

CLASS "C"

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU921-15-AR
Sandra S. Wesson
Pine Harbour Water Utilities, LLC
P. O. Box 447
Fruitland Park, FL 34731-0447

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2016 MAR 17 AM 8:22
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,

2015

**FINANCIAL
SECTION**

REPORT OF

Pine Harbour Water Utilities LLC

(EXACT NAME OF UTILITY)

P. O. Box 447 Fruitland Park, FL 34731 | 101 Satellite Ct. Leesburg, FL 34748
 Mailing Address | Street Address | County

Telephone Number 352-787-2944 | Date Utility First Organized 12/9/1986

Fax Number 352-787-3196 | E-mail Address pineharbourwater@aol.com

Sunshine State One-Call of Florida, Inc. Member No. PH-1849

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: Plant Technicians Inc.
101 Satellite Court Leesburg FL 34748 352-787-2944

Name of subdivisions where services are provided: Pine Harbour Subdivision

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Sandra Wesson</u>	<u>Sr. Vice President</u>	<u>P. O. Box 447 Fruitland Park, FL 34731</u>	
Person who prepared this report: <u>Sandra Wesson</u>	<u>Sr Vice President</u>	<u>Same As Above</u>	
Officers and Managers: <u>Madeline Lipsky</u>	<u>President</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Sandra Wesson</u>	<u>Sr Vice President</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Robert Stewart</u>	<u>Sr Vice President</u>	<u>Same As Above</u>	\$ <u>0</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>Madeline Lipsky</u>	<u>33 1/3</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Sandra Wesson</u>	<u>33 1/3</u>	<u>Same As Above</u>	\$ <u>0</u>
<u>Robert Stewart</u>	<u>33 1/3</u>	<u>Same As Above</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 22,395	\$ _____	\$ _____	\$ 22,395
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 22,395	\$ _____	\$ _____	\$ 22,395
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 19,128	\$ _____	\$ _____	\$ 19,128
Depreciation Expense _____	F-5	1,829	_____	_____	1,829
CIAC Amortization Expense _____	F-8	0	_____	_____	0
Taxes Other Than Income _____	F-7	1,367	_____	_____	1,367
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense _____		\$ 22,324	_____	_____	\$ 22,324
Net Operating Income (Loss)		\$ 71	\$ _____	\$ _____	\$ 71
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 71	\$ _____	\$ _____	\$ 71

REVISED SHEET

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015
--

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 94445	\$ 94445
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>94386</u>	<u>92557</u>
Net Utility Plant _____		\$ 59	\$ 1888
Cash _____		764	878
Customer Accounts Receivable (141) _____		889	474
Other Assets (Specify): _____			
Money Market Account _____		162	162
Cash Advance From Plant Technicians _____		<u>7976</u>	<u>8400</u>
Total Assets _____		\$ <u>9850</u>	\$ <u>11802</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6		
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>6066</u>	<u>5995</u>
Total Capital _____		\$ <u>6066</u>	\$ <u>5995</u>
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		<u>3784</u>	<u>5807</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____			
Other Liabilities (Specify) _____			
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>0</u>	<u>0</u>
Total Liabilities and Capital _____		\$ <u>9850</u>	\$ <u>11802</u>

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2015

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>94445</u>	\$ _____	\$ _____	\$ <u>94445</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>94445</u>	\$ _____	\$ _____	\$ <u>94445</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>92557</u>	\$ _____	\$ _____	\$ <u>92557</u>
Add Credits During Year:	1829			1829
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>1829</u>	\$ _____	\$ _____	\$ <u>1829</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>94386</u>	\$ _____	\$ _____	\$ <u>94386</u>

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT	
DECEMBER 31,	2015

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 _____	_____	_____

RETAINED EARNINGS (215)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 5995
Changes during the year (Specify): Profit / (Loss) _____	_____	71
Balance end of year _____	\$ _____	\$ 6066

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

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 _____	298	_____	_____	298
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	1069	_____	_____	1069
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 1367	\$ _____	\$ _____	\$ 1367

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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	Wastewater Amount	Description of Service
Utility Technicians	\$ 561	\$ _____	Repairs
Custom Controls & Pumps	\$ 1058	\$ _____	Chemicals
Brown & Brown of Florida	\$ 936	\$ _____	Insurance
Duke Energy	\$ 985	\$ _____	Electric
Richard Schultheis	\$ 650	\$ _____	Federal Tax Return
Plant Technicians Inc	\$ 9000	\$ _____	Plant Monitoring
Plant Technicians Inc.	\$ 2080	\$ _____	Compliance Testing
Rhonda Allen	\$ 2835	\$ _____	Lawncare
_____	\$ _____	\$ _____	0
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>33453</u>	\$ _____	\$ <u>33453</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>33453</u>	_____	<u>33453</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>33453</u>	_____	<u>33453</u>
6) Less Accumulated Amortization _____	<u>33453</u>	_____	<u>33453</u>
7) Net CIAC _____	\$ <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>33453</u>	\$ _____	\$ <u>33453</u>
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>33453</u>	\$ _____	\$ <u>33453</u>

Not Applicable

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

UTILITY NAME Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

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**

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2015

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	28	%	0.036 %	\$ 4981	\$	\$ 0	\$ 4981
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	0.037 %	7930		0	7930
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	0.081 %	9766		503	10269
310	Power Generating Equipment		%	%				
311	Pumping Equipment	15	%	0.067 %	25506		0	25506
320	Water Treatment Equipment	7	%	0.143 %	584		0	584
330	Distribution Reservoirs & Standpipes	33	%	0.03 %	13502		479	13981
331	Trans. & Dist. Mains	38	%	0.026 %	16946		591	17537
333	Services	35	%	0.025 %	4326		142	4468
334	Meter & Meter Installations	17	%	0.058 %	5214		0	5214
335	Hydrants	40	%	0.025 %	3802		114	3916
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
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				\$ 92557	\$	\$ 1829	\$ 94386 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Pine Harbour Water Utiligies LLC

YEAR OF REPORT DECEMBER 31, 2015

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 500	\$ _____	\$ _____	\$ 500
302	Franchises_____				
303	Land and Land Rights_____	5000			5000
304	Structures and Improvements_____	5794			5794
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____	7763			7763
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____	6188			6188
310	Power Generation Equipment_____				
311	Pumping Equipment_____	16314			16314
320	Water Treatment Equipment_____	350			350
330	Distribution Reservoirs and Standpipes_____	15811			15811
331	Transmission and Distribution Lines_____	22468			22468
333	Services_____	5692			5692
334	Meters and Meter Installations_____				
335	Hydrants_____	4018			4018
336	Backflow Prevention Devices_____	4547			4547
339	Other Plant and Miscellaneous Equipment_____				
340	Office Furniture and Equipment_____				
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_____	\$ 94445	\$ _____	\$ _____	\$ 94445

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 0
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	0
604	Employee Pensions and Benefits	0
610	Purchased Water	0
615	Purchased Power	985
616	Fuel for Power Production	0
618	Chemicals	1058
620	Materials and Supplies	681
630	Contractual Services:	
	Billing	9000
	Professional	1228
	Testing	2080
	Other	2835
640	Rents	0
650	Transportation Expense	0
655	Insurance Expense	936
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	0
670	Bad Debt Expense	12
675	Miscellaneous Expenses	313
	Total Water Operation And Maintenance Expense	\$ 19128 *

* 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	64	64	64
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			
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	64	64

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 0
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	0
604	Employee Pensions and Benefits_____	0
610	Purchased Water_____	0
615	Purchased Power_____	985
616	Fuel for Power Production_____	0
618	Chemicals_____	1058
620	Materials and Supplies_____ Repairs	681
630	Contractual Services:	
	Billing_____	9000
	Professional_____	1228
	Testing_____	2080
	Other_____ Lawncare	2835
640	Rents_____	0
650	Transportation Expense_____	0
655	Insurance Expense_____ Liability	936
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	0
670	Bad Debt Expense_____ Return Check Fee	12
675	Miscellaneous Expenses_____ FDEP-License Fee 100; FRWA Dues/Cont.Ed. 213	313
	Total Water Operation And Maintenance Expense_____	\$ 19128 *

* 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	64	64	64
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			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			<u>64</u>	<u>64</u>	<u>64</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

SYSTEM NAME: _____ Pine Harbour Water Utilities LLC

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_____	_____	377	80	297	297
February_____	_____	350	69	281	281
March_____	_____	450	68	382	382
April_____	_____	445	93	352	352
May_____	_____	574	170	404	404
June_____	_____	499	90	409	409
July_____	_____	427	151	276	276
August_____	_____	358	103	255	255
September_____	_____	399	115	284	284
October_____	_____	438	123	315	315
November_____	_____	446	136	310	310
December_____	_____	431	182	249	249
Total for Year_____	_____	5194	1380	3814	3814

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
SCH 80 PVC	6"	2170'	_____	_____	2170'
SCH 40 PVC	2"	675'	_____	_____	675'
SCH 60 PVC	4"	200'	_____	_____	200'
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

SYSTEM NAME: _____ Pine Harbour Water Utilities LLC

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1985	_____	_____	_____
Types of Well Construction and Casing _____	Deep Well Cast Iron	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	250'	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	25	_____	_____	_____
Motor Type * _____	Centrifugal	_____	_____	_____
Yields of Wells in GPD _____	432000	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Concrete	Pneumatic	_____	_____
Capacity of Tank _____	_____	5000	_____	_____
Ground or Elevated _____	12000	_____	_____	_____
	Ground	Ground	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Century	Electric Motors	_____	_____
Type _____	SC Electric	DADP	_____	_____
Rated Horsepower _____	15	7.5	_____	_____
Pumps				
Manufacturer _____	Goulds	Berkley	_____	_____
Type _____	Centrifugal	Centrifugal	_____	_____
Capacity in GPM _____	6 3/8 Impellar	6 Impellar	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	0	1.5	_____	_____

UTILITY NAME: _____ Pine Harbour Water Utilities LLC

YEAR OF REPORT DECEMBER 31, 2015

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	13200	_____	_____
Type of Source _____	Ground-Deep Well	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	Pressurized Pneumatic Tank	_____	_____
Make _____	Self Assembled	_____	_____
Permitted Capacity (GPD) _____	185000	_____	_____
High service pumping _____	Zenner Turbine Flow meter	_____	_____
Gallons per minute _____	Direct Read GPM	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	Chem Tech 15 GPD	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: ___ Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2015

SYSTEM NAME: ___ Pine Harbour Water utilities LLC

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. _____ 298

ERCs * which can be served. _____ 614

3. Present system connection capacity (in ERCs *) using existing lines. _____ 406

4. Future connection capacity (in ERCs *) upon service area buildout. _____ None

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? _____ N/A

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.

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: N/A

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 # _____ 3354644

12. Water Management District Consumptive Use Permit # _____ 2901

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 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

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

S
UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2015

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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. |

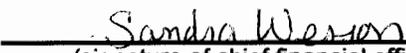
Items Certified

1. 2. 3. 4.


(signature of chief executive officer of the utility) *

Date: 3/7/16

1. 2. 3. 4.


(signature of chief financial officer of the utility) *

Date: 3/7/16

* 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.

Regulatory Assessment Fee Revenue
Water Operations
Class C

Company: Pine Harbour Water Utilities LLC

For the Year Ended December 31, ____ 2015

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	22395	22395	0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	22395	22395	0
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	22395	22395	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).