

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

Amended 9/17/2015

ANNUAL REPORT

OF

Heather Hills Estates Utilities, LLC

Exact Legal Name of Respondent

577-W / 498 - S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2014

OFFICIAL COPY
Public Service Commission
De Nul Remove from this Office

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

Amended
ANNUAL REPORT

WS925-14-AR
OF
Heather Hills Estates Utilities, LLC
Exact Legal Name of Respondent

577-W / 498 - S
Certificate Number(s)

Submitted To The
STATE OF FLORIDA

RECEIVED
PUBLIC SERVICE
COMMISSION
15 AUG -6 AM 9:16
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 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 preceding 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". (USOA)

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 (i), 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)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

Heather Hills Estates Utilities, LLC
(EXACT NAME OF UTILITY)

4925 3rd St W Bradenton, FL 34207 Mailing Address	4925 3rd St W Bradenton, FL 34207 Street Address	Manatee County
---	--	-------------------

Telephone Number (941) 755-0123 Date Utility First Organized 1967

Fax Number (941) 755-1128 E-mail Address hh4925@verizon.net

Sunshine State One-Call of Florida, Inc. Member No. 173575

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: 4925 3rd St W 941-755-0123
Bradenton, FL 34207

Name of subdivisions where services are provided: Heather Hills Estates

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Christina Stephens</u>	<u>Owner</u>	<u>4925 3rd St W</u> <u>Bradenton FL 34207</u>	
Person who prepared this report: <u>Beth Browning, CPA</u>	<u>CPA</u>	<u>4800 Manatee Ave W, Suite A</u> <u>Bradenton, FL 34209</u>	
Officers and Managers: <u>Richard Stephens</u>	<u>Manager</u>	<u>4925 3rd St W</u> <u>Bradenton FL 34207</u>	\$ <u>None</u>
<u>Christina Stephens</u>	<u>Manager</u>	<u>Same</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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
<u>Richard Stephens</u>	<u>50%</u>	<u>Same as above</u>	\$ <u>None</u>
<u>Christina Stephens</u>	<u>50%</u>	<u>Same as above</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 57,531	\$ 96,019	\$ 0	\$ 153,550
Commercial_____					0
Industrial_____					0
Multiple Family_____					0
Guaranteed Revenues_					0
Other (Specify)_ Late Fees			30		30
Total Gross Revenue_		\$ 57,531	\$ 96,049	\$ 0	\$ 153,580
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 45,579	\$ 84,940	\$	\$ 130,519
Depreciation Expense_	F-5	2,717	24	0	2,741
CIAC Amortization Expense_	F-8				0
Taxes Other Than Income_	F-7	3,290	5,304		8,594
Income Taxes_____	F-7				0
Total Operating Expense		\$ 51,586	90,268	0	\$ 141,854
Net Operating Income (Loss)		\$ 5,945	\$ 5,781	\$ 0	\$ 11,725
Other Income:					
Nonutility Income_____		\$	\$	\$	\$ 0
Miscellaneous		415			415
					0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$ 0
Interest Expense_____		2,682			2,682
Rounding		-1			-1
					0
					0
Net Income (Loss)		\$ 2,849	\$ 5,781	\$ 0	\$ 9,457

UTILITY NAME Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>96359</u>	\$ <u>73826</u>	\$ <u>N/A</u>	\$ <u>170185</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>96359</u>	\$ <u>73826</u>	\$ <u>N/A</u>	\$ <u>170185</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>39970</u>	\$ <u>73413</u>	\$ <u>N/A</u>	\$ <u>113383</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2717</u>	\$ <u>24</u>	\$ _____	\$ <u>2741</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>42687</u>	\$ <u>73437</u>	\$ <u>N/A</u>	\$ <u>116124</u>

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ N/A	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ -89880	\$ _____
Changes during the year (Specify): Current year Income _____	9457	_____
Balance end of year _____	\$ -80423	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Utility Purchase - Issued 02/01/09, Maturity 10/01/2019	3.52	36	\$ 80,492
_____	_____	_____	_____
Total _____			\$ 80492

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

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_____	_____	_____	_____	_____
Regulatory assessment fee_____	3290	5304	_____	8594
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense_____	\$ 3290	\$ 5304	\$ 0	\$ 8594

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
Jason Tison	\$ 1120	\$ 0	Meter Reader/Maintenance
CJN&W CPAs	\$ 750	\$ 750	Accounting Services
Benchmark Enviro, Inc	\$ 1900	\$ 0	Testing
Rick and Chris Stephens	\$ 9000	\$ 9000	Management
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>26725</u>	\$ _____	\$ <u>26725</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>26725</u>	_____	<u>26725</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>26725</u>	_____	<u>26725</u>
6) Less Accumulated Amortization _____	<u>-26626</u>	_____	<u>-26626</u>
7) Net CIAC _____	\$ <u>99</u>	\$ _____	\$ <u>99</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>26626</u>	\$ _____	\$ <u>26626</u>
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>26626</u>	\$ _____	\$ <u>26626</u>

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

UTILITY NAME Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

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:	_____ None _____ %
Commission Order Number approving AFUDC rate:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

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_____	<u>389</u>	_____	_____	<u>389</u>
304	Structures and Improvements_____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	<u>12120</u>	_____	_____	<u>12120</u>
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	<u>55559</u>	_____	_____	<u>55559</u>
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	<u>24912</u>	_____	_____	<u>24912</u>
335	Hydrants_____	<u>1133</u>	_____	_____	<u>1133</u>
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	<u>2246</u>	_____	_____	<u>2246</u>
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ <u>96359</u>	\$ _____	\$ _____	\$ <u>96359</u>

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

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_				\$	\$	\$	\$
305	Collecting and Impounding Reservoirs_							
306	Lake, River and Other Intakes_							
307	Wells and Springs_							
308	Infiltration Galleries & Tunnels_							
309	Supply Mains_							0
310	Power Generating Equipment_							
311	Pumping Equipment_							
320	Water Treatment Equipment_							
330	Distribution Reservoirs & Standpipes_							
331	Trans. & Dist. Mains_	40		2.5 %	35885		1693	37578
333	Services_							
334	Meter & Meter Installations_	40		2.5 %	2317		621	2938
335	Hydrants_	40		2.5 %	71		29	100
336	Backflow Prevention Devices_							
339	Other Plant and Miscellaneous Equipment_							
340	Office Furniture and Equipment_	6		16.67 %	1697		374	2071
341	Transportation Equipment_							
342	Stores Equipment_							
343	Tools, Shop and Garage Equipment_							
344	Laboratory Equipment_							
345	Power Operated Equipment_							
346	Communication Equipment_							
347	Miscellaneous Equipment_							
348	Other Tangible Plant_							
	Totals_				\$ 39970	\$	\$ 2717	\$ 42687 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 31-Dec-14

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	28,005
615	Purchased Power_____	_____
616	Fuel for Power Production_____	_____
618	Chemicals_____	_____
620	Materials and Supplies_____	_____
630	Contractual Services:	
	Billing_____	_____
	Management_____	9000
	Testing_____	1900
	Other_____	2538
640	Rents_____	_____
650	Transportation Expense_____	86
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	4050
	Total Water Operation And Maintenance Expense_____	\$ <u>45,579</u> *

* 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	353	353	353
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1	1	3
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
Total			<u>354</u>	<u>354</u>	<u>356</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Heather Hills Estates Utilities , LLC

<p>YEAR OF REPORT 31-Dec-14</p>

SYSTEM NAME: Heather Hills Estates

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_-----	733	_____	_____	733	_____
February_-----	751	_____	_____	751	_____
March_-----	801	_____	_____	801	1608
April_-----	775	_____	_____	775	_____
May_-----	569	_____	_____	569	_____
June_-----	487	_____	_____	487	2147
July_-----	501	_____	_____	501	_____
August_-----	527	_____	_____	527	_____
September_-----	646	_____	_____	646	1573
October_-----	466	_____	_____	466	_____
November_-----	467	_____	_____	467	_____
December_-----	607	_____	_____	607	1584
Total for Year_-----	7330	_____	_____	7330	6912

If water is purchased for resale, indicate the following:
 Vendor _____ Manatee County Utilities
 Point of delivery 5th St w

If water is sold to other water utilities for redistribution, list names of such utilities below:
 Note: Meters read and billed quarterly

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	3/4"	15300	_____	_____	15300
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Heather Hills Estates Utilities , LLC

<p>YEAR OF REPORT 31-Dec-14</p>

SYSTEM NAME: Heather Hills Estates

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	None_____	_____	_____	_____
Types of Well Construction and Casing_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	_____	_____	_____	_____
Diameters of Wells_____	_____	_____	_____	_____
Pump - GPM_____	_____	_____	_____	_____
Motor - HP_____	_____	_____	_____	_____
Motor Type _____	_____	_____	_____	_____
Yields of Wells in GPD_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	None_____	_____	_____	_____
Capacity of Tank_____	_____	_____	_____	_____
Ground or Elevated_____	_____	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	None_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	None_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 12/31/2014

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _	19162	_____	_____
Type of Source_ _ _ _ _	Purchased	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _	None	_____	_____
Make_ _ _ _ _	_____	_____	_____
Permitted Capacity (GPD)_ _	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_ _ _ _	_____	_____	_____
Reverse Osmosis_ _ _ _ _	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_ _ _ _ _	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._ _ _ _ _	_____	_____	_____
Gravity GPD/Sq.Ft._ _ _ _	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_ _ _ _ _	_____	_____	_____
Ozone_ _ _ _ _	_____	_____	_____
Other_ _ _ _ _	_____	_____	_____
Auxiliary Power_ _ _ _ _	_____	_____	_____

UTILITY NAME: Heather Hills Estates Utilities , LLC

YEAR OF REPORT
12/31/2014

SYSTEM NAME: Heather Hills Estates

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. 356
2. Maximum number of ERCs * which can be served. 356
3. Present system connection capacity (in ERCs *) using existing lines. 356
4. Future connection capacity (in ERCs *) upon service area buildout. 356
5. Estimated annual increase in ERCs *. none
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. None
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Replacement of customer meters

9. When did the company last file a capacity analysis report with the DEP? None
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? _____
11. Department of Environmental Protection ID # PWS 6412533
12. Water Management District Consumptive Use Permit # None
 - 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? NA

* 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 single family residents (SFR) gallons sold by the average number of single family residence 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: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 12/31/2014

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_____	389	_____	_____	389
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	72262	_____	_____	72262
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	_____	_____	_____	_____
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	1175	_____	_____	1175
391	Transportation Equipment_____	_____	_____	_____	_____
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_____	\$ 73826	\$ _____	\$ _____	\$ 73826 *

* This amount should tie to sheet F-5.

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT 12/31/2014

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_ _	_____	_____ %	_____ %	\$ _____	\$ _____	\$ _____	\$ _____
355	Power Generation Equipment_ _	_____	_____ %	_____ %	_____	_____	_____	_____
360	Collection Sewers - Force_ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
361	Collection Sewers - Gravity_ _ _	40	_____ %	2.5 %	72262	_____	_____	72262
362	Special Collecting Structures_ _	_____	_____ %	_____ %	_____	_____	_____	_____
363	Services to Customers_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
364	Flow Measuring Devices_ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
365	Flow Measuring Installations_ _	_____	_____ %	_____ %	_____	_____	_____	_____
370	Receiving Wells_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
371	Pumping Equipment_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
380	Treatment and Disposal Equipment_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
381	Plant Sewers_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
382	Outfall Sewer Lines_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
390	Office Furniture and Equipment_ _ _ _ _	6	_____ %	16.7 %	1151	_____	24	1175
391	Transportation Equipment_ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
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_ _ _ _ _	_____	_____ %	_____ %	_____	_____	_____	_____
	Totals_ _ _ _ _				\$ 73413	\$ _____	\$ 24	\$ 73437 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	70,031
711	Sludge Removal Expense _____	_____
715	Purchased Power _____	_____
716	Fuel for Power Production _____	_____
718	Chemicals _____	_____
720	Materials and Supplies _____	_____
730	Contractual Services:	
	Billing _____	_____
	Management _____	9000
	Testing _____	_____
	Other _____	1230
740	Rents _____	_____
750	Transportation Expense _____	199
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	4480
	Total Wastewater Operation And Maintenance Expense _____	\$ <u>84940</u> *

* 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 ter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	353	353	353
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine					
Total			<u>354</u>	<u>354</u>	<u>356</u>

PUMPING EQUIPMENT

Lift Station Number_____	None	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	4	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	PVC	_____	_____	_____	_____	_____
Average length_____	5'	_____	_____	_____	_____	_____
Number of active service connections_____	355	_____	_____	_____	_____	_____
Beginning of year_____	355	_____	_____	_____	_____	_____
Added during year_____	0	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	355	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains			
Size (inches)_____	6"	_____	_____	_____	_____	_____	_____
Type of main_____	PVC	_____	_____	_____	_____	_____	_____
Length of main (nearest foot)_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	15300	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____	_____
End of year_____	15300	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches)_____	_____	_____	_____	_____
Type of Manhole_____	Brick	_____	_____	_____
Number of Manholes:				
Beginning of year_____	38	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	38	_____	_____	_____

UTILITY NAME:Heather Hills Estates Utilities, LLC

SYSTEM NAME:Heather Hills Estates

YEAR OF REPORT 12/31/2014

TREATMENT PLANT

Manufacturer_____	None_____	_____	_____
Type_____	N/A_____	_____	_____
"Steel" or "Concrete"_____	N/A_____	_____	_____
Total Permitted Capacity_____	N/A_____	_____	_____
Average Daily Flow_____	19984_____	_____	_____
Method of Effluent Disposal_____	Purchased_____	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	7,329,300_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	N/A_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	733100_____	_____	733100_____
February_____	750600_____	_____	750600_____
March_____	800900_____	_____	800900_____
April_____	774700_____	_____	774700_____
May_____	569100_____	_____	569100_____
June_____	486700_____	_____	486700_____
July_____	501200_____	_____	501200_____
August_____	526800_____	_____	526800_____
September_____	646100_____	_____	646100_____
October_____	465500_____	_____	465500_____
November_____	467300_____	_____	467300_____
December_____	607300_____	_____	607300_____
Total for year_____	7329300_____	_____	7329300_____

If Wastewater Treatment is purchased, indicate the vendor: Manatee County Utilities

UTILITY NAME:Heather Hills Estates Utilities, LLC

YEAR OF REPORT
12/31/2014

SYSTEM NAME:Heather Hills Estates

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. 356
2. Maximum number of ERCs* which can be served. 356
3. Present system connection capacity (in ERCs*) using existing lines. 356
4. Future connection capacity (in ERCs*) upon service area buildout. 356
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? N/A
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? N/A
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? N/A
 - c. When will construction begin? N/A
 - d. Attach plans for funding the required upgrading. N/A
 - e. Is this system under any Consent Order with DEP? N/A
12. Department of Environmental Protection ID # PWS 6412533

* 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 single family residents (SFR) gallons sold by the average number of single family residence 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: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
12/31/2014

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.

Chris Stephens *
(signature of chief executive officer of the utility)

Date: 8/1/2015

1. 2. 3. 4.

Chris Stephens *
(signature of chief financial officer of the utility)

Date: 8-1-2015

* 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, _2014

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$73,097	\$73,097	\$0
Commercial	0	0	\$0
Industrial	0	0	\$0
Multiple Family	0	0	\$0
Guaranteed Revenues	0	0	\$0
Other	0	0	\$0
Total Water Operating Revenue	\$73,097	\$73,097	\$0
LESS: Expense for Purchased Water from FPSC-Regulated Utility	0	0	0
Net Water Operating Revenues	\$73,097	\$73,097	\$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, 2014

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$117,786	\$117,786	\$0
Commercial	0	0	\$0
Industrial	0	0	\$0
Multiple Family	0	0	\$0
Guaranteed Revenues	0	0	\$0
Other	80	80	\$0
Total Wastewater Operating Revenue	\$117,866	\$117,866	\$0
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	0	0	0
Net Wastewater Operating Revenues	\$117,866	\$117,866	\$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).