRAVITY FEED COLL LINES	45,657			45,657
362	SPECIAL COLL STRUCTURES	17,856			17,856
363	SERVICES TO CUSTOMERS	8,500			8,500
364	FLOW MEASURING DEVICES	90			90
365	FLOW MEASURING INSTALLATIONS	5,610			5,610
370	RECEIVING WELL - MANHOLES, LIFT STATIONS	130,532	3,531		134,063
380	TREATMENT AND DISPOSAL EQ	21,863			21,863
389	OTHER PLANT & MISC EQUIP	-			-
390	OFFICE FURNITURE & EQUIP	-			-
393	TOOLS, SHOP & GARAGE EQUIP	-			-
	TOTALS	366,387	3,531		369,918

UTILITY NAME **CFAT H2O, INC.**

YEAR OF REPORT December 31, 2012

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT -SEWER

ACCT NO.	ACCOUNT DESCRIPTION	AVERAGE SERVICE LIFE	DEPR RATE APPLIED	ACCUM BALANCE PREV YR	DEBITS	CREDITS	ACCUM DEPR BALANCE
(a)	(b)	©	(d)	(e)	(f)	(g)	(h)
351	ORGANIZATIONAL	5	20.0000	2,500			2,500
352	FRANCHISES	3	33.3333	2,062			2,062
354	STRUCTURES AND IMPROV	27	3.7037	5,446		431	5,877
360	FORCE MAIN COLL LINES	27	3.7037	37,463		3,002	40,465
361	GRAVITY FEED COLL LINES	40	2.5000	27,173		1,141	28,314
362	SPECIAL COLL STRUCTURES	35	2.8571	10,863		510	11,373
363	SERVICES TO CUSTOMERS	35	2.8571	6,059		242	6,301
364	FLOW MEASURING DEVICES	5	20.0000	90			90
365	FLOW MEASURING INSTAL	35	2.8571	3,967		160	4,127
370	RECEIVING WELL - MANHOLES LIFT STATIONS	18	5.5556	73,699		7,433	81,132
380	TREATMENT AND DISPOSAL EQ	15	6.6667	20,113		1,457	21,570
389	OTHER PLANT & MISC EQUIP	15	6.6667				
390	OFFICE FURNITURE & EQUIP	6	16.6667				
393	TOOLS, SHOP & GARAGE EQUIP	15	6.6667				
	TOTALS			189,435	0	14,376	203,811

UTILITY NAME **CFAT H2O, INC.**

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SEWER OPERATION AND MAINTENANCE EXPENSE

ACCT NO.	ACCOUNT NAME	AMOUNT
703	SALARIES & WAGES OFFICERS	27,000
711	SLUDGE REMOVAL EXPENSE	7,200
715	PURCHASED POWER	11,151
718	CHEMICALS	2,134
731	PROFESSIONAL FEES (ENGINEERING - ACCOUNTING)	1,025
730	CONTRACTUAL SERVICES SEWER	8,446
735	CONTRACTUAL EXPENSE - PROFESSIONAL	18,139
775	BANK SERVICE CHARGES	469
775	MISC EXPENSE	1,350
775	DEP Permit Fees	3,209
	TOTAL OPERATION AND MAINTENANCE EXPENCE	80,123

WASTEWATER CUSTOMERS

DESCRIPTION (a)	TYPE OF METER (b)	EQUIVALENT FACTOR ©	NUM OF ACTIVE CUSTOMERS		TOT NUMBER OF EQUIVALENT (c x e)
			START OF YR (d)	END OF YR (e)	
5/8"	D	1.0	221	218	218
3/4"	D	1.5			
1"	D	2.5	3	3	7.5
2"	D	8.0			
		TOTAL	224	221	225.5

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	1990	1990	2000
Rated Capacity	100 GPM	100 GPM	80 GPM
Size	4"	4"	4"
Power	Electric	Electric	Electric
Nameplate Data of Motor	2.8 HP 12.6 AMP	2.8 HP 12.6 AMP	5 HP

SERVICE CONNECTIONS

Size (inches)	4"
Type	PVC
Average Length	30'
Number of Active Service Connections	
Beginning of Year	120
Added during Year	0
Retired during Year	
End of Year	120
Age	16 years

COLLECTING AND FORCE MAINS

	Collecting Mains	Collecting Mains	Force Mains
Size (inches)	8"	6"	4"
Type of Main	PVC	PVC	PVC
Length of Main (nearest foot)			
Beginning of Year	9287	803	3912
Added during Year	0	0	7600
Retired during Year	0	0	0
End of Year	9287	803	11512
Age	16 years	16 years	16 years

MANHOLES

Size (inches)	48"	16 years
Number of Manholes	Concrete	
Beginning of Year	22	
Added during Year	0	
Retired during Year	0	
End of Year	22	

UTILITY NAME **CFAT H2O, INC.**

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TREATMENT PLANT

Manufacturer	Marlof
Type	Concrete
Total Capacity - Gal Per Day	125,000
Average Daily flow	25,905
Total Gallons of Sewage treated	9,455,500

MASTER LIFT STATION PUMPS

Manufacturer	
Capacity	
Motor: Mfr	
Horsepower	7.5 HP
Power (Electric or Mechanical)	Electric

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons
January	799,000	0	799,000
February	738,000	0	738,000
March	803,000		803,000
April	764,500	0	764,500
May	926,000	0	926,000
June	861,000	0	861,000
July	760,000	0	760,000
August	821,000	0	821,000
September	681,000	0	681,000
October	755,000	0	755,000
November	710,000	0	710,000
December	837,000	0	837,000
Total for Year	9,455,500	0	9,455,500

UTILITY NAME **CFAT H2O, INC.**

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OTHER WASTEWATER SYSTEM INFORMATION

1. Present ERC's * being served 165
2. Maximum ERC's ** that system can efficiently serve **410**
3. Present system connection capacity (in ERC'S) using existing lines. **250**
4. Future connection capacity (in ERC'S) upon service area buildout. 125
5. Estimates annual increase in ERC'S * **2**
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 Administrative 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__**
10. 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/115,000 gpd

UTILITY NAME **CFAT H2O, INC.**

YEAR OF REPORT December 31, 2012

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. *Charles de Menzes* _____

(X) (X) (X) (X) (signature of chief executive officer of the utility)

1. 2. 3. 4. _____

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

* 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.