

~~Volume II~~

~~CASE No. 95-01127~~

# St. George Island Utility Company, Ltd.

BEFORE THE  
FLORIDA PUBLIC SERVICE COMMISSION

DOCKET NO.

*Exh. 1*

VOLUME I

APPLICATION OF

ST. GEORGE ISLAND UTILITY COMPANY, LTD.

FOR INCREASED RATES

IN FRANKLIN COUNTY

CONTAINING

FINANCIAL, RATE AND ENGINEERING

MINIMUM FILING REQUIREMENTS

FOR THE PERIOD ENDING DECEMBER 31, 1992



11380 Prosperity Farms Rd., Suite 211  
Palm Beach Gardens, FL 33410  
(407) 694-0220

**Management & Regulatory Consultants, Inc.**

FLORIDA PUBLIC SERVICE COMMISSION  
DOCKET NO. 940109-1111 EXHIBIT NO. 1  
COMPANY: SGI  
WITNESS: SGI  
DATE: 7/22/94

DOCUMENT NUMBER-DATE

00985 JAN 31 8

FPSC-RECORDS/REPORTING



Volume II

CASE No. 95-01127

# St. George Island Utility Company, Ltd.

BEFORE THE  
 FLORIDA PUBLIC SERVICE COMMISSION  
 DOCKET NO.  
 VOLUME I  
 APPLICATION OF  
 ST. GEORGE ISLAND UTILITY COMPANY, LTD.  
 FOR INCREASED RATES  
 IN FRANKLIN COUNTY

CONTAINING  
 FINANCIAL, RATE AND ENGINEERING  
 MINIMUM FILING REQUIREMENTS  
 FOR THE PERIOD ENDING DECEMBER 31, 1992



11380 Prosperity Farms Rd., Suite 211  
 Palm Beach Gardens, FL 33410  
 (407) 694-0220

**Management & Regulatory Consultants, Inc.**

FLORIDA PUBLIC SERVICE COMMISSION  
 DOCKET NO. 940109-0000 EXHIBIT NO. 1  
 COMPANY: SGI  
 WITNESS: 7/20/94  
 DATE: 7/20/94

DOCUMENT NUMBER-DATE  
 00985 JAN 31 1994  
 FPSC-RECORDS/REPORTING



ST. GEORGE ISLAND UTILITY COMPANY, LTD.  
DOCKET NO.  
APPLICATION FOR AN INCREASE IN RATES

VOLUME I

FINANCIAL, RATE AND ENGINEERING  
MINIMUM FILING REQUIREMENTS

INDEX

<u>SCH.</u>	<u>PAGE</u>	<u>DESCRIPTION OF SCHEDULE</u>
		<u>RATE BASE</u>
A-1	1	Schedule of Rate Base - Water
A-3	2	Adjustments to Rate Base
A-3	3-4	(Detail) Plant Detail
A-3	5-13	(Detail) Land Ownership
A-4	14	Annual Plant Additions and Balances Subsequent to Last Rate Case
A-5	15-16	Water Plant in Service by Primary Account
A-7	17	Summary of Non-Used and Useful Plant
A-8	18	Annual Accumulated Depreciation Subsequent to Last Rate Case
A-9	19-20	Water Accumulated Depreciation by Primary Account
A-11	21	Annual CIAC Additions and Balances Subsequent to Last Rate Case
A-12	22	CIAC by Classifications
A-13	23	Annual Accum. Amort. of CIAC Additions and Bal. Subsequent to Last Rate Case
A-14	24	Accum Amort. of CIAC by Classification
A-15	25	Schedule of AFUDC Rates Used
A-16	26	Annual Advances for Construction Subsequent to Last Rate Case
A-17	27	Calculation of Working Capital Allowance
A-18	28	Comparative Balance Sheet - Assets
A-19	29	Comparative Balance Sheet - Liabilities

ST. GEORGE ISLAND UTILITY COMPANY, LTD.  
DOCKET NO.  
APPLICATION FOR AN INCREASE IN RATES  
VOLUME 1  
FINANCIAL, RATE AND ENGINEERING  
MINIMUM FILING REQUIREMENTS

INDEX

<u>SCH.</u>	<u>PAGE</u>	<u>DESCRIPTION OF SCHEDULE</u>
<u>NET OPERATING INCOME</u>		
B-1	30	Schedule of Water Net Operating Income
B-3	31	Adjustments to Operating Statements
B-3	32-39	(Detail) O & M Adjustments
B-3	40	(Detail) Amortization
B-4	41	Water Operating Revenues
B-5	42-43	Oper. and Maint. Expense by Month - Water
B-7	44-46	Oper. and Maint. Expense Comparison - Water
B-9	47	Contractual Services
B-10	48	Analysis of Rate Case Expense
B-11	49	Analysis of Major Maint. Projects - Water
B-12	50	Allocation of Expenses
B-13	51-54	Depreciation Expense - Water
B-15	55	Schedule of Taxes Other Than Income
<u>COST OF CAPITAL</u>		
D-1	56	Requested Cost of Capital
D-2	57	Reconciliation of Cap. Struct. to Rate Base
D-3	58	Preferred Stock Outstanding
D-4	59	Cost of Short Term Debt
D-5	60	Cost of Long Term Debt
D-6	61	Cost of Variable Rate Long Term Debt
D-7	62	Schedule of Customer Deposits
<u>RATE SCHEDULES</u>		
E-1	63	Rate Schedule
E-2	64-65	Revenue Schedule At Present and Proposed Rates
E-3	66	Customer Monthly Bill Schedule
E-4	67	Miscellaneous Service Charges
E-5	68	Miscellaneous Service Charge Revenues
E-6	69	Public Fire Hydrant Schedule
E-7	70	Private Fire Protection Service
E-8	71	Contracts and Agreements Schedule
E-9	72	Tax or Franchise Schedule
E-10	73	Service Availability Charges Schedule
E-11	74	Guaranteed Revenues Received
E-12	75	Class A Case of Service Study

ST. GEORGE ISLAND UTILITY COMPANY, LTD.  
DOCKET NO.  
APPLICATION FOR AN INCREASE IN RATES

VOLUME 1

FINANCIAL, RATE AND ENGINEERING  
MINIMUM FILING REQUIREMENTS

INDEX

<u>SCH.</u>	<u>PAGE</u>	<u>DESCRIPTION OF SCHEDULE</u>
<u>ENGINEERING SCHEDULES</u>		
F-1	76	Gallons of Water Pumped, Sold and Unaccounted For
F-3	77	Water Treatment Plant Data
F-5	78	Used & Useful Calculations - Water Treatment Plant
F-7	79	Used & Useful Calculations - Distribution & Collection Systems
F-8	80	Margin Reserve Calculations
F-9	81	Equivalent Residential Connections - Water
<u>SCHEDULES FOR INTERIM FILING</u>		
A-1 (Interim)	82	Schedule of Rate Base - Water
A-3 (Interim)	83	Adjustments to Rate Base
A-3 (Interim)	84-85	Plant Detail
A-5 (Interim)	86-87	Water Plant in Service by Primary Account
A-7 (Interim)	88	Summary of Non-Used and Useful
A-9 (Interim)	89-90	Water Accumulated Depreciation by Primary Account
A-12 (Interim)	91	CIAC by Classification
A-14 (Interim)	92	Accumulated Amortization of CIAC by Classification
B-1 (Interim)	93	Schedule of Water Net Operating Income
B-3 (Interim)	94	Adjustments to Operating Income
B-3 (Interim)	95-102	(Detail) O & M Adjustments
B-3 (Interim)	103	(Detail) Amortization
B-5 (Interim)	104-105	Operation & Maintenance Expense by Month - Water
B-13 (Interim)	106-109	Depreciation Expense - Water
B-15 (Interim)	110	Schedule of Taxes Other Than Income
D-1 (Interim)	111	Requested Cost of Capital
D-2 (Interim)	112	Reconciliation of Capital Structure to Rate Base
D-4 (Interim)	113	Cost of Short Term Debt
E-1 (Interim)	114	Rate Schedule
E-2 (Interim)	115	Revenue Schedule at Present and Proposed Rates

**RATE BASE**

---

Schedule of Water Rate Base

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-1  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Average 1992 Rate Base			(5) Supporting Schedule(s)
		(3) Balance per Book	(4) Utility Adjustments	(5) Adjusted Utility Balance	
1	Utility Plant in Service	2,475,081	110,261	2,585,342	A-5
2	Utility Land & Land Rights	31,542	23,276	54,818	A-5
3	Less: Non-Used & Useful Plant	0	0	0	A-7
4	Construction Work in Progress	105,828	( 105,828)	0	A-18
5	Less: Accumulated Depreciation	( 736,847)	223	( 736,624)	A-9
6	Less: CIAC	( 988,742)	( 11,110)	( 999,852)	A-12
7	Accumulated Amortization of CIAC	132,277	6,556	138,833	A-14
8	Acquisition Adjustments	0	0	0	-
9	Accum. Amort. of Acq. Adjustments	0	0	0	-
10	Advances for Construction	( 78,862)	0	( 78,862)	A-16
11	Working Capital Allowance	35,113	30,508	65,622	A-17
12	Total Water Rate Base	975,390	53,886	1,029,277	

## Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3

Page 1 of 1

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item

Line No.	Description	Adjustments	Supporting Schedules
[Amounts shown are simple average]			
1	UTILITY PLANT IN SERVICE, EXCLUDING LAND		
2	Capitalize previously unrecorded engineering design fees for		
3	the elevated storage tank.	21,000	A-3 Plant Detail, p. 1, & A-5
4	Adjust for net cost of new generator at water plant.	7,126	A-3 Plant Detail, p. 1, & A-5
5	Add the installed cost of required Well # 3.	82,135	A-3 Plant Detail, p. 1,2 & A-5
6	Total adjustment	110,261	
7	UTILITY LAND & LAND RIGHTS		
8	Reclassify 1990 land for Well #3 from Accounts Payable -		
9	to Land & Land Rights, Source of Supply	23,276	A-3 Plant Detail, p. 1 & A-5
10	Total adjustment	23,276	
11	USED AND USEFUL ADJUSTMENTS		
12	100% Used & Useful.	0	F-3 thru F-7; Testimony of Coloney & Seidman
13	CONSTRUCTION WORK IN PROGRESS		
14	Remove all CWIP from rate base. Costs associated with completed		
15	Well #3 are transferred to Plant in Service under adjustments		
16	to Plant in service.		
17	Total adjustment	( 105,828)	A-3 Plant Detail, p. 1,3
18	ACCUMULATED DEPRECIATION		
19	Adjust accumulated depreciation to reflect adjustment to test		
20	year depreciation expense and retire replaced generator.		
21	Total adjustment	223	A-9, B-13, p.1
22	CONTRIBUTIONS IN AID OF CONSTRUCTION		
23	Proforma 1993 CIAC that was netted against proforma 1993 note		
24	to partially finance Well #3.		
25	Total adjustment	( 11,110)	A-12, D-2
26	ACCUM. AMORTIZATION OF CIAC		
27	Adjust accumulated amortization for above adjustment to CIAC		
28	and to adjust test year amortization for calculated composite		
29	rates.		
	Total adjustment	6,556	A-14, A-14, B-13, p.3
30	ACQUISITION ADJUSTMENTS	No Adjustments	
31	ACCUM AMORT OF ACQ ADJUSTMENTS	No Adjustments	
32	ADVANCES FOR CONSTRUCTION	No Adjustments	
33	WORKING CAPITAL ALLOWANCE (1/8 O&M)		
34	Adjust to 1/8 of adjused O&M	30,508	B-1, A-17



Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Plant Detail

Page 1 of 2

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

---

 Summary of Adjustments to Plant in Service

Account	Elevated Tank	Replace Generator	Well #3	Reclass	Total
	-----	-----	-----	-----	-----
303.2 Land & Land Rights				23,276	
304.2 Struct & Improv			12,513		
307.2 Wells & Springs			88,860		
309.2 Supply Mains			10,935		
310.2 Power Generation Equip		14,252	32,003		
311.2 Pumping Equip.			19,959		
330.4 Dist Res & Standpipes	21,000				
	-----	-----	-----	-----	-----
Total	21,000	14,252	164,270	23,276	222,798

## NOTES:

- (1) Capitalize the previously unrecorded engineering design fees of Wayne Coloney for the elevated storage tank.
- (2) Generator at plant was replaced in September, 1993. The adjustment to plant is the cost of the new generator, \$28,658 net of the booked cost of the existing generator, \$14,406.
- (3) Detail for the additions associated with Well #3 are found at Schedule A-3 Plant Detail, page 2 of 2.
- (4) The land for the well #3 site, booked as Accounts Payable - Assoc. Cos., is reclassified to plant in service.

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Plant Detail  
 Page 2\_ of 2\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

A. ADJUSTMENTS TO PLANT IN SERVICE

Allocation of Cost of Well # 3 to Primary Accounts and Distribution of Engineering & Surveying & Misc Costs

From Account 105 - CWIP

Allocate to Primary Account No.

Vendor	Description	Amount	304.2	307.2	309.2	310.2	311.2	Total
Rowe Drilling	Install Well, Pump, Electrical, Plumbing	120,194		70,378	8,661	25,347	15,808	120,194
Luberto's	Provide shell & Rock	11,798	11,798					11,798
Quality Grading	Grading	715	715					715
Hughes	Electrical supplies	294		172	21	62	39	294
Graybar	Electrical supplies	317		186	23	67	42	317
DER	Permits & Fees	350		205	25	74	46	350
Franklin County	Permits & Fees	195		114	14	41	26	195
Baskerville Donovan	Engineering	19,268		11,282	1,388	4,063	2,534	19,268
Colony Engineering	Engineering	10,890		6,377	785	2,297	1,432	10,890
Survey	Survey	250		146	18	53	33	250
	Totals	164,270	12,513	88,860	10,935	32,003	19,959	164,270

Basis for Allocation of permits & fees, engineering & survey

Rowe quotation 8/11/92	Amount	Pct of Total	Account	Reallocated	
				Amount	Pct of Total
Well	56,898	47.55%	307.2	70,070	58.55%
Pump	12,780	10.68%	311.2	15,739	13.15%
Generator	20,492	17.12%	310.2	25,236	21.09%
Controls	5,925	4.95%	*		
Electrical	14,950	12.49%	#		
Discharge Pipe	8,623	7.21%	309.2	8,623	7.21%
	119,668	100.00%		119,668	100.00%

\* Reallocate to 307.2, 311.2 & 310.2 on basis of their ratios.

Controls & Electrical	Amount	Pct
to Well	13,172	63.10%
to Pump	2,959	14.17%
to Generator	4,744	22.73%
	20,875	100.00%

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 1 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
ELEVATED TANK SITE

This instrument was prepared by  
and should be returned to:  
Russell D. Gautier, Esquire  
Moore, Williams, Bryant, Peebles  
& Gautier, P.A.  
Post Office Box 1169  
Tallahassee, Florida 32302

SPECIAL WARRANTY DEED

Regional Land Corporation, a Florida corporation, whose address is 3522 Thomasville Road, Suite 500, Tallahassee, Florida 32308, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from St. George Island Utility Company, Ltd., a Florida limited partnership, whose address is 3848 Killearn Court, Tallahassee, Florida 32308, hereinafter referred to as Grantee, hereby, on this 29th day of May, 1992, conveys to the Grantee that real property located in Franklin County, Florida, described as follows:

Lots 21 and 22, Block 5 West, Unit 1, St. George Island Gulf Beaches, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 7 of the Public Records of Franklin County, Florida.

SUBJECT to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby;

and the Grantor covenants that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, Regional Land Corporation has caused this instrument to be executed in its name and its corporate seal to be affixed hereto the day and year first above written.

WITNESSES:

Carol H. Fulmer  
CAROL H. FULMER  
Print or type name.

Brenda C. Hutto  
Brenda C. Hutto  
Print or type name.

Regional Land Corporation,  
a Florida corporation  
By: A. L. Buford, Jr.  
A. L. Buford, Jr.  
Its: President

(Corporate Seal)

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 2 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
ELEVATED TANK SITE

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29th  
day of NOV, 1992, by A. L. Buford, Jr., as President of  
Regional Land Corporation, a Florida corporation, on behalf of the  
corporation. He is personally known to me or has produced  
NA as identification and did not take an  
oath.

Carol H. Fulmer  
Signature  
CAROL H. FULMER  
Print or type name.  
NOTARY PUBLIC  
My commission # \_\_\_\_\_  
expires: \_\_\_\_\_



CAROL H. FULMER  
MY COMMISSION EXPIRES  
ON 11/30/93  
BONDED BY THE FAIR INSURANCE, INC.  
100 W. E. 17th AVE. SUITE 1000  
MIAMI, FL 33135

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 3 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
SITE FOR WELL NO. 3

AMENDMENT TO LEASE PURCHASE AGREEMENT

This amendment to Lease Purchase Agreement, made and entered into as of this 20th day of August, 1992, by and between ARMADA BAY COMPANY, a Florida corporation, Lessor, (Armada Bay), and ST. GEORGE ISLAND UTILITY COMPANY, LTD., a Florida limited partnership, Lessee, (St. George).

WHEREAS, the parties entered into a Lease Purchase Agreement on June 26, 1990, a copy of which is attached as Exhibit "A," and

WHEREAS, the Utility has been unable to make the periodic payments to Armada Bay as required by such lease purchase agreement; and

WHEREAS, the Utility still needs to lease and ultimately to purchase the property described in said Lease Purchase Agreement; and

WHEREAS, the parties now desire to amend the above-referenced Lease Purchase Agreement as set forth below.

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable considerations, the parties agree as follows:

1. The Utility shall not be required to make any of the payments required by the attached Lease Purchase Agreement, and the Utility is hereby released from its pledge of \$1,750 from each connection fee received by the Utility after the date of the attached Lease Purchase Agreement.

2. In lieu of all other payments required from the Utility



Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 4 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
SITE FOR WELL NO. 3

under the attached Lease Purchase Agreement, and as the sole consideration for the exercise of the purchase option set forth in paragraph four of said Lease Purchase Agreement, the Utility will pay Armada Bay the sum of Seventy Five Thousand Dollars (\$75,000) together with interest at fourteen percent (14%) from and after June 26, 1990, and all taxes and assessments accruing against the property after that date. Upon payment of such sum, Armada Bay will immediately convey title to the property described in said Lease Purchase Agreement to the Utility free and clear of all liens and encumbrances. This amendment is signed by G. Brown & Company, a Florida corporation, for the purpose of acknowledging that all right, title and interest that G. Brown & Company may have in that certain \$75,000 promissory note executed by the Utility on June 26, 1990, a copy of which is attached as Exhibit "B," has been assigned to Armada Bay.

3. Except as expressly modified by this amendment, the attached Lease Purchase Agreement shall remain in full force and effect.

Witnesses:

Andrea M. Chase  
Q. A. Hills

ARMADA BAY COMPANY, a Florida corporation

By: Gene D. Brown  
Gene D. Brown, as its President

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 5 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
SITE FOR WELL NO. 3

ST. GEORGE ISLAND UTILITY  
COMPANY, LTD., a Florida  
limited partnership

Leisure Properties, Ltd.,  
a Florida limited partnership  
GENERAL PARTNER

Sandra M. Chase  
Q. D. Hise  
Sandra M. Chase  
Q. D. Hise

By: [Signature]  
St. George's Plantation,  
Inc., a Florida corporation  
Gene D. Brown, as its Pres.

By: [Signature]  
Leisure Development, Inc.,  
a Florida corporation  
Gene D. Brown, as its Pres.

This document is executed by G. Brown & Company for the purpose  
of expressing its consent to this agreement as set forth in  
paragraph 2 above.

G. BROWN & COMPANY,  
a Florida corporation  
By: [Signature]  
Gene D. Brown, as its  
President

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
 Page 6 of 9  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
 SITE FOR WELL NO. 3

LEASE PURCHASE AGREEMENT

This Agreement, made and entered into this 26<sup>th</sup> day of June, 1990, by and between ARMADA BAY COMPANY, a Florida corporation, Lessor, (Armada Bay), and ST. GEORGE ISLAND UTILITY COMPANY, LTD., a Florida limited partnership, Lessee, (St. George).

WITNESSETH:

In consideration of the mutual covenants contained herein and for other good and valuable considerations, the parties agree as follows:

1. Armada Bay hereby leases to St. George the following described property:

Lot 1, Block 9, David H. Brown Estates, addition to Eastpoint, Florida, a subdivision as per map or plat thereof, recorded in Plat Book 1, page 4 of the Public Records of Franklin County, Florida.

upon the following terms and conditions:

(a) TERM: The term of this Lease shall be seven (7) years commencing July 1, 1991 and ending June 30, 1998.

(b) ANNUAL RENTAL: The rental for the above-described property shall be Twenty Eight Thousand, One Hundred Ten Dollars (\$28,110) per year for seven years beginning July 1, 1991, payable at the rate of Two Thousand, Three Hundred Forty Two Dollars and fifty cents per month (\$2,342.50) beginning on July 1, 1991, and continuing to be paid each month thereafter to and including June 1, 1998.

(c) USE OF PREMISES: The property will be used as a deep well site to be operated as an integral part of the St. George Island water system which site shall include an 8" well, high speed turbine pump, 55,000 gallon reservoir and other improvements to be constructed by Armada Bay as set forth below.

2. CONSTRUCTION OF IMPROVEMENTS: Within one year from date, Armada Bay will construct an 8" deep well on the above described property in accordance with plans and specifications to be provided by St. George. Within such one year period,

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 7 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
SITE FOR WELL NO. 3

Armada Bay will also construct a 50,000 gallon ground storage reservoir in accordance with the existing contract with Jack Ethridge Tank Company, as shown by Exhibit "A" attached hereto, which contract is hereby assigned by St. George to Armada Bay. Within such one year period, Armada Bay will also install a high speed turbine service pump capable of producing a water flow of not less than 600 gallons per minute through St. George's existing 8" water line to St. George Island, together with certain other appurtenances as detailed in the engineering plans and specifications by Wayne H. Coloney, Consulting Engineer for St. George. The parties acknowledge and agree that the above-referenced well site and improvements have a value of \$280,000. Of this total sum, St. George will provide Armada Bay with \$75,000 cash to be paid immediately upon release of such funds from the escrow account to be established in the name of St. George Island Utility Company, Ltd. The balance of the cost, \$125,000, will be paid by Armada Bay as the improvements are made to the property over the next twelve months. The monthly payments of \$2,342.58 represent a seven year amortization of such \$125,000 cash requirement at 14%.

3. CONSTRUCTION MANAGEMENT FEE: As consideration for this Lease Purchase Agreement, St. George will pay Armada Bay a construction management fee of \$24,000 payable at the rate of \$2,000 per month for the next twelve months commencing July 1, 1998 and continuing to be paid on the first of each month for the next eleven months until the total \$24,000 fee is paid in full.

4. PURCHASE OPTION: Upon the expiration of this Lease Purchase Agreement, St. George shall have the right to buy the above-described property and all improvements constructed thereon for the sum of One Dollar (\$1.00). St. George may exercise this option by giving Armada Bay thirty (30) days written notice prior to the expiration of the lease; and Armada Bay will immediately

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
 Page 8 of 9  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
 SITE FOR WELL NO. 3

convey the subject property and all improvements to St. George via a general warranty deed free and clear of all encumbrances.

5. PLEDGE OF TAP FEES: As additional security for this Lease Purchase Agreement, St. George hereby assigns to Armada Bay the sum of One Thousand, Seven Hundred Fifty Dollars (\$1,750.00) from each connection fee which it receives after the commencement of payments under this lease, to-wit: July 1, 1991, which connection fees will be applied as a prepayment of the principal balance remaining on the above referenced lease. When said connection fee payments of \$1,750.00 each and the monthly payments of \$2,342.50 each have repaid to Armada Bay the sum of \$125,000 together with interest at 14% from the date of this lease, Armada Bay will give St. George written notice that such repayment of all principal and interest has occurred, and St. George shall thereafter have thirty (30) days within which to exercise its option to purchase the property and all improvements for \$1 as set forth above.

6. OPERATING RESPONSIBILITY: During the term of this lease, St. George shall have exclusive possession of the above-described property and all improvements thereon, and shall be responsible for the operation and maintenance of all such assets. St. George shall also be responsible for and shall pay all costs incurred in regard to the possession and operation of the premises, as well as all property taxes and assessments which may be levied against said property. Also, St. George shall maintain insurance covering the premises, including not less than \$100,000/\$300,000 liability coverage to insure the risk that Armada Bay may have as the legal title holder of the property.

IN WITNESS WHEREOF, the parties have signed this Lease Purchase Agreement on the day and year first above written.



Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Interim [ ] Final [X] Historic [X] Projected [ ]

Schedule: A-3 Land Ownership  
Page 9 of 9  
Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

DOCUMENTATION SUPPORTING OWNERSHIP OF LAND ADDED SINCE LAST RATE CASE  
SITE FOR WELL NO. 3

Witnesses:

Gene S. Lozzi  
Sandra M. Chase

ARMADA BAY COMPANY, a  
Florida corporation

By: Gene D. Brown  
Gene D. Brown, as its  
President

Gene S. Lozzi  
Sandra M. Chase

ST. GEORGE ISLAND UTILITY  
COMPANY, LTD., a Florida  
limited partnership

Leisure Properties, Ltd.,  
a Florida limited partnership  
GENERAL PARTNER

By: Gene D. Brown  
St. George's Plantation, Inc.,  
a Florida corporation  
Gene D. Brown, as its Pres.

Gene S. Lozzi  
Sandra M. Chase

By: Gene D. Brown  
Leisure Development, Inc.,  
a Florida corporation  
Gene D. Brown, as its Pres.

Schedule of Water and Sewer Plant in Service  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: St. George Island Utility Company, Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule: A-4  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide the annual balance of the original cost of plant in service, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Sewer
1	12/31/87 Balance	2,175,331	N/A
2	1988 Additions	17,342	
3	1988 Retirements	0	
4	1988 Adjustments	0	
5	12/31/88 Balance	2,192,673	
6	1989 Additions	95,665	
7	1989 Retirements	0	
8	1989 Adjustments	0	
9	12/31/89 Balance	2,288,338	
10	1990 Additions	133,243	
11	1990 Retirements	( 31,222)	
12	1990 Adjustments	0	
13	12/31/90 Balance	2,390,359	
14	1991 Additions	20,417	
15	1991 Retirements	0	
16	1991 Adjustments	57,855	
17	12/31/91 Balance	2,468,631	
18	1992 Additions	75,983	
19	1992 Retirements		
20	1992 Adjustments	222,798	
21	12/31/92 Balance	2,767,412	

Supporting Schedules: A-5,A-6  
Recap Schedules: A-18

Schedule of Water Plant in Service By Primary Account

Florida Public Service Commission

Beginning and End of Year Average

Schedule: A-5

Company: St. George Island Utility Co., Ltd

Explanation: Provide the ending balances

Page 1\_ of 2\_

Docket No.:

and average of plant in service for the prior

Preparer: Seidman, F.

Test Year Ended: 12/31/92

year and the test year by primary account.

Historic [X] or Projected [ ]

Also show non-used & useful amounts by account. Recap Schedules: A-1,A-4

Line No.	(1) Account No. and Name	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		Balance Ended 12/31/91	Net Additions	1992 Plant in Service Balance Ended 12/31/92	Utility Adjustments 1992	Adjusted Balance 12/31/92	-----Average 1992 Plant in Service Per Book	Utility Adjustment	Adj. Util. Bal.
1	INTANGIBLE PLANT								
2	301.1 Organization								
3	302.1 Franchises								
4	339.1 Other Plant & Misc.								
5	SOURCE OF SUPPLY AND PUMPING								
6	303.2 Land & Land Rights	15,455		15,455	23,276	38,731	15,455	23,276	38,731
7	304.2 Structures & Improv.	31,788	3,500	35,288	12,513	47,801	33,538	6,257	39,795
8	305.2 Collect. & Impound. Res.								
9	306.2 Lake, River & Other								
10	307.2 Wells & Springs	98,496		98,496	88,860	187,356	98,496	44,430	142,926
11	308.2 Infiltr. Gallis./Tunnels								
12	309.2 Supply Mains	203,656	12,735	216,391	10,935	227,326	210,024	5,468	215,491
13	310.2 Power Generation Eq.	14,406		14,406	46,255	60,661	14,406	23,128	37,534
14	311.2 Pumping Equipment	43,961		43,961	19,959	63,920	43,961	9,980	53,941
15	339.2 Other Plant & Misc. Eq.								
16	WATER TREATMENT PLANT								
17	303.3 Land & Land Rights	5,000		5,000		5,000	5,000		5,000
18	304.3 Structures & Improv.								
19	320.3 Water Treatment Equip.	16,151	7,119	23,270		23,270	19,711		19,711
20	339.3 Other Plant & Misc. Eq.								
21	TRANSMISSION & DISTRIBUTION								
22	303.4 Land & Land Rights		22,173	22,173		22,173	11,087		11,087
23	304.4 Structures & Improv.								
24	330.4 Distr. Res. & Standpipes	350,372	369	350,741	21,000	371,741	350,557	21,000	371,557
25	331.4 Trans. & Distr. Mains	1,358,508	10,000	1,368,508		1,368,508	1,363,508		1,363,508
26	333.4 Services	168,168	608	168,776		168,776	168,472		168,472
27	334.4 Meters & Meter Inst.	77,648	10,447	88,095		88,095	82,872		82,872
28	335.4 Hydrants	72,737	1,537	74,274		74,274	73,506		73,506
29	339.4 Other Plant & Misc. Eq.		51	51		51	26		26
30	GENERAL PLANT								
31	303.5 Land & Land Rights								
32	304.5 Structures & Improv.								
33	340.5 Office Furniture & Eq.	6,542	7,444	13,986		13,986	10,264		10,264
34	340.51 Computer Equip.								
35	341.5 Transportation Equip.								
36	342.5 Stores Equipment								
37	343.5 Tools, Shop & Garage Eq.	441		441		441	441		441
38	344.5 Laboratory Equipment								
39	345.5 Power Operated Equipment								
40	346.5 Communication Equipment								
41	347.5 Miscellaneous Equipment	5,302		5,302		5,302	5,302		5,302
42	348.5 Other Tangible Plant								
43	PLANT IN SERVICE	2,468,631	75,983	2,544,614	222,798	2,767,412	2,506,623	133,537	2,640,160
44	Land & Land Rights	20,455	22,173	42,628	23,276	65,904	31,542	23,276	54,818
45	Total less Land & Land Rights			2,501,986		2,701,508	2,475,081	110,261	2,585,342

Schedule of Water Plant in Service By Primary Account  
 Non-used and Useful Calculations  
 Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide the ending balances  
 and average of plant in service for the prior  
 year and the test year by primary account.  
 Also show non-used & useful amounts by account.

Florida Public Service Commission  
 Schedule:A-5  
 Page 2 of 2  
 Preparer: Seidman, F.  
 Recap Sch: A-1,4 & 7

Line No.	Account No. and Name	(1)	(2)	(3)	(4)
			Adjusted Utility Balance	Non-used & Useful Percentage	Average Amount
1	INTANGIBLE PLANT				
2	301.1 Organization				
3	302.1 Franchises				
4	339.1 Other Plant & Misc.				
5	SOURCE OF SUPPLY AND PUMPING				
6	303.2 Land & Land Rights		38,731	.00%	0
7	304.2 Structures & Improv.		39,795	.00%	0
8	305.2 Collect. & Impound. Res.				
9	306.2 Lake, River & Other				
10	307.2 Wells & Springs		142,926	.00%	0
11	308.2 Infiltr. Galls./Tunnels				
12	309.2 Supply Mains		215,491	.00%	0
13	310.2 Power Generation Eq.		37,534	.00%	0
14	311.2 Pumping Equipment		53,941	.00%	0
15	339.2 Other Plant & Misc. Eq.				
16	WATER TREATMENT PLANT				
17	303.3 Land & Land Rights		5,000	.00%	0
18	304.3 Structures & Improv.				
19	320.3 Water Treatment Equip.		19,711	.00%	0
20	339.3 Other Plant & Misc. Eq.				
21	TRANSMISSION & DISTRIBUTION				
22	303.4 Land & Land Rights		11,087	.00%	0
23	304.4 Structures & Improv.				
24	330.4 Distr. Res. & Standpipes		371,557	.00%	0
25	331.4 Trans. & Distr. Mains		1,363,508	.00%	0
26	333.4 Services		168,472	.00%	0
27	334.4 Meters & Meter Inst.		82,872	.00%	0
28	335.4 Hydrants		73,506	.00%	0
29	339.4 Other Plant & Misc. Eq.		26	.00%	0
30	GENERAL PLANT				
31	303.5 Land & Land Rights				
32	304.5 Structures & Improv.				
33	340.5 Office Furniture & Eq.		10,264	.00%	0
34	340.51 Computer Equip.				
35	341.5 Transportation Equip.				
36	342.5 Stores Equipment				
37	343.5 Tools, Shop & Garage Eq.		441	.00%	0
38	344.5 Laboratory Equipment				
39	345.5 Power Operated Equipment				
40	346.5 Communication Equipment				
41	347.5 Miscellaneous Equipment		5,302	.00%	0
42	348.5 Other Tangible Plant				
43	PLANT IN SERVICE		2,640,160		0
44	Land & Land Rights				0
45	Total less Land & Land Rights				0
46	Composite Non-Used & Useful Plant in Service - %			.00%	

\*Composite Non-Used & Useful Plant in Service - % =  
 Total Non-Used & Useful Plant in Service / Total Invested Plant in Service

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Historic [X] Projected [ ]

Schedule: A-7

Page 1 of 1

Preparer: Seidman, F.

Explanation: Provide a summary of the items included in Non-used and Useful Plant.

Submit additional supporting schedules, if necessary.

	(1)	(2)	(3)	(4)
	----- 1992 Average Balances -----			
Line No.	Description	Per Books	Utility Adjustments	Adjusted Utility Balance
-----				
	WATER			
1	Plant in Service	0	0	0 A-5
2	Land	0	0	0 A-5
3	Accumulated Depreciation	0	0	0 A-9
4	Other	0	0	0
-----				
5	Total	0	0	0
=====				

Supporting Schedules: A-5,A-9,  
Recap Schedules: A-1,A-2



Schedule of Water and Sewer Accumulated Depreciation  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: St. George Island Utility Company, Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule: A-8  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide the annual balance of accumulated depreciation, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Sewer
1	12/31/87 Balance	448,951	N/A
2	1988 Additions	82,420	
3	1988 Retirements	0	
4	1988 Adjustments	0	
5	12/31/88 Balance	531,371	
6	1989 Additions	82,200	
7	1989 Retirements	0	
8	1989 Adjustments	0	
9	12/31/89 Balance	613,571	
10	1990 Additions	34,450	
11	1990 Retirements	( 18,483)	
12	1990 Adjustments	0	
13	12/31/90 Balance	629,538	
14	1991 Additions	66,876	
15	1991 Retirements	0	
16	1991 Adjustments	7,496	
17	12/31/91 Balance	703,910	
18	1992 Additions	80,279	
19	1992 Retirements	( 14,406)	
20	1992 Adjustments	( 446)	
21	09/30/92 Balance	769,337	

Supporting Schedules: A-9,A-10  
Recap Schedules: A-18

Schedule of Water Accumulated Depreciation By Primary Account

Florida Public Service Commission

Beginning and End of Year Average

Schedule: A-9

Company: St. George Island Utility Co., Ltd

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account.

Page 1 of 2

Docket No.:

Preparer: Seidman, F.

Test Year Ended: 12/31/92

Historic [X] or Projected [ ]

Also show non-used & useful amounts by account. Recap Schedules: A-1, A-8

Line No.	(1) Account No. and Name	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		Balance Ended 12/31/91	1992 Net Additions	Accumulated Balance Ending 12/31/92	Depreciation Utility Adjustments 1992	Adjusted Balance 12/31/92	Average Per Book	1992 Utility Adjustment	Accum. Deprec. Adj. Util. Balance
1	INTANGIBLE PLANT								
2	301.1 Organization								
3	302.1 Franchises								
4	339.1 Other Plant & Misc.								
5	SOURCE OF SUPPLY AND PUMPING								
6	303.2 Land & Land Rights								
7	304.2 Structures & Improv.	11,488	1,055	12,543	476	13,019	12,016	238	12,253
8	305.2 Collect. & Impound. Res.								
9	306.2 Lake, River & Other								
10	307.2 Wells & Springs	24,079	3,316	27,395	1,978	29,373	25,737	989	26,726
11	308.2 Infiltr. Galls./Tunnels								
12	309.2 Supply Mains	68,002	5,928	73,930	806	74,736	70,966	403	71,369
13	310.2 Power Generation Eq.	6,837	742	7,579	( 12,939)	( 5,360)	7,208	( 6,470)	738
14	311.2 Pumping Equipment	20,872	2,263	23,135	910	24,045	22,004	455	22,458
15	339.2 Other Plant & Misc. Eq.								
16	WATER TREATMENT PLANT								
17	303.3 Land & Land Rights								
18	304.3 Structures & Improv.								
19	320.3 Water Treatment Equip.	6,207	925	7,132	235	7,367	6,670	118	6,787
20	339.3 Other Plant & Misc. Eq.								
21	TRANSMISSION & DISTRIBUTION								
22	303.4 Land & Land Rights								
23	304.4 Structures & Improv.								
24	330.4 Distr. Res. & Standpipes	51,080	8,320	59,400	2,939	62,339	55,240	1,470	56,710
25	331.4 Trans. & Distr. Mains	419,710	32,399	452,109	3,483	455,592	435,910	1,741	437,651
26	333.4 Services	45,591	4,301	49,892	511	50,403	47,742	256	47,997
27	334.4 Meters & Meter Inst.	27,594	4,041	31,635	834	32,469	29,615	417	30,031
28	335.4 Hydrants	21,798	1,663	23,461	174	23,635	22,630	87	22,716
29	339.4 Other Plant & Misc. Eq.				2	2		1	1
30	GENERAL PLANT								
31	303.5 Land & Land Rights								
32	304.5 Structures & Improv.								
33	340.5 Office Furniture & Eq.	462	593	1,055	91	1,146	759	46	804
34	340.51 Computer Equip.								
35	341.5 Transportation Equip.								
36	342.5 Stores Equipment								
37	343.5 Tools, Shop & Garage Eq.	98	27	125	1	126	112	1	112
38	344.5 Laboratory Equipment								
39	345.5 Power Operated Equipment								
40	346.5 Communication Equipment								
41	347.5 Miscellaneous Equipment	92	300	392	53	445	242	27	269
42	348.5 Other Tangible Plant								
43	PLANT IN SERVICE	703,910	65,873	769,783	( 446)	769,337	736,847	( 223)	736,624

44 • Net additions = Depreciation expense less net retirements

Schedule of Water Accumulated Depreciation By Primary Account

Florida Public Service Commission

Non-Used and Useful Calculation

Schedule: A-9

Company: St. George Island Utility Co., Ltd

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account.

Page 2\_ of 2\_

Docket No.:

Preparer: Seidman, F.

Test Year Ended: 12/31/92

Recap Sch: A-1, 8 & 7

Historic [X] or Projected [ ]

Also show non-used & useful amounts by account.

	(1)	(2)	(3)	(4)
			Non-used & Useful	
Line No.	Account No. and Name	Adjusted Utility Balance	Percentage	Average Amount
1	INTANGIBLE PLANT			
2	301.1 Organization			
3	302.1 Franchises			
4	339.1 Other Plant & Misc.			
5	SOURCE OF SUPPLY AND PUMPING			
6	303.2 Land & Land Rights			
7	304.2 Structures & Improv.	12,253	.00%	0
8	305.2 Collect. & Impound. Res.			
9	306.2 Lake, River & Other			
10	307.2 Wells & Springs	26,726	.00%	0
11	308.2 Infiltr. Galls./Tunnels			
12	309.2 Supply Mains	71,369	.00%	0
13	310.2 Power Generation Eq.	738	.00%	0
14	311.2 Pumping Equipment	22,458	.00%	0
15	339.2 Other Plant & Misc. Eq.			
16	WATER TREATMENT PLANT			
17	303.3 Land & Land Rights			
18	304.3 Structures & Improv.			
19	320.3 Water Treatment Equip.	6,787	.00%	0
20	339.3 Other Plant & Misc. Eq.			
21	TRANSMISSION & DISTRIBUTION			
22	303.4 Land & Land Rights			
23	304.4 Structures & Improv.			
24	330.4 Distr. Res. & Standpipes	56,710	.00%	0
25	331.4 Trans. & Distr. Mains	437,651	.00%	0
26	333.4 Services	47,997	.00%	0
27	334.4 Meters & Meter Inst.	30,031	.00%	0
28	335.4 Hydrants	22,716	.00%	0
29	339.4 Other Plant & Misc. Eq.	1	.00%	0
30	GENERAL PLANT			
31	303.5 Land & Land Rights			
32	304.5 Structures & Improv.			
33	340.5 Office Furniture & Eq.	804	.00%	0
34	340.51 Computer Equip.			
35	341.5 Transportation Equip.			
36	342.5 Stores Equipment			
37	343.5 Tools, Shop & Garage Eq.	112	.00%	0
38	344.5 Laboratory Equipment			
39	345.5 Power Operated Equipment			
40	346.5 Communication Equipment			
41	347.5 Miscellaneous Equipment	269	.00%	0
42	348.5 Other Tangible Plant			
43	PLANT IN SERVICE	736,624		0
44	Composite Non-Used & Useful Plant in Service - %		.00%	
*Composite Non-Used & Useful Plant in Service - % = Total Non-Used & Useful Plant in service/Total Invested Plant in Service				

Schedule of Water and Sewer Contributions in Aid of Construction Florida Public Service Commission  
Annual Balances Subsequent to Last Established Rate Base

Company: St. George Island Utility Company, Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule: A-11  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide the annual balance of contributions in aid of construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements specifically identifying those amounts. Show any retirements as adjustments.

Line No.	Description	Year-End Balance	
		Water	Sewer
1	12/31/87 Balance	378,315	N/A
2	1988 Additions	59,600	
3	1988 Adjustments	0	
4	12/31/88 Balance	437,915	
5	1989 Additions	68,420	
6	1989 Adjustments	100	
7	12/31/89 Balance	506,435	
8	1990 Additions	319,560	
9	1990 Adjustments	( 1,620)	
10	12/31/90 Balance	824,375	
11	1991 Additions	51,255	
12	1991 Adjustments	765	
13	12/31/91 Balance	876,395	
14	1992 Additions	224,694	
15	1992 Adjustments	22,220	
16	12/31/92 Balance	1,123,309	
17		=====	=====
18			
19			

Supporting Schedules: A-12  
Recap Schedules: A-19

Schedule of Contributions in Aid of Construction By Classification  
Beginning and End of Year Average Balances

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Historic [X] Projected [ ]

Schedule: A-12  
Page 1 of 1  
Preparer: Seidman, F.

Recap Sch: A-1, A-11

Explanation: Provide the ending balances and average of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		Balance Ended 12/31/91	Net Additions	1992 CIAC Balance Ending 12/31/92	Utility Adjustments	Adjusted Balance 12/31/92	Per Book	Average 1992 CIAC Utility Adjustments	Adj. Util. Balance
WATER									
1	Plant Capacity Fees	227,835	130,441	358,276	13,695	371,971	293,056	6,848	299,903
2	Line/Main Extension Fees	96,075	57,670	153,745	5,775	159,520	124,910	2,888	127,798
3	Meter Installation Fees	281,828	29,926	311,754	2,750	314,504	296,791	1,375	298,166
4	Contributed Lines								
5	System Capacity	270,336		270,336		270,336	270,336		270,336
6	Service Connection	321	6,657	6,978		6,978	3,650		3,650
7	Total Water	876,395	224,694	1,101,089	22,220	1,123,309	988,742	11,110	999,852

Schedule of Water and Sewer Accumulated Amortization of CIAC  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: St. George Island Utility Company, Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule: A-13  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide the annual balance of accumulated amortization of CIAC, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements specifically identifying those amounts. Show any retirements as adjustments.

Line No.	Description	Year-End Balance	
		Water	Sewer
1	12/31/87 Balance	52,637	N/A
2	1988 Additions	11,100	
3	1988 Adjustments	0	
4	12/31/88 Balance	63,737	
5	1989 Additions	14,843	
6	1989 Adjustments	0	
7	12/31/89 Balance	78,580	
8	1990 Additions	15,348	
9	1990 Adjustments	731	
10	12/31/90 Balance	94,659	
11	1991 Additions	24,194	
12	1991 Adjustments	0	
13	12/31/91 Balance	118,853	
14	1992 Additions	26,848	
15	1992 Adjustments	13,113	
16	12/31/92 Balance	158,814	

Supporting Schedules: A-14  
Recap Schedules: A-19

Schedule of Accumulated Amortization of CIAC By Classification  
Beginning and End of Year Average Balances

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Historic [X] Projected [ ]

Schedule: A-14  
Page 1\_ of 1\_  
Preparer: Seidman, F.

Recap Sch: A-1, A-13

Explanation: Provide the ending balances and average of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) 1992 Accumulated Amortization of CIAC				(7) Average 1992 Accum. Amort CIAC			
		(2) Balance Ended 12/31/91	(3) Net Additions	(4) Balance Ending 12/31/92	(5) Utility Adjustments	(6) Adjusted Balance 12/31/92	(7) Per Book	(8) Utility Adjustments	(9) Adj. Util. Balance
WATER									
1	Plant Capacity Fees	31,746	14,879	46,625	( 4,204)	42,421	39,186	( 2,102)	37,084
2	Line/Main Extension Fees	13,359	7,039	20,398	( 3,684)	16,714	16,879	( 1,842)	15,036
3	Meter Installation Fees	37,736	3,060	40,796	14,479	55,275	39,266	7,240	46,506
4	Contributed Lines								
5	System Capacity	35,905	520	36,425	7,768	44,193	36,165	3,884	40,049
6	Service Connection	107	1,350	1,457	( 1,246)	211	782	( 623)	159
7	Total Water	118,853	26,848	145,701	13,113	158,814	132,277	6,556	138,833

Schedule of Annual AFUDC Rates Used

Florida Public Service Commission

Company: St. George Island Utility Company, Ltd

Schedule: A-15

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide the annual AFUDC rates used since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously. Include a description of practices and authority of rate(s) used.

---

1 Not Applicable.



Schedule of Water and Sewer Advances For Construction  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: St. George Island Utility Company, Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule: A-16  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide the annual balance of Advances For Construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements, specifically identifying those amounts. Also provide a brief description of the applicant's policy regarding advances.

Line No.	Description	Year-End Balance	
		Water	Sewer
1	12/31/87 Balance	89,930	
2	1988 Additions	0	
3	1988 Adjustments	( 3,000)	
4	12/31/88 Balance	86,930	
5	1989 Additions	0	
6	1989 Adjustments	0	
7	12/31/89 Balance	86,930	
8	1990 Additions	0	
9	1990 Adjustments	0	
10	12/31/90 Balance	86,930	
11	1991 Additions	0	
12	1991 Adjustments	( 6,193)	
13	12/31/91 Balance	80,737	
14	1992 Additions	0	
15	1992 Adjustments	( 3,750)	
16	12/31/92 Balance	76,987	

Supporting Schedules: None  
Recap Schedules: A-1,A-2,A-19

Schedule of Working Capital Allowance Calculation

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Schedule: A-17  
 Page 1\_ of 1\_  
 Preparer: Seidman, F.  
 Recap Sch: A-1

Explanation: Provide the calculation of working capital using the formula method. This is calculated by taking the balance of O&M expenses divided by 8.

	(1)	(2)	(3)	(4)
Line No.		Balance Per Book	Utility Adjustments	Adjusted Utility Balance
1	Oper. and Maint. Expense	280,907	244,066	524,973
2	Divide by	8	8	8
3	Working Capital Allowance	35,113	30,508	65,622

Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Explanation: Provide a balance sheet  
 for years requested. Provide same for  
 historical base or intermediate  
 years, if not already shown.

Schedule: A-18  
 Page 1\_ of 1\_  
 Preparer: Seidman, F.

Line No.	(1) ASSETS	(2) Test Year Ended 12/31/92	(3) Prior Year Ended 12/31/91
1	Utility Plant in Service	2,544,614	2,468,631
2	Construction Work in Progress	211,556	100
3	Other Utility Plant Adjustments	0	0
4	GROSS UTILITY PLANT	2,756,170	2,468,731
5	Less: Accumulated Depreciation	( 769,784)	( 703,910)
5A	Acquisition Adjustments, net	0	0
6	NET UTILITY PLANT	1,986,386	1,764,821
7	Cash	15,393	25,763
8	Accounts Rec'b - Customer	19,513	23,139
9	Notes & Accts. Rec'b - Assoc. Cos.	287,422	305,501
10	Accounts Rec'b - Other	327	( 1,107)
11	Allowance for Bad Debts	0	0
12	Materials & Supplies	0	0
13	Miscellaneous Current & Accrued Assets	500	500
14	TOTAL CURRENT ASSETS	323,155	353,796
15	Unamortized Debt Discount & Exp.	500	0
16	Prelim. Survey & Investigation Charges	0	0
17	Clearing Accounts	0	0
18	Deferred Rate Case Expense	24,087	0
19	Other Miscellaneous Deferred Debits	465,295	434,724
20	Accum. Deferred Income Taxes	0	0
21	TOTAL DEFERRED DEBITS	489,882	434,724
22	TOTAL ASSETS	2,799,423	2,553,341

Comparative Balance Sheet - Equity Capital & Liabilities

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Explanation: Provide a balance sheet  
 for years requested. Provide same for  
 historical base or intermediate  
 years, if not already shown.

Schedule: A-19  
 Page 1\_ of 1\_  
 Preparer: Seidman, F.

Line No.	(1) EQUITY CAPITAL & LIABILITIES	(2) Test Year Ended 12/31/92	(3) Prior Year Ended 12/31/91
1	Common Stock Issued	0	0
2	Preferred Stock Issued	0	0
3	Additional Paid in Capital	0	0
4	Retained Earnings	0	0
5	Other Equity Capital	(4,861,504)	(4,394,628)
6	TOTAL EQUITY CAPITAL	(4,861,504)	(4,394,628)
7	Bonds	0	0
8	Reacquired Bonds	0	0
9	Advances From Associated Companies	3,125,484	2,961,475
10	Other Long-Term Debt	896,971	896,971
11	TOTAL LONG-TERM DEBT	4,022,455	3,858,446
7	Accounts Payable	232,509	74,358
8	Notes Payable	218,113	409,344
9	Notes & Accounts Payable - Assoc. Cos.	1,636	( 172,384)
10	Customer Deposits	13,860	16,912
11	Accrued Taxes	89,123	6,302
12	Accrued Interest	2,050,457	1,916,712
13	Accrued Dividends	0	0
14	Misc. Current & Accrued Liabilities	399	0
15	TOTAL CURRENT & ACCRUED LIABILITIES	2,606,097	2,251,244
16	Advances For Construction	76,987	80,737
17	Other Deferred Credits	0	0
18	Accum. Deferred ITCs	0	0
19	Operating Reserves	0	0
20	TOTAL DEFERRED CREDITS & OPER. RESERVES	76,987	80,737
21	Contributions in Aid of Construction	1,101,089	876,395
22	Less: Accum. Amortization of CIAC	( 145,701)	( 118,853)
23	Accumulated Deferred Income Taxes	0	0
24	TOTAL EQUITY CAPITAL & LIABILITIES	2,799,423	2,553,341

INCOME

---

Schedule of Water Net Operating Income

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X]  
 Historic [X] or Projected [ ]

Schedule B-1  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) 1992 Present Operating Income		(3) Utility Test Year Adjustments		(4) Utility Adjusted Test Yr		(5) 1992 Required Operating Income		(6) Required Revenues	(7) Required Revenue Increase %	(8) Supporting Schedules
		Per Books				Required Revenue Adjustment						
1	OPERATING REVENUES											
2	Water Sales	307,089		674		307,763		428,201		735,964	139.13%	B-4, B-3
3	Other Revenue	10,754	( 4,000)			6,754				6,754	.00%	B-4
4	Total	317,843	( 3,326)			314,517		428,201		742,718	136.15%	B-4, B-3
5	Operation & Maintenance	280,907		217,806		498,713		26,260		524,973		B-5, B-3
6	Depr, net of CIAC Amort.	39,026	( 398)			39,874		0		39,874		B-13, B-3
7	Amortization	0		41,452		41,452		0		41,452		-
8	Taxes Other Than Income	29,326		4,751		34,077		19,269		53,346		B-15, B-3
9	Provision for Income Taxes	0		0		0		0		0		--
10	OPERATING EXPENSES	349,259		263,611		614,115		45,529		659,644		
11	NET OPERATING INCOME	( 31,416)	( 266,936)			( 299,598)		382,672		83,074		
12	RATE BASE	975,390		53,886		1,029,277				1,029,277		A-1
13	RATE OF RETURN	( 3.22%)				( 29.11%)				8.07%		D-1

## Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X]

Historic [X] or Projected [ ]

Schedule: B-3

Page 1 of 1

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Adjustments	Supporting Schedules
1	OPERATING REVENUE		
2	Adjust revenue to billing analysis.	674	B-1, E-2, E-14
3	Remove misclassified and out of period hydrant installation		
4	fees received from fire department.	( 4,000)	B-1
5	Adjust revenue to produce fair rate of return on test		
6	year rate base.	428,201	E-2, B-1
7	Total adjustment	424,875	
8	OPERATION & MAINTENANCE		
9	Misc adjustments to normalize test year expenses, to reflect		
10	expenses to be incurred during period rates will be in effect,		
11	and to recognize additional personnel & related expenses.	217,806	B-3 O&M Detail
12	Add rate case expense amortization (4 yrs)	26,260	B-10, B-1
13	Total adjustment	244,066	
14	DEPRECIATION, net of CIAC AMORTIZATION		
15	Adjust depreciation for test year plant adjustments		
16	and to reflect calculated test year depreciation		
17	expense based on authorized lives applied to		
18	average test year plant.	( 13,960)	B-13, p.1, B-1
19	Adjust CIAC amortization expense for proforma adjustments		
20	to test year CIAC and to reflect calculated test year		
21	amortization based on composite depreciation rates by		
22	type of plant.	14,358	B-13, p.1,3 & 4
23	Total adjustment	398	
24	AMORTIZATION		
25	Reflect amortization of expenses incurred, that recur on less		
26	than an annual basis; includes system analysis, mapping,		
27	aerator analysis and hydrological & fire protection studies.		
28	Total adjustment	41,452	B-3, Amort Detail
29	TAXES OTHER THAN INCOME		
30	Adjust RAF's to match adjusted test year revenue.	( 1,473)	B-15
31	Adjust payroll tax to match adjusted payroll on a		
32	proportionate basis.	6,223	B-15
33	Adjust RAF's for proposed revenue increase.	19,269	B-15
34	Total adjustment	24,019	

## Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X]

Historic [X] or Projected [ ]

Schedule: B-3 O&amp;M Detail

Page 1 of 8

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Summary of Adjustments to O&M - See detail on pages 2 through 7 of this schedule.

	Adjustment	Detail Schedule
	-----	-----
Account 601 - Salaries & Wages	60,241	B-3 O&M Detail, page 2
Account 604 - Employee Pensions & Benefits	29,997	B-3 O&M Detail, page 2
Account 615 - Purchased Power	404	B-3 O&M Detail, page 3
Account 631 - Contractual Services - Engineering	1,849	B-3 O&M Detail, page 4
Account 632 - Contractual Services - Accounting	( 8,796)	B-3 O&M Detail, page 4
Account 633 - Contractual Services - Legal	2,182	B-3 O&M Detail, page 4
Account 635 - Contractual Services - Other	85,091	B-3 O&M Detail, page 5
Account 640 - Rents - Bldgs/Property	1,076	B-3 O&M Detail, page 5
Account 642 - Rental Equipment	2,633	B-3 O&M Detail, page 6
Account 650 - Transportation Expense	( 2,422)	B-3 O&M Detail, page 6
Account 657 - Insurance - General Liability	17,000	B-3 O&M Detail, page 7
Account 658 - Insurance - Workmen's Comp.	4,000	B-3 O&M Detail, page 7
Account 659 - Insurance - Other (Property)	15,502	B-3 O&M Detail, page 7
Account 670 - Bad Debt Expense	6,276	B-3 O&M Detail, page 7
Account 675 - Misc. Expenses	2,773	B-3 O&M Detail, page 8
	-----	
Total Adjustment	217,806	



Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X]

Historic [X] or Projected [ ]

Schedule: B-3 O&amp;M Detail

Page 2 of 8

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

## ADJUSTMENTS TO TEST YEAR OPERATING &amp; MAINTENANCE EXPENSE

## Account 601 - Salaries &amp; Wages

Per Books	62,879
Proforma	123,120
Adjustment	60,241

Basis: Reflect a full complement of personnel at full year's salary.

1. Adjust salary for existing personnel to 12 months at current salary levels.

Personnel	Per Books	Current (2) Annual Amount
Admin. Asst.	5,511 (1)	24,000
Bookkeeper	19,800	20,000
Operations Mgr	25,330	32,500
Field Asst #1	12,139	17,500
	62,780	94,000

(1) Books reflect only 18 weeks salary during 1992

(2) Effective 12/1/93

2. Add an additional office worker due to increase in required record keeping; add additional field assistant due to demands of additional sampling requirements, additional flushing, record keeping and cross connect program.

Personnel	Per Books	Annualized Salary
Office Staff	0	12,480
Field Asst #2	0	16,640
	0	29,120

## Account 604 - Employee Pensions &amp; Benefits

	Per Books	Proforma Benefit	Adjust.
Health Benefit	4,359	25,200	
Pension Benefit	0	6,156	
Education	0	3,000	
	4,359	34,356	29,997

Basis: 1. Provide health insurance for all employees and contract manager; provide pension benefits for all employees. During test year, health benefits were paid for only one employee for a year, and partially for a second employee and the contract manager. As of 12/1/93, a health benefit of \$300 per person is being allowed toward each persons individually obtained health insurance plan. Also, a pension plan has been set up for a contribution at the rate of 5% of annual base salary. The contract manager is not included. The above amounts are for the employees existing in 1992 plus the two added in 1993.

2. Provide allowance for employees for education and training. Reclassify education expense from Account 675, Misc. Expense. The proforma benefit includes the reclassified amount of \$425.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X]  
 Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail  
 Page 3 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 615 - Purchased Power

Per Books	20,522
Proforma	20,926
	-----
Adjustment	404

Basis: Normalize expense to reflect the actual 12 service months of the test year; reclassify Tallahassee office electric expense from Account 675, Misc. Expense to Account 615; add additional electric expense for operation of Well #3.

1. Normalize expense to reflect the 12 actual service months of the test year.

	Annual Amount
	-----
Service 12/27/91 to 12/29/92	18,192

2. Reclassify Tallahassee office electric expense; assign 50% to non-utility use.

	Annual Amount
	-----
Service 1/9/92 to 1/15/93	1,477
Less 50% for non-utility use	( 738)
	-----
	738

2. Add estimated incremental electric costs for operating Well # 3. Since Well # 3 will be cycling with Wells #1 and #2, it is estimated the incremental cost will be the customer & demand charges only. Gallons pumped & related KWH's are assumed to remain unchanged.

	Annual Amount
	-----
Per Rate GSD-1-70	
Customer charge	11.50
Demand Charge	
40 KW at \$3.50/KW	140.00
	-----
Monthly charge	151.50
plus taxes at approx 9.74%	14.76
	-----
Monthly cost	166.26
	x 12
	-----
Annual cost	1,995

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X]  
 Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail  
 Page 4\_ of 8\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 631 - Contractual Service - Engineering

Per Books	4,151
Proforma	6,000
Adjustment	1,849

Basis: Remove all expenses except those recognizing retainer agreement with Coloney Engineering for ongoing advise on system operations & compliance. Expenses related to specific engineering studies that are non-recurring in nature or or recur less often than annually are included in Account 186, Misc. Deferred Debits and are amortized in accordance with PSC Rule 25-30.433(8). Such expenses are addressed under Amortization on Schedules B-1 and B-3.

Personnel	Reg. Monthly Retainer	Annual Amount
Coloney Engr.	500.00	6,000

Account 632 - Contractual Service - Accounting

Per Books	31,436
Proforma	22,640
Adjustment	( 8,796)

Basis: Remove all expenses except those associated with the regular accounting services of (1) J. Drawdy who oversees procedures to assure compliance with USOA and accepted accounting practices, and (2) B. Withers who provides expertise regarding tax accounting and accounting related to limited partnerships. Annualize the expenses of Drawdy and Withers based on their respective contracted hourly rates and hours required.

Personnel	Required Hours	Hourly Rate	Annual Amount
J. Drawdy	16 per week	20	16,640
B. Withers	5 per month	100	6,000
			22,640

Account 633 - Contractual Service - Legal

Per Books	21,818
Proforma	24,000
Adjustment	2,182

Basis: Remove all one time expenses and replace only with the revised (1/1/93) minimum retainer fee of \$2,000 per month with Gene D. Brown, P.A. This conservatively reflects the time documented by Mr. Brown in recent months. Detailed time records will be kept.

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X]

Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail

Page 5 of 8

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 635 - Contractual Service - Other

Per Books	12,344
Proforma	97,435
	-----
Adjustment	85,091

Basis: DEP mandated storage tank maintenance program; distribution piping cleanout program; DEP required increase in testing requirements; uniform rental contract.

- DEP has mandated immediate arrangements for ground storage maintenance. Also ongoing maintenance is necessary to preserve the integrity of the elevated tank. Adjust expenses for annual cost of six year maintenance contract covering both tanks.

Annual expense 22,409

- A continuous distribution cleaning program is necessary to maximize pressure, detect leaks and control turbidity. Adjust expenses for annual cost of ten year line cleaning cleaning contract.

Annual expense 37,493

- DEP requirements for increased and more reliable water quality testing necessitated contracting for testing services with a different laboratory and arranging for pickup and transportation of samples. Adjust expense to remove test year expenses for lab fees and related transportation and replace with fees quoted by Savannah Laboratories.

Remove:	
(1) Test year lab fees	( 2,513)
(2) Test year sample transport costs	( 300)

Add:	
(1) Savannah lab costs for bi-weekly, quarterly and annual testing	16,917
(2) Savannah lab sample pick up and transport costs.	9,805
	-----

Adjustment 23,909

- Customers have complained of lack of uniforms for field personnel, because without them a customer cannot tell if personnel are authorized to come onto their property. Adjust expenses for annual uniform rental cost.

Annual expense 1,280

Account 640 - Rents - Bldgs/Property

Per Books	9,092
Proforma	10,168
	-----
Adjustment	1,076

Basis: Reflect only ongoing rental costs for Tallahassee office and for storage at current rental costs.

Tall. office @ \$750 per month	9,000
Storage @ \$97.37 per month	1,168
	-----
	10,168

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X]  
 Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail  
 Page 6 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 642 - Rental Equipment

Per Books	7,163
Proforma	9,796
	-----
Adjustment	2,633

Basis: Replace periodic backhoe rental with lease/purchase expense and insurance expense for full time availability of new backhoe.

Remove TY rental expense (8 mos)	( 6,779)
Add lease/purch payments (12 mos)	9,094
Add annual insurance cost	319
	-----
Adjustment	2,633

Account 650 - Transportation Expense

Per Books	18,022
Proforma	15,600
	-----
Adjustment	( 2,422)

Basis: SGI has no vehicles. The proforma expense provides a weekly allowance for each employee to perform required duties. This allowance is in lieu of Utility ownership, maintenance, insurance and operating costs of vehicles.

1. Garrett & Shiver are located at SGI. Both use their own trucks. They have to travel the island daily, perform inspections, tests, maintenance, cross connection searches and inspections, customer calls. They also travel to the mainland for operation, inspection, testing, and maintenance of the supply wells & pumps as well as for some supplies.
2. Hills & Chase are located at the Tallahassee office. They use their own vehicles to go to the banks & post office, purchase supplies & other trips, as needed. Also, Chase administers the cross connect program and must travel periodically to the island.
3. Brown is located at the Tallahassee office. Brown has ultimate responsibility for system, travels as necessary to the island to meet with operations manager, engineers, developers, lenders & regulators.
4. The allowances were reevaluated as of 12/93 and are based on estimated miles each employee is required to drive in performance of duties multiplied by the IRS allowable rate.

Equivalent Miles Based on IRS Allowance of 28 cents per mile

Personnel	Allowance		Equivalent Mileage		
	Per Week	Per Year	Annual	Monthly	Weekly
Garrett	100.00	5,200	18,571	1,548	357
Hills	25.00	1,300	4,643	387	89
Shiver	50.00	2,600	9,286	774	179
Chase	50.00	2,600	9,286	774	179
Brown	75.00	3,900	13,929	1,161	268
		-----			
		15,600			

Company: St. George Island Utility Co., Ltd

Docket No.:

Schedule: 8-3 O&amp;M Detail

Test Year Ended: 12/31/92

Page 7 of 8

Interim [ ] Final [X]

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

---

 ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)
 

---

## Account 657 - Insurance - General Liability

Per Books	0
Proforma	17,000
Adjustment	17,000

Basis: Utility presently does not have any insurance in force. Utility has pursued a search for insurance. Per 8/19/93 quotation, the annual premium for adequate liability insurance is \$17,000.

## Account 658 - Insurance - Workmen's Compensation

Per Books	0
Proforma	4,000
Adjustment	4,000

Basis: Utility presently does not have any insurance in force. Utility has pursued a search for insurance. Per 8/19/93 quotation, the annual premium for adequate workmen's compensation insurance is \$4,000.

## Account 659 - Other (Property)

Per Books	0
Proforma	15,502
Adjustment	15,502

Basis: Utility presently does not have any insurance in force. Utility has pursued a search for insurance. Per 8/19/93 quotation, the annual premium for adequate property insurance is \$15,000. In addition, company was required to obtain a separate casualty policy for the replacement treatment plant generator at an annual cost of \$502.

## Account 670 - Bad Debt Expense

Per Books	0
Proforma	6,276
Adjustment	6,276

Basis: There is no allowance for bad debt expense on the books for the test year. This adjustment provides for such an allowance based on an analysis, by the company, of the annual uncollectibles to be written off.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [ ] Final [X]

Schedule: B-3 O&M Detail  
 Page 8\_ of 8\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 675 - Misc. Expenses	
-----	
Per Books	21,649
Proforma	24,422
-----	
Adjustment	2,773

Basis: Reclassify electric and education expenses to Accounts 615 and 604, respectively; increase misc. expense for additional telephone, telefax, copy machine, and filing fee, as itemized.

1. Reclassify Tallahassee office electric Expense to Account 615	( 1,477)
2. Reclassify education expense to Account 604	( 425)
3. Annualize cost of cellular phone service for Brown & Garrett	
Per Books	( 1,376)
Annulaized	3,600
4. Add copy and fax machines at island office	1,874
5. Reflect increased corporate filing fee	576
	-----
Adjustment	2,773

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim [ ] Final [X]

Historic [X] or Projected [ ]

Schedule: B-3 Amort Detail

Page 1\_ of 1\_

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR AMORTIZATION EXPENSE  
TO AMORTIZE UNUSUAL AND NON-RECURRING EXPENSES

The following are expenses required to be incurred by the company that recur on less than an annual basis, the costs of which are recorded in or are to be recorded in Account 186, Misc. Deferred Debits. In accordance with PSC Rule 25-30.433(8), these expenses are shown to be "amortized over a 5-year period unless a shorter or longer period of time can be justified."

Summary of Adjustments

1. System Analysis	15,852
2. System Mapping	6,310
3. Aerator Analysis	4,290
4. Hydrological Study	9,000
5. Fire Protection Study	6,000
	-----
	41,452

1. System Analysis - required by DEP in 1992. DEP is now requiring a complete revision in 1994. Based on an experienced frequency of revisions every two years, the expense is amortized over a two year period.

Study cost: 31,705    Annual expense: 15,852

2. System Mapping - required by DEP in 1992. DEP is now requiring an immediate update. Up-to-date maps are also required by the PSC. The initial mapping expense is amortized over a five year period. The annual update cost is shown separately.

Initial cost: 18,150    Annual expense: 3,630  
Update cost: 2,680                            2,680

3. Aerator (Treatment Plant) Analysis - required by DEP in 1992. DEP is requiring complete revision in 1994. Based on an experienced frequency of revisions every two years, the combined initial & revision expense is amortized over a two year period.

Study cost: 5,280    Annual expense: 2,640  
Revision cost: 3,300                            1,650

4. Hydrological Study - the Northwest Florida Water Management District is requiring this study as a condition for amending the consumptive use permit. The Company has exceeded the existing consumptive use allowance in previous peak periods and an amendment is necessary. The cost of the study is amortized over five years.

Study cost (est.) 45,000    Annual expense: 9,000

5. Fire Protection Study - the staffers of the DEP and the PSC have expressed concern with the ability of the company to provide total fire protection capability. The county is considering limiting housing construction unless additional fire protection is provided. It is generally agreed that an engineering study is necessary to determine what system requirements would be necessary, what the attendant costs would be, and whether any such improvements would be economically feasible. If such a study is to be required by any agency, the associated cost would need to allowed to be recovered through rates. The cost of the study would be recovered over five years.

Study cost (est.) 30,000    Annual expense: 6,000



Water Operating Revenues

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] Projected [ ]

Schedule B-4  
 Page 1 of 1  
 Preparer: Seidman, F.  
 Recap Schedules: B-1

Explanation: Complete the following revenue schedule for the historical test year or base year. If general service revenue is not accounted for by sub-account, then show the total amount under metered or measured commercial and provide an explanation.

Line No.	(1) Account No. and Description	(3) 1992 Revenues		
		(2) Per Books	(3) Adjustments	(4) Adjusted Revenues
1	460 Unmetered Water Revenue			
2	461.1 Metered - Residential	307,089	( 61,121)	245,968
3	461.2 Metered - Commercial		61,795	61,795
4	461.3 Metered - Industrial			
5	461.4 Metered - Public Authorities			
6	461.5 Metered - Multi-Family			
7	462.1 Public Fire Protection			
8	462.2 Private Fire Protection			
9	464 Other Sales - Public Authorities			
10	465 Irrigation Customers			
11	466 Sales for Resale			
12	467 Interdepartmental Sales			
13	475 Unbilled Revenues			
14	TOTAL WATER SALES	307,089	674	307,763
15	OTHER WATER REVENUES			
16	470 Forfeited Discounts			
17	471 Misc. Service Revenues	5,523		5,523
18	472 Rents From Water Property			
19	473 Interdepartmental Rents			
20	474 Other Water Revenues	5,231	( 4,000)	1,231
21	TOTAL OTHER WATER REVENUES	10,754	( 4,000)	6,754
22	TOTAL WATER OPERATING REVENUES	317,843	( 3,326)	314,517

Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-5  
 Page 1\_ of 2\_  
 Preparer: Seidman, F.  
 Recap Schedules: B-1

Line No.	(1) Account No. and Name	(2) Jan	(3) Feb	(4) Mar	(5) Apr	(6) May	(7) Jun	(8) Jul	(9) Aug	(10) Sep	(11) Oct	(12) Nov	(13) Dec	(14) Total Annual
1	601 Sals. & Wages - Empl.	3,984	4,129	4,090	3,359	4,919	4,883	5,911	5,120	5,912	6,662	6,427	7,483	62,879
2	603 Sals. & Wages - Off.	0	0	0	0	0	0	0	0	0	0	0	0	0
3	604 Employee Pens. & Bens.	393	3	381	763	385	0	770	0	391	693	0	580	4,359
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0
5	615 Purchased Power	1,413	1,805	2,515	889	1,560	1,665	1,626	2,129	1,904	1,542	1,582	1,892	20,522
6	616 Fuel for Power Prod.	0	0	0	0	0	0	0	0	0	0	0	0	0
7	618 Chemicals	531	555	0	771	0	725	0	0	923	0	394	0	3,899
8	620 Materials & Supplies	2,537	1,344	258	515	234	1,689	2,505	1,643	2,115	643	520	1,570	15,573
9	631 Contractual Services - Engr.	500	500	2,812	0	0	229	0	0	0	0	0	110	4,151
10	632 Contractual Services - Acct.	2,000	2,000	2,300	2,000	2,000	2,800	3,110	3,220	( 2,014)	5,200	4,980	3,840	31,436
11	633 Contractual Services - Legal	1,000	1,000	0	2,000	1,000	3,711	3,000	2,000	2,372	3,650	1,085	1,000	21,818
12	634 Contractual Services - Mgt.	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
13	635 Contractual Services - Other	1,021	1,305	163	950	391	645	2,308	366	1,470	65	2,740	920	12,344
14	640 Rents - Bldgs/Property	899	1,667	500	587	500	500	658	500	847	750	934	750	9,092
15	642 Rental Equipment	554	554	559	554	554	555	554	1,097	1,097	54	977	54	7,163
16	650 Transportation Expenses	1,200	1,380	1,080	1,137	1,568	1,384	1,742	880	1,340	2,285	2,290	1,736	18,022
17	656 Insurance - Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0
18	657 Insurance - Gen. Liability	0	0	0	0	0	0	0	0	0	0	0	0	0
19	658 Insurance - Workmans Comp.	0	0	0	0	0	0	0	0	0	0	0	0	0
20	659 Insurance - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
21	660 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
22	666 Reg. Comm. Exp. - Rate Case	0	0	0	0	0	0	0	0	0	0	0	0	0
23	667 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
24	670 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
25	675 Misc. Expenses	2,223	929	3,415	2,156	1,274	2,753	2,362	617	1,781	1,215	969	1,955	21,649
26	TOTAL	22,255	21,171	22,073	19,681	18,385	25,539	28,546	21,572	22,138	26,759	26,898	25,890	280,907
27	ADJUSTED TOTAL													Adjusted Total (see p.2 of this schedule) 498,713

-42-

Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-5  
 Page 2\_ of 2  
 Preparer: Seidman, F.  
 Recap Schedules: B-1

28	Summary of Adjustments - See Schedule B-3 O&M Detail						
29	601	Sals. & Wages - Empl.	Annualize salaries, add personnel.	Adjustment:	60,241	Adjusted Total:	123,120
30							
31	604	Employee Pensions & Bens.	Provide health, pension and education benefits	Adjustment:	29,997	Adjusted Total:	34,356
32							
33	615	Purchased Power	Normalize expense, reclassify expense, include impact of 3rd well operation.	Adjustment:	404	Adjusted Total:	20,926
34							
35	631	Contractual Services - Engr.	Remove all expense except Coloney Engineering retainer for ongoing operations advise.	Adjustment:	1,849	Adjusted Total:	6,000
36							
37	632	Contractual Services - Acct.	Remove all services except ongoing accounting services of J. Drawdy & B. Withers.	Adjustment:	( 8,796)	Adjusted Total:	22,640
38							
39	633	Contractual Services - Legal	Reflect revised minimum retainer fee for G. Brown, P.A. services.	Adjustment:	2,182	Adjusted Total:	24,000
40							
41	635	Contractual Services - Other	Reflect tank & distribution line maint. programs, increased water quality testing requirements & employee uniform contract.	Adjustment:	85,091	Adjusted Total:	97,435
42							
43	640	Rents - Bldgs/Property	Reflect ongoing office and storage rental expense.	Adjustment:	1,076	Adjusted Total:	10,168
44							
45	642	Rental Equipment	Lease/purchase backhoe for full time use; remove rental expense for partime use.	Adjustment:	2,633	Adjusted Total:	9,796
46							
47	650	Transportation Expenses	Adjust transportation allowances based on employee requirements.	Adjustment:	( 2,422)	Adjusted Total:	15,600
48							
49	657	Insurance - General Liab.	Purchase of adequate insurance per 8/19/93 quote. See Sch B-3 O&M Detail, p.7.	Adjustment:	17,000	Adjusted Total:	17,000
50							
51	658	Insurance - Workmans Comp.	Purchase of adequate insurance per 8/19/93 quote. See Sch B-3 O&M Detail, p.7.	Adjustment:	4,000	Adjusted Total:	4,000
52							
53	659	Insurance - Other (Property)	Purchase of adequate insurance per 8/19/93 quote. See Sch B-3 O&M Detail, p.7.	Adjustment:	15,502	Adjusted Total:	15,502
54							
55	670	Bad Debt Expense	Reflect allowance for bad debt sufficient to provide for losses from uncollectibles.	Adjustment:	6,276	Adjusted Total:	6,276
56							
57	675	Misc. Expenses	Reclassify electric & education expenses; add expenses for needed tel. & office services.	Adjustment:	2,773	Adjusted Total:	24,422
58							
59				Total Adjustment:	217,806	Adjusted O&M Total:	498,713
					=====		=====

-43-

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Schedule: 8-7  
 Page 1\_ of 3\_  
 Preparer: Seidman, F.

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	(1) Account No. and Name	(2) Prior TY 12/31/87	(3) Current TY 12/31/92	(4) \$ Difference	(5) % Difference	(6) Explanation
1	601 Sals. & Wages - Empl.	22,234	123,120	100,886	453.75%	
2	603 Sals. & Wages - Off.	25,725	0	( 25,725)	(100.00%)	
3	604 Employee Pens. & Bens.	16,813	34,356	17,543	104.34%	
4	610 Purchased Water	0	0	0	.00%	
5	615 Purchased Power	12,411	20,926	8,515	68.61%	
6	616 Fuel for Power Prod.	485	0	( 485)	(100.00%)	
7	618 Chemicals	2,112	3,899	1,787	84.61%	
8	620 Materials & Supplies	1,296	15,573	14,277	1101.62%	[See pages 2 & 3 of this schedule for an explanation of all new expenses & changes in expenses]
9	631 Contractual Services - Engr.	0	6,000	6,000	New	
10	632 Contractual Services - Acct.	0	22,640	22,640	New	
11	633 Contractual Services - Legal	0	24,000	24,000	New	
12	634 Contractual Services - Mgt.	0	48,000	48,000	New	
13	635 Contractual Services - Other	16,564	97,435	80,871	488.23%	
14	640 Rents - Bldgs/Property	0	10,168	10,168	New	
15	642 Rental Equipment	0	9,796	9,796	New	
16	650 Transportation Expenses	7,783	15,600	7,817	100.44%	
17	656 Insurance - Vehicle	0	0	0	.00%	
18	657 Insurance - Gen. Liability	3,987	17,000	13,013	326.39%	
19	658 Insurance - Workmans Comp.	0	4,000	4,000	New	
20	659 Insurance - Other	0	15,502	15,502	New	
21	660 Advertising Expense	0	0	0	.00%	
22	666 Reg. Comm. Exp. - R/C Amort.	9,574	26,260	16,686	174.28%	
23	667 Reg. Comm. Exp. - Other	0	0	0	.00%	
24	670 Bad Debt Expense	0	6,276	6,276	New	
25	675 Misc. Expenses	6,269	24,422	18,153	289.57%	
26	TOTAL	\$ 125,253	\$ 524,973	\$ 399,720	319.13%	
27	Total Customers	612.75	1,106.00	493.25	80.50%	
28	Consumer Price Index - U	113.60	140.30	26.70	23.50%	
29	Combined Index (Cust x CPI)			1,176	122.92%	

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Schedule: B-7  
 Page 2 of 3  
 Preparer: Seidman, F.  
 Preparer: Brown, G.

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	(1) Account No. and Name	(2) Prior TY 12/31/87	(3) Current TY 12/31/92	(4) \$ Difference	(5) % Difference	(6) Explanation
----------	-----------------------------	-----------------------------	-------------------------------	-------------------------	------------------------	--------------------

EXPLANATION OF NEW EXPENSES AND CHANGES IN EXPENSES

In general, changes in expenses appear to be more than that attributable to growth and inflation because the base year expenses did not reflect a level sufficient to provide adequate service. Order No. 21122, in which the base year expenses were set, cited the utility in nineteen areas regarding quality of service, unaccounted for water, preservation & maintenance of records, customer deposits and utility management. In addition, the PSC audit staff has demanded more detailed record keeping and DEP is requiring extremely stringent detailed and continuous testing.

The expenses in this application represent those expenses which the company is incurring and will need to incur in order to meet these requirements and maintain a satisfactory level of service.

Explanation of Changes in Personnel Related Expenses

	12/31/87	12/31/92		
Personnel Related Changes				
601 Sals. & Wages - Empl.	22,234	123,120	100,886	453.75%
603 Sals. & Wages - Off.	25,725	0	( 25,725)	(100.00%)
604 Employee Pens. & Bens.	16,813	34,356	17,543	104.34%
632 Contractual Services - Acct.	0	22,640	22,640	New
634 Contractual Services - Mgt.	0	48,000	48,000	New
	64,772	228,116	163,344	252.18%

The expenses related to personnel have increased in excess of the change in customer growth or inflation. This is as should be expected. In the base year service was inadequate and the company was cited for it. The staff and expertise available in 1987 was not adequate. The increase in personnel related costs in excess of growth and inflation is related to bringing the personnel base up to what is should have been. The changes in individual accounts reflect changes in personnel and responsibilities and additions in personnel necessary to meet regulatory testing and record keeping demands while maintaining an adequate level of service. In addition, a benefits package has been made available which is reasonable and necessary to retain quality employees. Accounting services are provided through retention of accountants on a part time, set fee basis rather than hiring a full time accountant. See Schedule B-3 O&M Detail for further explanation.

Explanation of Changes in Other Expenses

Changes in Other Services				
620 Materials & Supplies	1,296	15,573	14,277	1101.62%
631 Contractual Services - Engr.	0	6,000	6,000	New
633 Contractual Services - Legal	0	24,000	24,000	New
635 Contractual Services - Other	16,564	97,435	80,871	488.23%
640 Rents - Bldgs/Property	0	10,168	10,168	New
642 Rental Equipment	0	9,796	9,796	New
657 Insurance - Gen. Liability	3,987	17,000	13,013	326.39%
658 Insurance - Workmans Comp.	0	4,000	4,000	New
659 Insurance - Other	0	15,502	15,502	New
675 Misc. Expenses	6,269	24,422	18,153	289.57%

- Account 620 - The base year M&S were inadequate to administer & maintain utility service. The test year expenses, which average only \$1,300 per month, include supplies for the office and operations.
- Account 631 - This represents a minimal retainer for engineering services regarding ongoing operations. It assists the utility in monitoring and complying with DEP requirements. Such services were not employed in 1987.
- Account 633 - This represents a fee to G. Brown, P.A. for legal services rendered to the company. The fee is supportable by time records. No such services were provided in 1987.
- Account 635 - This significant increase in this expense is not related to growth or inflation. It is the result of instituting long range programs for the maintenance of the ground and elevated storage tanks in response to DEP mandates and instituting a long range program for cleaning the distribution lines to increase pressure, detect leaks and reduce turbidity. No program

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Schedule: B-7  
 Page 3 of 3  
 Preparer: Seidman, F.  
 Preparer: Brown, G.

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	(1) Account No. and Name	(2) Prior TY 12/31/87	(3) Current TY 12/31/92	(4) \$ Difference	(5) % Difference	(6) Explanation
----------	-----------------------------	-----------------------------	-------------------------------	-------------------------	------------------------	--------------------

EXPLANATION OF NEW EXPENSES AND CHANGES IN EXPENSES

- like this has ever been undertaken by this utility, so there are no previously incurred, similar expenses to measure the expense against.
- Account 640 - This represents rental expense for the Tallahassee office and for storage space. In 1987 the only office was at the plant, and as result, administration and accounting record keeping suffered and was found inadequate. The availability of the Tallahassee office provides centralized control and the availability of administrative personnel.
  - Account 642 - This represents a lease/purchase expense for the utility's backhoe. Although no such expense was included in 1987, backhoe services are required on a regular basis. The lease/purchase arrangement gives full time access to the backhoe at the cost of part time rentals. It allows the utility to respond in a timely manner for line maintenance & installation.
  - Accounts 657, 658 & 659 - These accounts combined represent a full complement of insurance for liability, workmans compensation and property damage. Only the expense for minimal liability insurance was represented in 1987. The lack of this insurance leaves the utility and its customers vulnerable to the effects of damage to the system or to suits against the company. See Schedule B-3 O&M Detail for further explanation.
  - Account 670 - An allowance for bad debt expense has not been recorded by the company in previous years. An expense sufficient to provide for losses from uncollectible revenue is reflected in this application.
  - Account 675 - A substantial portion of this expense is related to communications necessary for employee access and for system security, both of which were cited as inadequate in 1987. The utility now maintains phone lines at each well, the booster pump and the office for either voice or signal communications. It also maintains two mobile phones, a pager and a line at the Tallahassee office. Communications expense alone is 50% of this account. The costs for copying and faxing capability at the island office have been included as proforma expenses. They are sorely needed at the plant especially in light of the detailed bookkeeping functions that are now being carried out in response to PSC staff criticism. The costs for postage, shipping and office utilities represents about 25% of the account. The remaining 25% is truly misc.

Company: ST. GEORGE ISLAND UTILITY COMPANY, LTD.

Schedule: B-9

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide a complete list of outside services which were incurred during the test year. List by type of service, such as accounting, engineering or legal, and provide specific detail of work performed by each consultant and the associated cost breakdown by items. Provide amounts separated by system and method of allocation if appropriate. Specific detail is not necessary for charges which are less than 2% of the test year revenues for that system. Do not include rate case expense charges.

(1) Line No.	(2) Consultant	(3) Type of Service	(4) Amount	(5) Description of Work Performed
1	Brown, Gene D.	Management	48,000	Day to day operation of utility, including all correspondence and communications, employee management and policy making, cash flow control, financing, preparation of rate case, all engineering matters, all PSC and DER matters, rule and tariff compliance, customer relations and all other matters involving utility operations.
2	Baskerville Donovan	Engineering	46,535	Preparation of engineering analysis required by DER; Preparation and filing applications with NW Fla. Water Management District, DER, etc. for third well, altitude valve, etc.; Appearance at hearings before DER, PSC, and Circuit Court; Routine monthly engineering services monitoring system.
3	Brown, Gene D.	Legal	12,000	Representation of utility company in all areas, including all PSC, Circuit Court, DER, and Administrative Hearings re: DCA and other state agencies; research and opinions daily operation of system, including DER and PSC rule compliance; and all other legal matters affecting utility operations.
4	Rhema Business Serv	Accounting	12,861	Accounting services per contract dated 1/8/92

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92

Schedule: B-10  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a breakdown of the total by persons assisting in the application, including the hours billed, the hourly rate, and a detailed list of services provided. Also provide the amortization and its allocation, including support behind this determination.

Line No.	(1) Firm or Vendor Name	(2) Counsel, Consultant or Witness	(3) Hourly Rate Per Person	(4) Total Estimate of Charges by Firm	(5) Type of Services Rendered
1	Management & Regulatory Consultants, Inc.	Frank Seidman	\$25.00 - 85.00	30,000	Prepare Final MFR - Rate Base, Net Operating Income, Cost of Capital, Rate, Engineering (part); coordinate filing; prepare direct testimony. Prepare rebuttal testimony; respond to staff & intervenor discovery; assist with and attend pre- and post-hearing proceedings and filings; testify at hearing.
2				20,000	
3					
4					
5					
6					
7	Rhema Business Service Associates	Norman Mears	\$95.00	14,402	Review books; prepare initial adjustments; prepare draft MFR.
8					
9	Baskerville-Donovan, Inc.	Firm - various		3,000	Provide input re system operations & requirements.
10	Coloney Company Consulting Engineers	Wayne Coloney	\$200.00	10,000	Engineering Analysis of operations, system adequacy, quality of service & used & useful; direct & rebuttal testimony; respond to discovery.
11					
12					
13	B. Withers/J.Drawdy	CPA	\$100.00	4,000	Assist as required with rate filing (services not included in set fee arrangemnt).
14					
15	Rate Attorney	To be determined	\$125.00	20,000	Attorney for Applicant
16	FPSC			2,000	Filing fee
17	Postage, printing and notice publication			1,637	
18				105,039	
19	Estimate Through				
20	[ ] PAA				
21	[X] Commission Hearing				
22	Amortization Period 4 Years				
23	Explanation if different from Section 367.0816, Florida Statutes				
24	Amortization of Rate Case Expense:			Total	
25	Prior Unamortized Rate Case Expense			0	
26	Total Projected Rate Case Expense			105,039	
27	Annual Amortization			26,260	

-48-



Company: ST. GEORGE ISLAND UTILITY COMPANY, LTD.

Schedule: B-11

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide an analysis of all maintenance projects greater than 2% of test year revenues per system which occurred during the 2 years prior to the test year, the test year, and the budgeted amount for 1 year subsequent to the test year. For each project, provide a description, the total cost or budgeted amount and how often the project should be repeated.

---

BUDGETED FOR YEAR SUBSEQUENT TO FILING YEAR (1994)

1. STORAGE TANK MAINTENANCE PROGRAM - maintenance of ground storage tank mandated by DEP; ongoing maintenance of elevated tank necessary to preserve integrity of tank. This is a six year maintenance program.

Annual expense: \$22,409 (See Schedule B-3 O&M Detail, p.5.)

2. DISTRIBUTION PIPING CLEANOUT PROGRAM - necessary to maximize pressure, detect leaks, control turbidity. This is a ten year maintenance program.

Annual expense: \$37,493 (See Schedule B-3 O&M Detail, p.5)

Allocation of Expenses

Florida Public Service Commission

Company: St. George Island Utility Company, Ltd

Schedule: B-12

Docket No.:

Page 1 of 1

Schedule Year Ended: December 31, 1992

Preparer: Seidman

Historic [X] or Projected [ ]

Explanation: Provide a schedule detailing expenses which are subject to allocation between systems (water, sewer, gas, etc.) showing allocation percentages, gross amounts, amounts allocated, and a detailed description of the method of allocation. Provide a description of all systems other than water and sewer.

Line No.	Acct. No.	Description	(1) (2) (3) (4) Allocation Percentages				(5) Description of Allocation Method	(6) (7) (8) (9) Amounts Allocated			
			Water	Sewer	Other	Total		Water	Sewer	Other	Total

1 Not Applicable.

Net Water Depreciation Expense  
 Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide a schedule of test year  
 depreciation expense non-used & useful  
 by primary account.

Recap Schedules: B-1

Florida Public Service Commiss  
 Schedule B-13  
 Page 1 of 4  
 Preparer: Seidman, F.  
 Supporting Schds: A-5, B-13

Line No.	(1) Account No. and Name	(2) Adj. Avg, Plant in Service	(3) (4) Depreciation Rate		(5)	(6)	(7)
			Life	Rate %	1992 Per Book	Depreciation Adjustment	Expense Calculated Expense
1	INTANGIBLE PLANT						
2	301.1 Organization						
3	302.1 Franchises						
4	339.1 Other Plant & Misc. Equipment						
5	SOURCE OF SUPPLY AND PUMPING PLANT						
6	303.2 Land & Land Rights	38,731					
7	304.2 Structures & Improvements	39,795	26	3.85%	1,055	476	1,531
8	305.2 Collect. & Impound. Reservoirs						
9	306.2 Lake, River & Other Intakes						
10	307.2 Wells & Springs	142,926	27	3.70%	3,316	1,978	5,294
11	308.2 Infiltration Galleries & Tunnels						
12	309.2 Supply Mains	215,491	32	3.13%	5,928	806	6,734
13	310.2 Power Generation Equipment	37,534	17	5.88%	741	1,467	2,208
14	311.2 Pumping Equipment	53,941	17	5.88%	2,263	910	3,173
15	339.2 Other Plant & Misc. Equipment						
16	WATER TREATMENT PLANT						
17	303.3 Land & Land Rights	5,000					
18	304.3 Structures & Improvements						
19	320.3 Water Treatment Equipment	19,711	17	5.88%	924	235	1,159
20	339.3 Other Plant & Misc. Equipment						
21	TRANSMISSION & DISTRIBUTION PLANT						
22	303.4 Land & Land Rights	11,087					
23	304.4 Structures & Improvements						
24	330.4 Distr. Reservoirs & Standpipes	371,557	33	3.03%	8,320	2,939	11,259
25	331.4 Transm. & Distribution Mains	1,363,508	38	2.63%	32,399	3,483	35,882
26	333.4 Services	168,472	35	2.86%	4,302	511	4,813
27	334.4 Meters & Meter Installations	82,872	17	5.88%	4,041	834	4,875
28	335.4 Hydrants	73,506	40	2.50%	1,664	174	1,838
29	339.4 Other Plant & Misc. Equipment	26	15	6.67%		2	2
30	GENERAL PLANT						
31	303.5 Land & Land Rights						
32	304.5 Structures & Improvements						
33	340.5 Office Furniture & Equipment	10,264	15	6.67%	593	91	684
34	340.51 Computer Hardware/Software						
35	341.5 Transportation Equipment						
36	342.5 Stores Equipment						
37	343.5 Tools, Shop & Garage Equipment	441	15	6.67%	28	1	29
38	344.5 Laboratory Equipment						
39	345.5 Power Operated Equipment						
40	346.5 Communication Equipment						
41	347.5 Miscellaneous Equipment	5,302	15	6.67%	300	53	353
42	348.5 Other Tangible Plant						
43	TOTAL DEPRECIATION EXPENSE				65,874	13,960	79,834
44	LESS: AMORTIZATION OF CIAC				26,848	14,358	39,961
45	LESS: NON-USED AND USEFUL				0	0	0
46	NET DEPRECIATION EXPENSE-WATER				39,026	( 398)	39,874

Net Water Depreciation Expense  
 Used and Useful Calculations  
 Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Florida Public Service Commission  
 Schedule: B-13  
 Page 2\_ of 4\_  
 Preparer: Seidman, F.  
 Recap Sch: B-1

Explanation: Provide a schedule of test year depreciation expense non-used and useful by primary account.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)
			Adjusted Depr. Exp.	Percentage	Non-Used & Useful Dep. Exp. Amount
1	INTANGIBLE PLANT				
2	301.1 Organization				
3	302.1 Franchises				
4	339.1 Other Plant & Misc. Equipment				
5	SOURCE OF SUPPLY AND PUMPING PLANT				
6	303.2 Land & Land Rights				
7	304.2 Structures & Improvements		1,531	.00%	0
8	305.2 Collect. & Impound. Reservoirs				
9	306.2 Lake, River & Other Intakes				
10	307.2 Wells & Springs		5,294	.00%	0
11	308.2 Infiltration Galleries & Tunnels				
12	309.2 Supply Mains		6,734	.00%	0
13	310.2 Power Generation Equipment		2,208	.00%	0
14	311.2 Pumping Equipment		3,173	.00%	0
15	339.2 Other Plant & Misc. Equipment				
16	WATER TREATMENT PLANT				
17	303.3 Land & Land Rights				
18	304.3 Structures & Improvements				
19	320.3 Water Treatment Equipment		1,159	.00%	0
20	339.3 Other Plant & Misc. Equipment				
21	TRANSMISSION & DISTRIBUTION PLANT				
22	303.4 Land & Land Rights				
23	304.4 Structures & Improvements				
24	330.4 Distr. Reservoirs & Standpipes		11,259	.00%	0
25	331.4 Transm. & Distribution Mains		35,882	.00%	0
26	333.4 Services		4,813	.00%	0
27	334.4 Meters & Meter Installations		4,875	.00%	0
28	335.4 Hydrants		1,838	.00%	0
29	339.4 Other Plant & Misc. Equipment		2	.00%	0
30	GENERAL PLANT				
31	303.5 Land & Land Rights				
32	304.5 Structures & Improvements				
33	340.5 Office Furniture & Equipment		684	.00%	0
34	340.51 Computer Hardware/Software				
35	341.5 Transportation Equipment				
36	342.5 Stores Equipment				
37	343.5 Tools, Shop & Garage Equipment		29	.00%	0
38	344.5 Laboratory Equipment				
39	345.5 Power Operated Equipment				
40	346.5 Communication Equipment				
41	347.5 Miscellaneous Equipment		353	.00%	0
42	348.5 Other Tangible Plant				
43	TOTALS		79,834		0
44	Composite Non-Used & Useful Net Depreciation - %			.00%	

\*Composite Non-Used & Useful Net Depreciation - %  
 Total Non-Used & Useful Depreciation Expense/Total Depr. Exp. on Invested Plant in Service

Net Water Depreciation Expense  
 Calculation of CIAC Amortization Expense

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] Projected [ ]

Schedule: B-13  
 Page 3 of 4  
 Supporting Schedules: A-12, B-13  
 Recap Schedules: B-13

Explanation: Provide a schedule that shows the calculations of CIAC amortization expense.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Line No.	WATER CIAC Classifications	1992 Avg. Adj. CIAC Balance	Per Book Amort Expense	CIAC Amort Composite Rate	Calculated Amort Expense	Adjust. from Book	Adjusted CIAC Amort.
1	Plant Capacity Fees	299,903	14,879	3.56%	10,675	( 4,204)	10,675
2	Line/Main Extension Fees	127,798	7,039	2.62%	3,355	( 3,684)	3,355
3	Meter Installation Fess	298,166	3,060	5.88%	17,539	14,479	17,539
4	Contributed Lines			2.62%			
5	System Capacity	270,336	520	3.07%	8,288	7,768	8,288
6	Service Connection	3,650	1,350	2.86%	104	( 1,246)	104
7	Total	999,852 =====	26,848 =====		39,961 =====	14,358 =====	39,961 =====

NOTES:

- Column (2) is from A-12. Column (3) is from A-14. Columns (4) and (5) are from B-13, page 4 of 4.
- The resulting CIAC amortization expense is subtracted from the depreciation expense at the bottom of B-13, page 1 of 4.

Net Water Depreciation Expense  
Development of Composite CIAC Amortization Rates

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Historic [X] Projected [ ]

Schedule:B-13  
Page 4 of 4  
Supporting Schedules:A-5, A-12  
Recap Schedules:B-13

Explanation: Provide a schedule that shows the development of composite CIAC amortization rates for the test year.

Line No.	(1) WATER CIAC Classifications and Associated Plant Accounts	(2) Average Adjusted Plant	(3) Composite CIAC Amort. Rate		(4) Composite Amort. Rate (3)/(2)
			Average Adjusted Dep. Exp.		
1	PLANT CAPACITY FEES				
2	304.2 Structures & Improvements	39,795	1,531		3.85%
3	305.2 Collect. & Impound. Reservoirs				.00%
4	306.2 Lake, River & Other Intakes				.00%
5	307.2 Wells & Springs	142,926	5,294		3.70%
6	308.2 Infiltration Galleries & Tunnels				.00%
7	309.2 Supply Mains	215,491	6,734		3.13%
8	310.2 Power Generation Equipment	37,534	2,208		5.88%
9	311.2 Pumping Equipment	53,941	3,173		5.88%
10	339.2 Other Plant & Misc. Equipment				.00%
11	304.3 Structures & Improvements				.00%
12	320.3 Water Treatment Equipment	19,711	1,159		5.88%
13	339.3 Other Plant & Misc. Equipment				.00%
14	330.4 Distr. Reservoirs & Standpipes	371,557	11,259		3.03%
15	COMPOSITE RATE	880,953	31,358		3.56%
16	LINE/MAIN EXTENSION FEES AND CONTRIB. LINES				
17	304.4 Structures & Improvements				.00%
18	331.4 Transm. & Distribution Mains	1,363,508	35,882		2.63%
19	335.4 Hydrants	73,506	1,838		2.50%
20	339.4 Other Plant & Misc. Equipment	26	2		6.67%
21	COMPOSITE RATE	1,437,039	37,721		2.62%
22	METER INSTALLATION FEES				
23	334.4 Meters & Meter Installations	82,872	4,875		5.88%
24	COMPOSITE RATE	82,872	4,875		5.88%
25	SERVICE CONNECTION				
26	333.4 Services	168,472	4,813		2.86%
27	COMPOSITE RATE	168,472	4,813		2.86%
28	OTHERS:				
29	(Weighted Average of the above Composite Rates				
30	Plant Capacity Fees (line 15)	880,953	31,358		3.56%
31	Line/Main Ext. & Contrib. Lines (Line 21)	1,437,039	37,721		2.62%
32	Meter Installation Fees (line 24)	82,872	4,875		5.88%
33	Service Installation Fees (line 27)	168,472	4,813		2.86%
34	COMPOSITE RATE	2,569,335	78,767		3.07%

NOTES:

- The above classifications of associated plant accounts into different CIAC classes provide the basis for calculating composite CIAC amortization rates.
- The composite CIAC amortization rate for the "Other" CIAC class is calculated by taking the weighted average of all composite rates.
- These composite rates are used to calculate CIAC amortization expense in the preceding page B-13, page 3 of 4.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim  Final   
 Historic  Projected

Schedule B-15  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Complete the following schedule of all taxes other than income.  
 For all allocations, provide description of allocation and calculations.

Line No.	(1) Description	(2) Regulatory Assessment Fees (RAFs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
WATER						
1	Test Year Per Books	15,626	6,496	7,204		29,326
-----						
Adjustments to Test Year (Explain)						
2	Adjust RAF to match revenue	( 1,473)				( 1,473)
3	PR Tax assoc. with Payroll Adj.		6,223			6,223
4						
5						
-----						
6	Total Test Year Adjustments	( 1,473)	6,223			4,751
-----						
7	Adjusted Test Year	14,153	12,719	7,204		34,077
8	RAFs Assoc. with Revenue Increase	19,269				19,269
-----						
9	Total Balance	33,422	12,719	7,204		53,346
=====						

**CAPITAL**

---



Schedule of Requested Cost of Capital  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: June, 1992  
Schedule Year Ended: 12/31/9290  
Historic [X] or Projected [ ]

Schedule: D-1  
Page 1\_ of 1\_  
Preparer: Seidman, F.  
Subsidiary [ ] or Consolidated [ ]

Explanation: Provide a schedule which calculates the requested Cost of Capital on a beginning and end of year average basis. If a year-end basis is used submit an additional schedule reflecting year-end calculations.

Line No.	Class of Capital	(1) Reconciled To Requested Rate Base	(2) Ratio	(3) Cost Rate	(4) Weighted Cost
1	Long Term Debt	925,333	89.90%	7.68%	6.90%
2	Short Term Debt	88,558	8.60%	12.17%	1.05%
3	Preferred Stock		.00%	.00%	.00%
4	Customer Deposits	15,386	1.49%	8.00%	.12%
5	Common Equity		.00%	.00%	.00%
6	Tax Credits - Zero Cost		.00%	.00%	.00%
7	Tax Credits - Wtd. Cost		.00%	.00%	.00%
8	Accum. Deferred Income Taxes		.00%	.00%	.00%
9	Other (Explain)		.00%	.00%	.00%
10	Total	1,029,277	100.00%		8.07%

Supporting Schedules: D-2, D-4 & D-5  
Recap Schedules: A-1, A-2

Reconciliation of Capital Structure to Requested Rate Base  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Schedule Year Ended: 12/31/92  
Historic [X] or Projected [ ]

Schedule: D-2  
Page 1\_ of 1\_  
Preparer: Seidman, F.

Explanation: Provide a reconciliation of the simple average capital structure to requested rate base.  
Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Test Year Average \$(000)	(3) Reconciliation Adjustments		(5) Prorata * (actual cust. deposits)	(6) Reconciled To Requested Rate Base
			Specific \$(000)	(4) (Explain)		
1	Long Term Debt	3,940,451	( 3,015,118)	Sch A-1, A-2	89.90%	925,333
2	Short Term Debt	377,116	( 288,558)	Sch A-1, A-2	8.60%	88,558
3	Preferred Stock	0	0	Sch A-1, A-2	.00%	
4	Common Equity	(4,628,066)	4,628,066	Sch A-1, A-2	.00%	
5	Customer Deposits	15,386	0	Sch A-1, A-2	1.49%	15,386
6	Tax Credits - Zero Cost	0	0	Sch A-1, A-2	.00%	
7	Tax Credits - Wtd. Cost	0	0	Sch A-1, A-2	.00%	
8	Accum. Deferred Income Tax	0	0	Sch A-1, A-2	.00%	
9	Other: Add back negative equity	4,628,066	( 4,628,066)	Sch A-1, A-2	.00%	
10	Total	4,332,953	( 3,303,676)		100.00%	1,029,277

\* List corresponding adjustments to rate base below:

Description	Amount
Line 9 - Other: Consistent with Order No. 21122, the negative equity balance is added back, and the capital structure is considered 100% debt.	

Supporting Schedules: A-19,D-3,D-4,D-5,D-7  
Recap Schedules: D-1

Preferred Stock Outstanding

Florida Public Service Commission

Company: St. George Island Utility Co.,Ltd.  
 Docket No:  
 Test Year Ended: December 31, 1992  
 Utility [X] or Parent [ ]  
 Historic [X] or Projected [ ]

Explanation: Provide data as specified on preferred stock on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Schedule: D-3  
 Page 1 of 1  
 Preparer: Seidman

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Line No.	Description, Coupon Rate, Yrs of Life	Issue Date	Call Provis., Special Restrict.	Principal Amount Sold (Face Value)	Princ. Amt Outstdg	(Disc.) Prem. on Princ. Amt Sold	(Discount) or Premium Associated With Col (5)	Issuing Expense Assoc. w/ Col(4)	Issuing Expense Assoc w/ Col(5)	Net Proceeds (5)-(9)+(7)	Rate (Contract Rate on Face Value)	Dollar Dividend on Face Val (11)x(5)	Effective Cost Rate (12)/(10)

1 Not Applicable

Recap Schedules: A-19,D-2

## Simple Average Cost of Short-Term Debt

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd.

Schedule: D-4

Docket No:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Utility [X] or Parent [ ]

Historic [X] or Projected [ ]

Explanation: Provide the following information on a beginning and end of year average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	Lender	(1) Total Interest Expense	(2) Maturity Date	(3) Simple Average Amt. Outstanding	(4) Effective Cost Rate
1	Wallace Pump #1	1,082	10/13/86	6,053	17.88%
2	Fleet Financial	635	08/ /93	2,965	21.41%
3	Rhema Business Services	722	08/14/90	6,014	12.01%
4	Ardman	565	10/02/90	4,709	12.00%
5	Pruitt Humphress	9,403	07/15/90	82,115	11.45%
6	Regional Land	20,328	06/01/93	203,279	10.00%
7	Wallace Pump #2	1,591	10/13/86	7,796	20.41%
8	Harris 3M	53	06/ /88	295	17.95%
9	Total per Books	34,379		313,226	10.98%
10	NOTE: Excludes \$1,004.71 debt, written off in 9/92, related to a used truck that was not				
11	on the books in the test year.				
12	Proforma Note Associated with Well # 3 Construction:				
13	Sailfish Enterprises	11,500	6/30/94	63,890	18.00%
14	Total Proforma	45,879		377,116	12.17%

Recap Schedules: A-19,D-2

Cost of Long-Term Debt  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co. Ltd  
Docket No:  
Test Year Ended: December 31, 1992  
Utility [X] or Parent [ ]  
Historic [X] or Projected [ ]

Explanation: Provide the specified data on long-term debt issues on a simple average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Schedule: D-5  
Page 1 of 1  
Preparer: Seidman

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date-Maturity Date	Principal Amount Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamort. Disc. Assoc. w/ Col(4)	Unamort. Issuing Expense Assoc. w/ Col(4)	Annual Amort. of Disc. on Princ. Outstdg	Annual Amort. of Issuing Exp. on Princ. Outstdg	Interest Cost (Coupon Rate) x Col (4)	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	Leisure Properties #1 6%	11/79-11/14	2,800,000	2,502,255	2,502,255	0	0	0	0	150,135	150,135	6.00%
2	Leisure Properties #2 10%	Demand	384,000	384,000	384,000	0	0	0	0	38,400	38,400	10.00%
3	G Brown & Company 14%	06/90-12/91	75,000	75,000	75,000	0	0	0	0	10,500	10,500	14.00%
4	Alice Melton 12%	1/90-Demand	137,500	85,865	164,229	0	0	0	0	10,304	10,304	12.00%
5	Capital City National 10%	1/92-7/93	450,000	496,971	496,971	0	0	0	0	49,697	49,697	10.00%
6	Apalachicola State 10%	8/88-7/93	200,000	200,000	200,000	0	0	0	0	20,000	20,000	10.00%
7	Armistead	7/89-Demand	200,000	200,000	200,000	0	0	0	0	24,000	24,000	12.00%
8 Total			4,246,500	3,944,091	4,022,455	0	0	0	0	303,036	303,036	7.68%

-09-

Supporting Schedules: D-6  
Recap Schedules: A-19,D-2

Cost of Variable Rate Long-Term Debt  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co.,Ltd.  
Docket No:  
Test Year Ended: December 31, 1992  
Utility  or Parent   
Historic  or Projected

Explanation: Provide the specified data on variable cost long-term debt issues on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Schedule: D-6  
Page 1 of 1  
Preparer: Seidman

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
Line No.	Descrip., Coupon Rate, Years of Lif	Issue Date-Maturity Date	Principal Amount Sold (Face Value)	Principal Amount Outstanding	Amount Outstdg on Within One Year	(Disc.) Prem. Amount Sold	(Disc.) Prem. Assoc. with Col(5)	Issuing Expense Assoc. with Col (4)	Issuing Expense Assoc. with Col (5)	Basis of Variable Rate (i.e. Prime + 2%)	Interest Cost (Test Year Cost Rate X Col. (4))	Total Interest Cost ((8)+(9)+(11))	Eff. Cost Rate ((12)/((4)-(6)-(7)))
1	Not Applicable												

Total

Supporting Schedules: None  
Recap Schedules: A-19,D-2

Schedule of Customer Deposits

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd.

Schedule: D-7

Docket No:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Utility  or Parent

Historic  or Projected

Explanation: Provide a schedule of customer deposits as shown.

(1)	(2)	(3)	(4)	(5)
For the Year Ended	Beginning Balance	Deposits Received	Deposits Refunded	Ending Balance (2+3-4)
12/31/91	16,912	8,650	12,926	13,860
12/31/91 PP Adj	1,224			

Recap Schedules: A-19,D-2

**RATES**

---



Rate Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-1

Docket No.:

Page 1 of 1

Test Year Ended: 12/31/92

Preparer: Seidman, F.

Water [X] or Sewer [ ]

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

(1) Class/Meter Size	(2) Present Rates	(3) Proposed Rates
	BFC (per Month)	BFC (per Month)
Water Service		
-----		
Residential and General Service		
5/8" x 3/4"	\$ 14.05	\$ 37.45
1"	35.11	93.63
1-1/2"	70.24	187.26
2"	12.37	299.62
3" Compound	224.74	599.24
3" Turbine	245.81	655.42
4" Compound	351.16	936.31
4" Turbine	421.39	1,123.57
6" Compound	702.31	1,872.61
6" Turbine	877.89	2,340.77
8" Compound	1,123.70	2,996.18
8" Turbine	1,264.17	3,370.71
10" Compound	1,615.33	4,307.01
10" Turbine	2,036.72	5,430.58
12" Compound	3,019.96	8,052.24
Gallage Charge per MG	1.67	3.16

Company: St. George Island Utility Co., Ltd

Schedule E-2

Docket No.:

Page 1\_ of 2\_

Test Year Ended: 12/31/92

Preparer: Seidman, F.

Water [X] or Sewer [ ]

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any difference between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Class/Meter Size	Number Bills	Consumption in MG	Present Rate	Revenues at Present Rates	Proposed Rate	Revenues at Proposed Rates
Residential						
5/8"x3/4"	11,592	47,472	14.05 (1)	162,868	37.45 (1)	434,147
1"	60	1,027	35.11 (1)	2,107	93.63 (1)	5,618
M Gallons		48,499	1.67 (2)	80,993	3.16 (2)	153,450
Total Residential	11,652	48,499		245,968		593,214
Average Bill				21.11		50.91
General Service						
5/8"x3/4"	492	7,368	14.05 (1)	6,913	37.45 (1)	18,427
1"	51	1,246	35.11 (1)	1,791	93.63 (1)	4,775
1 1/2"	9	117	70.24 (1)	632	187.26 (1)	1,685
2"	24	349	112.37 (1)	2,697	299.62 (1)	7,191
3" Compound	12	109	224.74 (1)	2,697	599.24 (1)	7,191
3" Turbine	12	559	245.81 (1)	2,950	655.42 (1)	7,865
4" Turbine	12	4,833	421.39 (1)	5,057	1,123.57 (1)	13,483
6" Turbine	12	2,500	877.89 (1)	10,535	2,340.77 (1)	28,089
M Gallons		17,081	1.67 (2)	28,525	3.16 (2)	54,044
Total Gen. Serv.	624	17,081		61,795		142,750
Average Bill				99.03		228.77
Totals	12,276	65,580		307,763		735,964
Unbilled Revenues						
Other Revenue				5,231		1,231
Misc. Serv. Charges				5,523		5,523
Total Revenue				318,517		742,718
Booked Revenue				317,843		
Difference (Explain)	Unreconciled posting differences			674		

Notes: (1) Base Facility Charge  
(2) Gallonage Charge

Company: St. George Island Utility Co., Ltd

Schedule: E-2

Docket No.:

Page 2 of 2

Test Year Ended: 12/31/92

Preparer:

Water [X] or Sewer [ ]

Development of Proposed Rates

Explanation: Provide a narrative explanation describing the methodology, assumptions, and rationale used in developing the proposed rates. Provide numerical schedules as appropriate. Specify basis for residential sewer cap, if one exists. [Factored ERC's = 14,111 ; Factored Gallons = 65,580 ]

	Proposed Rev. Req.	Pct Assigned		Factored ERC's		Factored Gals.	
		BFC	GAL.	Base Cost	\$/Mo.	Gal. Cost	\$/MG
601 Sals. & Wages - Empl.	123,120	.75	.25	92,340	6.54	30,780	.47
603 Sals. & Wages - Off.	0	.00	1.00	0	.00	0	.00
604 Employee Pens. & Bens.	34,356	.75	.25	25,767	1.83	8,589	.13
610 Purchased Water	0	.00	1.00	0	.00	0	.00
615 Purchased Power	20,926	.00	1.00	0	.00	20,926	.32
616 Fuel for Power Prod.	0	.00	1.00	0	.00	0	.00
618 Chemicals	3,899	.00	1.00	0	.00	3,899	.06
620 Materials & Supplies	15,573	.75	.25	11,680	.83	3,893	.06
631 Contractual Services - Engr.	6,000	1.00	.00	6,000	.43	0	.00
632 Contractual Services - Acct.	22,640	1.00	.00	22,640	1.60	0	.00
633 Contractual Services - Legal	24,000	1.00	.00	24,000	1.70	0	.00
634 Contractual Services - Mgt.	48,000	1.00	.00	48,000	3.40	0	.00
635 Contractual Services - Other	97,435	1.00	.00	97,435	6.91	0	.00
640 Rents - Bldgs/Property	10,168	1.00	.00	10,168	.72	0	.00
642 Rental Equipment	9,796	1.00	.00	9,796	.69	0	.00
650 Transportation Expenses	15,600	.50	.50	7,800	.55	7,800	.12
656 Insurance - Vehicle	0	1.00	.00	0	.00	0	.00
657 Insurance - Gen. Liability	17,000	1.00	.00	17,000	1.20	0	.00
658 Insurance - Workmans Comp.	4,000	1.00	.00	4,000	.28	0	.00
659 Insurance - Other	15,502	1.00	.00	15,502	1.10	0	.00
660 Advertising Expense	0	1.00	.00	0	.00	0	.00
666 Reg. Comm. Exp. - Rate Case Amort.	26,260	.50	.50	13,130	.93	13,130	.20
667 Reg. Comm. Exp. - Other	0	.50	.50	0	.00	0	.00
670 Bad Debt Expense	6,276	.50	.50	3,138	.22	3,138	.05
675 Misc. Expenses	24,422	.50	.50	12,211	.87	12,211	.19
<b>Total O &amp; M</b>	<b>524,973</b>			<b>420,607</b>	<b>29.81</b>	<b>104,366</b>	<b>1.59</b>
403 Depreciation, net of CIAC amort	39,874	1.00	.00	39,874	2.83	0	.00
407 Amortization	41,452	1.00	.00	41,452	2.94	0	.00
<b>Total Depr &amp; Amort</b>	<b>81,326</b>			<b>81,326</b>	<b>5.76</b>	<b>0</b>	<b>.00</b>
408.10 Regulatory Assessment Fees	33,422	.40	.60	13,369	.95	20,053	.31
408.11 Property Taxes	7,204	1.00	.00	7,204	.51	0	.00
408.12 Payroll Taxes	12,719	1.00	.00	12,719	.90	0	.00
408.13 Other Taxes & Lic.	0	1.00	.00	0	.00	0	.00
	<b>53,346</b>			<b>33,292</b>	<b>2.36</b>	<b>20,053</b>	<b>.31</b>
409 Income Taxes	0	.00	1.00	0	.00	0	.00
Return	83,074	.00	1.00	0	.00	83,074	1.27
<b>Total Revenue Requirement</b>	<b>742,718</b>			<b>535,225</b>	<b>37.93</b>	<b>207,493</b>	<b>3.16</b>
Less: Misc & Other Revenues	6,754	1.00	.00	6,754	.48	0	.00
<b>Revenues for Ratesetting</b>	<b>735,964</b>			<b>528,471</b>	<b>37.45</b>	<b>207,493</b>	<b>3.16</b>

Service at St. George Island is very seasonal. Occupancy and demand is high during the summer holiday periods, especially for Memorial Day, Fourth of July and Labor Day. Consumption during other periods is low. Because of this, the rate design has been more heavily weighted toward the Base Facilities Charge in order to increase cash flow to cover fixed expenses during the off season.

Customer Monthly Billing Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-3

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Water  or Sewer

Explanation: Provide a schedule of monthly customers billed or served by class.

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Dwelling	(5) Private Fire Protection	(6) Other (List)	(7) Total
1	January	932	52				984
2	February	936	52				988
3	March	945	52				997
4	April	972	52				1,024
5	May	974	52				1,026
6	June	989	52				1,041
7	July	1,007	52				1,059
8	August	1,019	52				1,071
9	September	1,031	52				1,083
10	October	1,037	52				1,089
11	November	1,038	52				1,090
12	December	1,060	52				1,112
	Total	11,940	624	0	0	0	12,564

Miscellaneous Service Charges

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-4

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Water  or Sewer

Explanation: Provide a schedule of present and proposed miscellaneous service charges. If an increase is proposed (or new charges), provide a schedule of derivation of charges, unless the charges are pursuant to the latest Staff Advisory Bulletin #13.

(1) Type Charge	(2) Present		(3) Proposed	
	Bus. Hrs.	After Hrs.	Bus. Hrs.	After Hrs.
Initial Connection	\$15.00	\$15.00	\$15.00	\$15.00
Normal Reconnection	\$15.00	\$15.00	\$15.00	\$15.00
Violation Reconnection	\$15.00	\$15.00	\$15.00	\$15.00
Premises Visit	\$13.00	N/A	\$13.00	N/A
Other Charges (List)				

Miscellaneous Service Charge Revenues

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-5

Docket No.:

Page 1 of 1

Test Year Ended: Decemberr 31, 1992

Preparer: Seidman

Water [X] or Sewer [ ]

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges, if applicable.

(1) Initial Connection	(2) Normal Reconnect	(3) Violation Reconnect	(4) Premises Visit	(5) Other Charges	(6) Total
3,897	1,410	0	156	5,291	10,754

The above charges are the total of Miscellaneous and Other Revenues, Accounts 471 and 474.

Public Fire Hydrants Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-6

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide a schedule of public fire hydrants (including standpipes, etc.) by size. This schedule is not required for a sewer only rate application.

(1) Line No.	(2) Size	(3) Type	(4) Quantity
1	6"	M & H 4 1/2	22
2	6"	U.S. Pipe Metropolitan	3
3	6"	American Darling	3
4	6"	Kennedy K-81A	6
5	6"	Kennedy K-12	3
6	6"	Kennedy K-10B	6
7	6"	Muller 4 1/2 Traffic	14
8	6"	Waterous 4.75	24
9	2"	Eclipse #2	4
10	2"	M & H	3
Total			88

Private Fire Protection Service

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-7

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide a schedule of private fire protection service by size of connection. This schedule is not required for a sewer only rate application.

(1) Line No.	(2) Size	(3) Type	(4) Quantity
1	Not Applicable.		



Contracts and Agreements Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-8

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide a list of all outstanding contracts or agreements having rates or conditions different from those on approved tariffs. Describe with whom, the purpose and the elements of each contract shown.

(1) Line No.	(2) Type	(3) Description
1	None	

Tax or Franchise Fee Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: E-9

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide a schedule of state, municipal, city or county franchise taxes or fees paid (or payable). State the type of agreement (i.e. contract, tax).

(1) Line No.	(2) Type Tax or Fee	(3) To Whom Paid	(4) Amount	(5) How Collected From Customers	(6) Type Agreement
1	N/A	N/A	N/A	N/A	N/A

Service Availability Charges Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: December 31, 1992  
 Water [X] or Sewer [ ]

Schedule: E-10  
 Page 1 of 1  
 Preparer: Seidman

Explanation: Provide a schedule of present and proposed service availability charges. (See Rule 25-20.580, F.A.C.)  
 If no change is proposed, then this schedule is not required.

(1) Type Charge	(2) Present Charges	(3) Proposed Charges
System Capacity Charge		
Residential-per ERC (_____ GPD)		
All others-per Gallon/Day		
Plant Capacity Charge		
Residential-per ERC (350 GPD)	\$1,245.00	No change proposed in SAC charges
All others-per Gallon/Day	\$3.5571	
Main Extension Charge		
Residential-per ERC (350 GPD)	\$525.00	
or-per Lot (_____ Front Footage)/Gallon	\$1.5000	
All others-per Gallon/Day		
or-per Front Foot		
Meter Installation Charge		
5/8" x 3/4"	\$250.00	
1"	Actual Cost	
1-1/2"	Actual Cost	
2"	Actual Cost	
Etc.	Actual Cost	
Service (Lateral) Installation Charge		
5/8" x 3/4"	Actual Cost	
1"	Actual Cost	
1-1/2"	Actual Cost	
2"	Actual Cost	
Etc.	Actual Cost	
Back Flow Preventor Installation Charge		
5/8" x 3/4"		
1"		
1-1/2"		
2"		
Etc.		
Plan Review Charge	Actual Cost	
Inspection Charge	Actual Cost	
Guaranteed Revenue Charge		
With prepayment of Serv. Avail. Charges	BFC	
Residential-per ERC (_____ GPD)/Month	[Available only to certain prepaid connections per Order No. 23649.]	
All others-per Gallon/Month		
Without prepayment of Serv. Avail. Charges		
Residential-per ERC (_____ GPD)/Month		
All others-per Gallon/Month		
Allowance for Funds Prudently Invested (AFPI)		
Provide a table of payments by month and years.	[NOTE: This charge will be eliminated with proposed 100% used & useful]	

Guaranteed Revenues Received

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: December 31, 1992  
Water  or Sewer   
Historic  or Projected

Schedule: E-11  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide copies of all guaranteed revenue contracts with a schedule of billing and receipts on an annual basis by class.

---

(1) For the Year Ended	(2) Residential	(3) General Service	(4) Other	(5) Total
-----	-----	-----	-----	-----
N/A	N/A	N/A	N/A	N/A

Company: St. George Island Utility Co., Ltd

Schedule: E-12

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Water  or Sewer

Explanation: All Class A utilities whose service classes include industrial customers, whose utilization exceeds an average of 350,000 GPD, shall provide a fully allocated class cost of service study showing customer, base (commodity), and extra capacity (demand) components under present and proposed rates. This study shall include rate of return by class and load (demand) research studies used in the cost allocation. The analysis shall be based upon the AWWA Manual No. 1 and shall comply with current AWWA procedures and standard industrial practices for utilities providing water and sewer service.

---

Not Applicable

**ENGINEERING**

---

Gallons of Water Pumped, Sold and Unaccounted For  
In Thousands of Gallons

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule F-1  
Page 1 of 1  
Preparer: Seidman

Explanation: Provide a schedule of gallons of water pumped, sold and unaccounted for each month of the test year. The gallons pumped should match the flows shown on the monthly operating reports sent to DER. The other uses may include plant use, flushing of hydrants and water and sewer lines, line breakages and fire flows. Provide all calculations to substantiate the other uses. If unaccounted for water is greater than 10%, provide an explanation as to the reasons why; if less than 10%, Columns 4 & 5 may be omitted.

Month/ Year	(1) Total Gallons Pumped	(2) Gallons Purchased	(3) Gallons Sold	(4) Other Uses	(5) Unaccounted For Water (1)+(2)-(3)-(4)	(6) % Unaccounted For Water
January	4581000	0	4300300	74000	206700	4.51%
February	4717000	0	3122800	254000	1340200	28.41%
March	5581000	0	4256500	24000	1300500	23.30%
April	7157000	0	5820200	69000	1267800	17.71%
May	7965000	0	7718100	39000	207900	2.61%
June	8490000	0	7269200	24000	1196800	14.10%
July	10830000	0	10158700	112265	559035	5.16%
August	9161000	0	8174300	294000	692700	7.56%
September	7114000	0	5407400	295000	1411600	19.84%
October	5681000	0	5101900	300000	279100	4.91%
November	5001000	0	2833100	44100	2123800	42.47%
December	5032000	0	2880400	325000	1826600	36.30%
Total	81310000	0	67042900	1854365	12412735	15.27%

Water Treatment Plant Data

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule F-3

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: Provide the following information for each water treatment plant. If the system has water plants that are interconnected, the data for these plants may be combined. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Regulation.

	DATE	GPD
1. Plant Capacity (Wells, with largest pump off)		500 GPM
The hydraulic rated capacity. If different from that shown on the DER operating or construction permit, provide an explanation.		
2. Maximum Day	07/05/92	449,000
The single day with the highest pumpage rate for the test year. Explain, on a separate page, if fire flow, line-breaks or other unusual occurrences affected the flow this day.		
3. Five-Day Max Year	(1) 07/05/92	449,000
	(2) 07/06/92	440,000
	(3) 07/04/92	417,000
	(4) 07/12/92	415,000
	(5) 07/07/92	402,000
		AVERAGE 424,600
4. Average Daily Flow (Annual)		222,767
5. Required Fire Flow	Capacity Allowance for Fire Flow not requested	
The standards will be those as set by the Insurance Service Organization or by a governmental agency ordinance. Provide documents to support this calculation.		



Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule F-5  
Page 1 of 1  
Preparer: Coloney  
Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water treatment plant(s) for the historical test year and the projected test year (if applicable).

The water plant, including source of supply and storage is determined to be 100% used and useful. This conclusion is based on the results of a system analysis prepared in response to a Florida Department of Environmental Protection (FDEP, formerly FDER) Consent Order and a Circuit Court Partial Final Judgement. The analysis concludes that the average daily flow demand for existing ERU's (as of April, 1992) can be met with minimum pressure of 43 psi. Peak hourly flow demand can be met with minimum pressure of 25 psi. Section 17-555 Florida Administrative Code requires at least 20 psi be maintained under peak flow conditions. Further analysis showed that only 130 ERU's (or a 10% increase) could be added before minimum pressure was reached. Therefore the plant is 100% used and useful.

The system, at the time of the analysis consisted of:

2 wells - 250 GPM each  
A gravity fed tray aerator with redundant chlorinators and 300,000 gallons ground storage.  
A 650 gpm booster pump with a 250 gpm backup & a 125 KW generator.  
A 150,000 gallon elevated tank.  
A remote chlorination booster.

Since the report was completed, the following has been added:

A 500 gpm well with a 60 KW generator. This well serves as required backup and will operate cyclically with the other two wells so that 500 gpm is always maintained.

[Referenced Analysis is ENGINEER'S REPORT, SYSTEM ANALYSIS OF THE ST. GEORGE ISLAND UTILITY CO. LTD. WATER DISTRIBUTION SYSTEM, Baskerville-Donovan, Inc., May, 1992, page 13 and ADDENDUM NO. 1, June, 1992, additional text.]

A system analysis approach for evaluating used & useful for this system is appropriate because of the seasonal nature of demand and the extreme hourly demands experienced during holiday periods.

Recap Schedules: A-5,A-9,B-13

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: December 31, 1992

Schedule F-7  
Page 1 of 1  
Preparer: Coloney  
Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water distribution and wastewater collection systems for the historical and the projected test year (if applicable). The capacity should be in terms of ability to serve a designated number of connections. It should then be related to actual connected density for historical year calculations. Explain all assumptions for projected calculations. If the distribution and collection systems are entirely contributed or built-out, this schedule is not required.

The water distribution system is determined to be 100% used and useful. This determination is based on the unique geography of the St. George Island service area, the unique nature of development on the island and the unique feature of uncontrolled private well development in competition with the utility.

It has been estimated that there are approximately 3,000 developable lots on the island, however not all developable land is platted. In addition, a state park is part of the service area. The service area is an island of approximately 18 miles in length and 1 mile across at its widest point. At most locations along the length of the island it is only three to four blocks wide. Access to any customer must originate from the core transmission line that runs the length of the island. Since there is development interspersed along nearly the whole length of the island, the core transmission line, in place, is a necessity for service and is 100% used and useful.

Regardless of where development takes place on the island, it is only two to three blocks off of the core transmission line. Because of the uncontrolled proliferation of private wells, lines extended in any direction to a customer must pass lots that may or may not ever become a customer, regardless of whether those lots are developed. Therefore, a lot count approach to measuring used and useful is inappropriate. The utility has no control over whether a lot developer hooks up to the system, but must be ready to serve if it does hook up. Because the service area is narrow that are no long runs perpendicular to the core transmission that should be treated as excessive extensions of mains. All of the distribution system should be considered used and useful.

Recap Schedules: A-5,A-6,A-9,A-10,B-13,B-14

Margin Reserve Calculations

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule F-8

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Explanation: If a margin reserve is requested, provide all calculations and analyses used to determine the amount of margin reserve for each portion of used and useful plant.

---

Utility has concluded that all plant is 100% used and useful.  
A margin reserve percentage is not included.

Recap Schedules: F-5,F-6,F-7

Company: St. George Island Utility Co., Ltd

Schedule F-9

Docket No.:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Coloney  
Seidman

Explanation: Provide the following information in order to calculate the average growth in ERCs for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1) Year	(2) SFR Customers			(5) SFR Gallons Sold	(6) Gallons/SFR (5)/(4)	(7) Total Gallons Sold	(8) Total ERCs (7)/(6)	(9) Annual % Incr. in ERCs
		Beginning	Ending	Average					
1	TY-4	713	717	715	38301360	53568	56402320	1053	
2	TY-3	717	799	758	54293620	71627	68716060	959	-8.89%
3	TY-2	799	890	845	49721134	58876	66714010	1133	18.11%
4	TY-1	890	915	903	42842826	47471	58154370	1225	8.11%
5	TY	915	1060	988	49121100	49743	67418200	1355	10.64%
									-----
									6.99%
									=====

Average Growth Through 5-Year Period (Col. 8)

**INTERIM**

---

Schedule of Water Rate Base

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule: A-1 (Interim)

Docket No.:

Page 1 of 1

Test Year Ended: 12/31/92

Interim  Final

Preparer: Seidman, F.

Historic  Projected

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

(1) Line No.	(2) Description	(3) Average 1992 Rate Base			(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
		Balance per Book	Utility Adjustments			
1	Utility Plant in Service	2,475,081	21,000	2,496,081	A-5	
2	Utility Land & Land Rights	31,542	23,276	54,818	A-5	
3	Less: Non-Used & Useful Plant	0	( 556,485)	( 556,485)	A-7	
4	Construction Work in Progress	105,828	( 105,828)	0	A-18	
5	Less: Accumulated Depreciation	( 736,847)	( 4,978)	( 741,824)	A-9	
6	Less: CIAC	( 988,742)		( 988,742)	A-12	
7	Accumulated Amortization of CIAC	132,277	6,134	138,411	A-14	
8	Acquisition Adjustments	0	0	0	-	
9	Accum. Amort. of Acq. Adjustments	0	0	0	-	
10	Advances for Construction	( 78,862)	0	( 78,862)	A-16	
11	Working Capital Allowance	35,113	6,460	41,573	A-17	
12	Total Water Rate Base	975,390	( 610,421)	364,970		

## Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim  Final  Historic  Projected

Schedule: A-3  
 Page 1\_ of 1\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line i

Line No.	Description	Adjustments	Supporting Schedules
[Amounts shown are simple average]			
1	UTILITY PLANT IN SERVICE, EXCLUDING LAND		
2	Capitalize previously unrecorded engineering design fees for		
3	the elevated storage tank.	21,000	A-3 Plant Detail, p. 1, & A-5
4	Adjust for net cost of new generator at water plant.	0	[EXCLUDE FOR INTERIM]
5	Add the installed cost of required Well # 3.	0	[EXCLUDE FOR INTERIM]
6	Total adjustment	21,000	
7	UTILITY LAND & LAND RIGHTS		
8	Reclassify 1990 land for Well #3 from Accounts Payable -		
9	to Land & Land Rights, Source of Supply	23,276	A-3 Plant Detail, p. 1 & A-5
10	Total adjustment	23,276	
11	USED AND USEFUL ADJUSTMENTS		
12	Used & Useful.	( 556,485)	PER METHODOLOGY IN PSC ORDER NO. 21122. A-3 PLANT DETAIL, p.2 and A-7.
13	CONSTRUCTION WORK IN PROGRESS		
14	Remove all CWIP from rate base. Costs associated with completed		
15	Well #3 are transferred to Plant in Service under adjustments		
16	to Plant in service.		
17	Total adjustment	( 105,828)	A-3 Plant Detail, p. 1,3
18	ACCUMULATED DEPRECIATION		
19	Adjust accumulated depreciation to reflect adjustment to test		
20	year depreciation expense.		
21	Total adjustment	( 4,978)	A-9, B-13, p.1
22	CONTRIBUTIONS IN AID OF CONSTRUCTION		
23	Proforma 1993 CIAC that was netted against proforma 1993 note		
24	to partially finance Well #3.		
25	Total adjustment	0	[EXCLUDE FOR INTERIM]
26	ACCUM. AMORTIZATION OF CIAC		
27	Adjust accumulated amortization for above adjustment to CIAC		
28	and to adjust test year amortization for calculated composite		
29	rates. [EXCLUDE PROFORAMA CIAC ADJUST FOR INTERIM RATES]		
	Total adjustment	6,134	A-14, A-14, B-13, p.3
30	ACQUISITION ADJUSTMENTS	No Adjustments	
31	ACCUM AMORT OF ACO ADJUSTMENTS	No Adjustments	
32	ADVANCES FOR CONSTRUCTION	No Adjustments	
33	WORKING CAPITAL ALLOWANCE (1/8 O&M)		
34	Adjust to 1/8 of adjusted O&M	6,460	B-1, A-17

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Interim  Final  Historic  Projected 

Schedule: A-3 Plant Detail

Page 1\_ of 2\_

Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

## Summary of Adjustments to Plant in Service

Account	Elevated Tank	Replace Generator	Well #3	Reclass	Total
303.2 Land & Land Rights				23,276	
304.2 Struct & Improv					
307.2 Wells & Springs					
309.2 Supply Mains					
310.2 Power Generation Equip					
311.2 Pumping Equip.					
330.4 Dist Res & Standpipes	21,000				
Total	21,000	0	0	23,276	44,276

## NOTES: [FOR INTERIM RATES, EXCLUDE ADJUSTMENTS (2) and (3)]

- (1) Capitalize the previously unrecorded engineering design fees of Wayne Coloney for the elevated storage tank.
- (2) Generator at plant was replaced in September, 1993. The adjustment to plant is the cost of the new generator, \$28,658 net of the booked cost of the existing generator, \$14,406.
- (3) Detail for the additions associated with Well #3 are found at Schedule A-3 Plant Detail, page 2 of 2.
- (4) The land for the well #3 site, booked as Accounts Payable - Assoc. Cos., is reclassified to plant in service.



Schedule of Adjustments to Rate Base

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.: 930770-WU  
 Test Year Ended: 12/31/92  
 Interim  Final   
 Historic  Projected

Schedule: A-3 Plant Detail  
 Page 2 of 2  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

Adjustment for Used & Useful per Order 21112 Formula Updated to 12/92 for Interim Rates

Percentage Calculation		Dollar Adjustment	
-----		-----	
Total lots available	3,000	Balance of lines, 12/92	1,363,508
Total lots in service, 12/92	1,047	Remove cost of Advance	( 126,980)
-----		-----	
Total cost of Advance for Construction	126,980	Net Dollar Lines	1,236,528
Divide by \$150 refund per ERC	150	Non-Used & Useful %	66.28%
-----		-----	
Total ERCs to refund on Advance	847	Non-Used & Useful Adjustment	( 819,534)
-----		=====	
Balance of Advance 12/92			
Simple Average	78,862	% of Advance to total lines	9.31%
Divide by \$150 refund per ERC	150		
-----			
ERCs remaind to be refunded	526	Acc. depr. on lines	437,651
Total ERCs refunded to date	321	Less: Acc. Depr on advance (9.31%)	( 40,757)
=====		-----	
Total lots available	3,000	Net dollars Acc. Depr.	396,894
Total ERCs to refund on Advance	847	Non-Used & Useful %	66.28%
-----		-----	
Total lots not subject to Advance	2,153	Non-Used & Useful Adjustment	263,049
=====		=====	
		Net U&U Adjustment for Rate Base	( 556,485)
-----		=====	
Total lots in service, 12/92	1,047		
Total ERCs refunded to date	321	Depr. exp. on lines	35,882
-----		Less Depr. Exp. on Advance (9.31%)	( 3,342)
Connected lots not subject to Advance	726	-----	
=====		Net dollars depr. exp.	32,540
Connected lots not subject to Advance	726	Non-Used & Useful %	66.28%
Total lots not subject to Advance	2,153	-----	
-----		Non-Used & Useful Adjustment	( 21,567)
Used & Useful %	33.72%	-----	

Schedule of Water Plant in Service By Primary Account

Beginning and End of Year Average

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Historic [X] or Projected [ ]

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account.

Also show non-used & useful amounts by account.

Florida Public Service Commission

Schedule: A-5 (Interim)

Page 1 of 2

Preparer: Seidman, F.

Recap Schedules: A-1, A-4

Line No.	(1) Account No. and Name	1992			Plant in Service		Average 1992 Plant in Service		
		(2) Balance Ended 12/31/91	(3) Net Additions	(4) Balance Ended 12/31/92	(5) Utility Adjustments 1992	(6) Adjusted Balance 12/31/92	(7) Per Book	(8) Adjustment	(9) Adj. Util. Bal.
1	INTANGIBLE PLANT								
2	301.1 Organization								
3	302.1 Franchises								
4	339.1 Other Plant & Misc.								
5	SOURCE OF SUPPLY AND PUMPING								
6	303.2 Land & Land Rights	15,455		15,455	23,276	38,731	15,455	23,276	38,731
7	304.2 Structures & Improv.	31,788	3,500	35,288		35,288	33,538		33,538
8	305.2 Collect. & Impound. Res.								
9	306.2 Lake, River & Other								
10	307.2 Wells & Springs	98,496		98,496		98,496	98,496		98,496
11	308.2 Infiltr. Galls./Tunnels								
12	309.2 Supply Mains	203,656	12,735	216,391		216,391	210,024		210,024
13	310.2 Power Generation Eq.	14,406		14,406		14,406	14,406		14,406
14	311.2 Pumping Equipment	43,961		43,961		43,961	43,961		43,961
15	339.2 Other Plant & Misc. Eq.								
16	WATER TREATMENT PLANT								
17	303.3 Land & Land Rights	5,000		5,000		5,000	5,000		5,000
18	304.3 Structures & Improv.								
19	320.3 Water Treatment Equip.	16,151	7,119	23,270		23,270	19,711		19,711
20	339.3 Other Plant & Misc. Eq.								
21	TRANSMISSION & DISTRIBUTION								
22	303.4 Land & Land Rights		22,173	22,173		22,173	11,087		11,087
23	304.4 Structures & Improv.								
24	330.4 Distr. Res. & Standpipes	350,372	369	350,741	21,000	371,741	350,557	21,000	371,557
25	331.4 Trans. & Distr. Mains	1,358,508	10,000	1,368,508		1,368,508	1,363,508		1,363,508
26	333.4 Services	168,168	608	168,776		168,776	168,472		168,472
27	334.4 Meters & Meter Inst.	77,648	10,447	88,095		88,095	82,872		82,872
28	335.4 Hydrants	72,737	1,537	74,274		74,274	73,506		73,506
29	339.4 Other Plant & Misc. Eq.		51	51		51	26		26
30	GENERAL PLANT								
31	303.5 Land & Land Rights								
32	304.5 Structures & Improv.								
33	340.5 Office Furniture & Eq.	6,542	7,444	13,986		13,986	10,264		10,264
34	340.51 Computer Equip.								
35	341.5 Transportation Equip.								
36	342.5 Stores Equipment								
37	343.5 Tools, Shop & Garage Eq.	441		441		441	441		441
38	344.5 Laboratory Equipment								
39	345.5 Power Operated Equipment								
40	346.5 Communication Equipment								
41	347.5 Miscellaneous Equipment	5,302		5,302		5,302	5,302		5,302
42	348.5 Other Tangible Plant								
43	PLANT IN SERVICE	2,468,631	75,983	2,544,614	44,276	2,588,890	2,506,623	44,276	2,550,899
44	Land & Land Rights	20,455	22,173	42,628	23,276	65,904	31,542	23,276	54,818
45	Total less Land & Land Rights			2,501,986		2,522,986	2,475,081	21,000	2,496,081

Schedule of Water Plant in Service By Primary Account

Non-used and Useful Calculations

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Historic [X] or Projected [ ]

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Florida Public Service Commission

Schedule: A-5 (Interim)

Page 2 of 2

Preparer: Seidman, F.

Recap Sch: A-1,4 & 7

Line No.	Account No. and Name	(1)	(2)	(3)	(4)
			Adjusted Utility Balance	Non-used & Useful Percentage	Average Amount
1	INTANGIBLE PLANT				
2	301.1 Organization				
3	302.1 Franchises				
4	339.1 Other Plant & Misc.				
5	SOURCE OF SUPPLY AND PUMPING				
6	303.2 Land & Land Rights		38,731	.00%	0
7	304.2 Structures & Improv.		33,538	.00%	0
8	305.2 Collect. & Impound. Res.				
9	306.2 Lake, River & Other				
10	307.2 Wells & Springs		98,496	.00%	0
11	308.2 Infiltr. Galls./Tunnels				
12	309.2 Supply Mains		210,024	.00%	0
13	310.2 Power Generation Eq.		14,406	.00%	0
14	311.2 Pumping Equipment		43,961	.00%	0
15	339.2 Other Plant & Misc. Eq.				
16	WATER TREATMENT PLANT				
17	303.3 Land & Land Rights		5,000	.00%	0
18	304.3 Structures & Improv.				
19	320.3 Water Treatment Equip.		19,711	.00%	0
20	339.3 Other Plant & Misc. Eq.				
21	TRANSMISSION & DISTRIBUTION				
22	303.4 Land & Land Rights		11,087	.00%	0
23	304.4 Structures & Improv.				
24	330.4 Distr. Res. & Standpipes		371,557	.00%	0
25	331.4 Trans. & Distr. Mains		1,363,508	60.10%	819,534
26	333.4 Services		168,472	.00%	0
27	334.4 Meters & Meter Inst.		82,872	.00%	0
28	335.4 Hydrants		73,506	.00%	0
29	339.4 Other Plant & Misc. Eq.		26	.00%	0
30	GENERAL PLANT				
31	303.5 Land & Land Rights				
32	304.5 Structures & Improv.				
33	340.5 Office Furniture & Eq.		10,264	.00%	0
34	340.51 Computer Equip.				
35	341.5 Transportation Equip.				
36	342.5 Stores Equipment				
37	343.5 Tools, Shop & Garage Eq.		441	.00%	0
38	344.5 Laboratory Equipment				
39	345.5 Power Operated Equipment				
40	346.5 Communication Equipment				
41	347.5 Miscellaneous Equipment		5,302	.00%	0
42	348.5 Other Tangible Plant				
43	PLANT IN SERVICE		2,550,899		819,534
44	Land & Land Rights				0
45	Total less Land & Land Rights				819,534
46	Composite Non-Used & Useful Plant in Service - %			32.13%	
				=====	
	*Composite Non-Used & Useful Plant in Service - % =				
	Total Non-Used & Useful Plant in Service / Total Invested Plant in Service				

Non-Used and Useful - Summary

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic  Projected

Schedule: A-7 (Interim)  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Provide a summary of the items included in Non-used and Useful Plant.  
 Submit additional supporting schedules, if necessary.

	(1)	(2)	(3)	(4)
	----- 1992 Average Balances -----			
Line No.	Description	Per Books	Utility Adjustments	Adjusted Utility Balance
		-----	-----	-----
	WATER			
1	Plant in Service	0	819,534	819,534 A-5
2	Land	0	0	0 A-5
3	Accumulated Depreciation	0	( 263,049)	( 263,049) A-9
4	Other	0	0	0
5	Total	0	556,485	556,485
		=====	=====	=====

Supporting Schedules: A-5,A-9,  
 Recap Schedules: A-1,A-2

Schedule of Water Accumulated Depreciation By Primary Account  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Explanation: Provide the ending balances  
and average of plant in service for the prior  
year and the test year by primary account.

Schedule: A-9 (Interim)

Page 1 of 2

Docket No.:

Preparer: Seidman, F.

Test Year Ended: 12/31/92

Historic [X] or Projected [ ]

Also show non-used & useful amounts by account. Recap Schedules: A-1, A-8

Line No.	(1) Account No. and Name	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		Balance Ended 12/31/91	Net Additions	1992 Accumulated Balance Ending 12/31/92	Depreciation Utility Adjustments 1992	Adjusted Balance 12/31/92	Average Per Book	1992 Accum. Utility Adjustment	Deprec. Adj. Util. Balance
1	INTANGIBLE PLANT								
2	301.1 Organization								
3	302.1 Franchises								
4	339.1 Other Plant & Misc.								
5	SOURCE OF SUPPLY AND PUMPING								
6	303.2 Land & Land Rights								
7	304.2 Structures & Improv.	11,488	1,055	12,543	235	12,778	12,016	117	12,133
8	305.2 Collect. & Impound. Res.								
9	306.2 Lake, River & Other								
10	307.2 Wells & Springs	24,079	3,316	27,395	332	27,727	25,737	166	25,903
11	308.2 Infiltr. Gall./Tunnels								
12	309.2 Supply Mains	68,002	5,928	73,930	635	74,565	70,966	318	71,284
13	310.2 Power Generation Eq.	6,837	742	7,579	106	7,685	7,208	53	7,261
14	311.2 Pumping Equipment	20,872	2,263	23,135	323	23,458	22,004	161	22,165
15	339.2 Other Plant & Misc. Eq.								
16	WATER TREATMENT PLANT								
17	303.3 Land & Land Rights								
18	304.3 Structures & Improv.								
19	320.3 Water Treatment Equip.	6,207	925	7,132	235	7,367	6,670	118	6,787
20	339.3 Other Plant & Misc. Eq.								
21	TRANSMISSION & DISTRIBUTION								
22	303.4 Land & Land Rights								
23	304.4 Structures & Improv.								
24	330.4 Distr. Res. & Standpipes	51,080	8,320	59,400	2,939	62,339	55,240	1,470	56,710
25	331.4 Trans. & Distr. Mains	419,710	32,399	452,109	3,483	455,592	435,910	1,741	437,651
26	333.4 Services	45,591	4,301	49,892	511	50,403	47,742	256	47,997
27	334.4 Meters & Meter Inst.	27,594	4,041	31,635	834	32,469	29,615	417	30,031
28	335.4 Hydrants	21,798	1,663	23,461	174	23,635	22,630	87	22,716
29	339.4 Other Plant & Misc. Eq.				2	2		1	1
30	GENERAL PLANT								
31	303.5 Land & Land Rights								
32	304.5 Structures & Improv.								
33	340.5 Office Furniture & Eq.	462	593	1,055	91	1,146	759	46	804
34	340.51 Computer Equip.								
35	341.5 Transportation Equip.								
36	342.5 Stores Equipment								
37	343.5 Tools, Shop & Garage Eq.	98	27	125	1	126	112	1	112
38	344.5 Laboratory Equipment								
39	345.5 Power Operated Equipment								
40	346.5 Communication Equipment								
41	347.5 Miscellaneous Equipment	92	300	392	53	445	242	27	269
42	348.5 Other Tangible Plant								
43	PLANT IN SERVICE	703,910	65,873	769,783	9,956	779,739	736,847	4,978	741,824
44	* Net additions = Depreciation expense less net retirements								

Schedule of Water Accumulated Depreciation By Primary Account

Non-Used and Useful Calculation

Company: St. George Island Utility Co., Ltd

Docket No.:

Test Year Ended: 12/31/92

Historic [X] or Projected [ ]

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Florida Public Service Commission

Schedule: A-9 (Interim)

Page 2 of 2

Preparer: Seidman, F.

Recap Sch: A-1, 8 & 7

Line No.	Account No. and Name	(1)	(2)	(3)	(4)
			Adjusted Utility Balance	Percentage	Average Amount
1	INTANGIBLE PLANT				
2	301.1 Organization				
3	302.1 Franchises				
4	339.1 Other Plant & Misc.				
5	SOURCE OF SUPPLY AND PUMPING				
6	303.2 Land & Land Rights				
7	304.2 Structures & Improv.		12,133	.00%	0
8	305.2 Collect. & Impound. Res.				
9	306.2 Lake, River & Other				
10	307.2 Wells & Springs		25,903	.00%	0
11	308.2 Infiltr. Galls./Tunnels				
12	309.2 Supply Mains		71,284	.00%	0
13	310.2 Power Generation Eq.		7,261	.00%	0
14	311.2 Pumping Equipment		22,165	.00%	0
15	339.2 Other Plant & Misc. Eq.				
16	WATER TREATMENT PLANT				
17	303.3 Land & Land Rights				
18	304.3 Structures & Improv.				
19	320.3 Water Treatment Equip.		6,787	.00%	0
20	339.3 Other Plant & Misc. Eq.				
21	TRANSMISSION & DISTRIBUTION				
22	303.4 Land & Land Rights				
23	304.4 Structures & Improv.				
24	330.4 Distr. Res. & Standpipes		56,710	.00%	0
25	331.4 Trans. & Distr. Mains		437,651	60.10%	263,049
26	333.4 Services		47,997	.00%	0
27	334.4 Meters & Meter Inst.		30,031	.00%	0
28	335.4 Hydrants		22,716	.00%	0
29	339.4 Other Plant & Misc. Eq.		1		
30	GENERAL PLANT				
31	303.5 Land & Land Rights				
32	304.5 Structures & Improv.				
33	340.5 Office Furniture & Eq.		804	.00%	0
34	340.51 Computer Equip.				
35	341.5 Transportation Equip.				
36	342.5 Stores Equipment				
37	343.5 Tools, Shop & Garage Eq.		112	.00%	0
38	344.5 Laboratory Equipment				
39	345.5 Power Operated Equipment				
40	346.5 Communication Equipment				
41	347.5 Miscellaneous Equipment		269	.00%	0
42	348.5 Other Tangible Plant				
43	PLANT IN SERVICE		741,824		263,049
44	Composite Non-Used & Useful Plant in Service - %			35.46%	

\*Composite Non-Used & Useful Plant in Service - % =  
Total Non-Used & Useful Plant in service/Total Invested Plant in Service

Schedule of Contributions in Aid of Construction By Classification  
Beginning and End of Year Average Balances

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Historic [X] Projected [ ]

Schedule: A-12 (Interim)  
Page 1 of 1  
Preparer: Seidman, F.

Recap Sch: A-1, A-11

Explanation: Provide the ending balances and average of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2)	(3)	1992 CIAC		(6)	(7)	Average 1992 CIAC	
		Balance Ended 12/31/91	Net Additions	Balance Ending 12/31/92	Utility Adjustments	Adjusted Balance 12/31/92	Per Book	Utility Adjustments	Adj. Util. Balance
WATER									
1	Plant Capacity Fees	227,835	130,441	358,276		358,276	293,056		293,056
2	Line/Main Extension Fees	96,075	57,670	153,745		153,745	124,910		124,910
3	Meter Installation Fees	281,828	29,926	311,754		311,754	296,791		296,791
4	Contributed Lines								
5	System Capacity	270,336		270,336		270,336	270,336		270,336
6	Service Connection	321	6,657	6,978		6,978	3,650		3,650
7	Total Water	876,395	224,694	1,101,089		1,101,089	988,742		988,742

Schedule of Accumulated Amortization of CIAC By Classification  
Beginning and End of Year Average Balances

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Historic [X] Projected [ ]

Schedule: A-14 (Interim)  
Page 1\_ of 1\_  
Preparer: Seidman, F.  
Recap Sch: A-1, A-13

Explanation: Provide the ending balances and average of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) 1992 Accumulated Amortization of CIAC				(7) Average 1992 Accum. Amort CIAC				
		(3) Balance Ended 12/31/91	(4) Net Additions	(5) Balance Ending 12/31/92	(6) Utility Adjustments	(8) Per Book Adjustments	(9) Utility Adj. Util. Balance	(10) Per Book Adjustments	(11) Utility Adj. Util. Balance	
WATER										
1	Plant Capacity Fees	31,746	14,879	46,625	( 4,754)	41,871	39,186	( 2,377)	36,809	
2	Line/Main Extension Fees	13,359	7,039	20,398	( 3,760)	16,638	16,879	( 1,880)	14,998	
3	Meter Installation Fees	37,736	3,060	40,796	14,398	55,194	39,266	7,199	46,465	
4	Contributed Lines									
5	System Capacity	35,905	520	36,425	7,629	44,054	36,165	3,815	39,980	
6	Service Connection	107	1,350	1,457	( 1,246)	211	782	( 623)	159	
7	Total Water	<u>118,853</u>	<u>26,848</u>	<u>145,701</u>	<u>12,268</u>	<u>157,969</u>	<u>132,277</u>	<u>6,134</u>	<u>138,411</u>	



Schedule of Water Net Operating Income

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]  
 Historic [X] or Projected [ ]

Schedule B-1 (Interim)  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) 1992 Present Operating Income		(5) 1992 Required Operating Income			(8) Supporting Schedules
		Per Books	Utility Test Year Adjustments	Utility Adjusted Test Yr	Required Revenue Adjustment	Required Revenues	
1	OPERATING REVENUES						
2	Water Sales	307,089	674	307,763	120,935	428,699	39.29%
3	Other Revenue	10,754	( 4,000)	6,754		6,754	.00%
4	Total	317,843	( 3,326)	314,517	120,935	435,453	38.45%
5	Operation & Maintenance	280,907	51,680	332,587		332,587	
6	Depr, net of CIAC Amort.	39,026	( 25,125)	15,147	0	15,147	
7	Amortization	0	22,122	22,122	0	22,122	
8	Taxes Other Than Income	29,326	1,742	31,068	5,442	36,510	
9	Provision for Income Taxes	0	0	0	0	0	
10	OPERATING EXPENSES	349,259	50,420	400,924	5,442	406,366	
11	NET OPERATING INCOME	( 31,416)	( 53,745)	( 86,407)	115,493	29,087	
12	RATE BASE	975,390	( 610,421)	364,970		364,970	A-1
13	RATE OF RETURN	( 3.22%)		( 23.68%)		7.97%	D-1

## Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim  Final   
 Historic  or Projected

Schedule: B-3  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Adjustments	Supporting Schedules
1	OPERATING REVENUE		
2	Adjust revenue to billing analysis.	674	B-1, E-2, E-14
3	Remove misclassified and out of period hydrant installation		
4	fees received from fire department.	( 4,000)	B-1
5	Adjust revenue to produce fair rate of return on test		
6	year rate base.	120,935	E-2, B-1
7	Total adjustment	117,609	
8	OPERATION & MAINTENANCE		
9	Misc adjustments to normalize test year expenses, to reflect		[FOR INTERIM RATES, INCLUDE ONLY
10	expenses to be incurred during period rates will be in effect,		ANNUALIZATION RE TEST YEAR PER-
11	and to recognize additional personnel & related expenses.	51,680	SONNEL AND EXPENSES, B-3 O&M DET
12	Add rate case expense amortization (4 yrs)	0	[EXCLUDE FOR INTERIM RATES]
13	Total adjustment	51,680	
14	DEPRECIATION, net of CIAC AMORTIZATION		
15	Adjust depreciation for test year plant adjustments		
16	and to reflect calculated test year depreciation		
17	expense based on authorized lives applied to		
18	average test year plant.	11,611	B-13, p.1, B-1 [FOR INTERIM RATES, ADJUSTED FOR USED & USEFUL]
19	Adjust CIAC amortization expense for proforma adjustments		
20	to test year CIAC and to reflect calculated test year		
21	amortization based on composite depreciation rates by		
22	type of plant.	13,514	B-13, p.1,3 & 4
23	Total adjustment	25,125	
24	AMORTIZATION		
25	Reflect amortization of expenses incurred, that recur on less		[FOR INTERIM RATES, INCLUDES
26	than an annual basis; includes system analysis, mapping,		ONLY EXPENSES ACTUALLY INCURRED]
27	aerator analysis and hydrological & fire protection studies.		
28	Total adjustment	22,122	B-3, Amort Detail
29	TAXES OTHER THAN INCOME		
30	Adjust RAF's to match adjusted test year revenue.	( 1,473)	B-15
31	Adjust payroll tax to match adjusted payroll on a		B-15 [FOR INTERIM RATES, INCL.
32	proportionate basis.	3,215	ADJUSTMENTS FOR EXISTING EMPLOYEES ONLY]
33	Adjust RAF's for proposed revenue increase.	5,442	B-15
34	Total adjustment	7,184	

## Schedule of Adjustments to Operating Income

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim  Final   
 Historic  or Projected

Schedule: B-3 O&M Detail  
 Page 1\_ of 8\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Summary of Adjustments to O&M - See detail on pages 2 through 7 of this schedule.

	Adjustment -----	Detail Schedule -----
Account 601 - Salaries & Wages	31,121	B-3 O&M Detail, page 2
Account 604 - Employee Pensions & Benefits	14,066	B-3 O&M Detail, page 2
Account 615 - Purchased Power	( 1,592)	B-3 O&M Detail, page 3
Account 631 - Contractual Services - Engineering	0	B-3 O&M Detail, page 4
Account 632 - Contractual Services - Accounting	0	B-3 O&M Detail, page 4
Account 633 - Contractual Services - Legal	0	B-3 O&M Detail, page 4
Account 635 - Contractual Services - Other	0	B-3 O&M Detail, page 5
Account 640 - Rents - Bldgs/Property	1,076	B-3 O&M Detail, page 5
Account 642 - Rental Equipment	2,633	B-3 O&M Detail, page 6
Account 650 - Transportation Expense	0	B-3 O&M Detail, page 6
Account 657 - Insurance - General Liability	0	B-3 O&M Detail, page 7
Account 658 - Insurance - Workmen's Comp.	0	B-3 O&M Detail, page 7
Account 659 - Insurance - Other (Property)	0	B-3 O&M Detail, page 7
Account 670 - Bad Debt Expense	6,276	B-3 O&M Detail, page 7
Account 675 - Misc. Expenses	( 1,902)	B-3 O&M Detail, page 8
Total Adjustment	51,680	

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]  
 Historic [X] or Projected [ ]

Schedule: 8-3 O&M Detail  
 Page 2\_ of 8\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE

Account 601 - Salaries & Wages

Per Books	62,879
Proforma	94,000
Adjustment	31,121

Basis: Reflect a full complement of personnel at full year's salary.

1. Adjust salary for existing personnel to 12 months at current salary levels.

Personnel	Per Books	Current (2) Annual Amount
Admin. Asst.	5,511 (1)	24,000
Bookkeeper	19,800	20,000
Operations Mgr	25,330	32,500
Field Asst #1	12,139	17,500
	62,780	94,000

- (1) Books reflect only 18 weeks salary during 1992  
 (2) Effective 12/1/93

2. Add an additional office worker due to increase in required record keeping; add additional field assistant due to demands of additional sampling requirements, additional flushing, record keeping and cross connect program.

Personnel	Per Books	Annualized Salary
Office Staff	0	
Field Asst #2	0	
	0	0

Account 604 - Employee Pensions & Benefits

	Per Books	Proforma Benefit	Adjust.
Health Benefit	4,359	18,000	[CURRENT EMPLOYEES ONLY, FOR INTERIM RATES]
Pension Benefit	0	0	[EXCLUDE FOR INTERIM RATES]
Education	0	425	(Reclassify from A/C 675)
	4,359	18,425	14,066

Basis: 1. Provide health insurance for all employees and contract manager; provide pension benefits for all employees. During test year, health benefits were paid for only one employee for a year, and partially for a second employee and the contract manager. As of 12/1/93, a health benefit of \$300 per person is being allowed toward each persons individually obtained health insurance plan. Also, a pension plan has been set up for a contribution at the rate of 5% of annual base salary. The contract manager is not included. The above amounts are for the employees existing in 1992 plus the two added in 1993.

2. Provide allowance for employees for education and training. Reclassify Reclassify education expense from Account 675, Misc. Expense. The proforma benefit includes the reclassified amount of \$425.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]  
 Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail  
 Page 3 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 615 - Purchased Power

Per Books	20,522
Proforma	18,930
Adjustment	( 1,592)

Basis: Normalize expense to reflect the actual 12 service months of the test year; reclassify Tallahassee office electric expense from Account 675, Misc. Expense to Account 615; add additional electric expense for operation of Well #3.

1. Normalize expense to reflect the 12 actual service months of the test year.

	Annual Amount
	-----
Service 12/27/91 to 12/29/92	18,192

2. Reclassify Tallahassee office electric expense; assign 50% to non-utility use.

	Annual Amount
	-----
Service 1/9/92 to 1/15/93	1,477
Less 50% for non-utility use	( 738)
	-----
	738

2. Add estimated incremental electric costs for operating Well # 3. Since Well # 3 will be cycling with Wells #1 and #2, it is estimated the incremental cost will be the customer & demand charges only. Gallons pumped & related KWH's are assumed to remain unchanged. [EXCLUDE FOR INTERIM RATES]

	Annual Amount
	-----
Per Rate GSD-1-70	
Customer charge	11.50
Demand Charge	
40 KW at \$3.50/KW	140.00
	-----
Monthly charge	151.50
plus taxes at approx 9.74%	14.76
	-----
Monthly cost	166.26
	x 12
	-----
Annual cost	0

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim  Final   
 Historic  or Projected

Schedule: B-3 O&M Detail  
 Page 4\_ of 8\_  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 631 - Contractual Service - Engineering

-----  
 Per Books                    4,151  
 Proforma                    4,151  
 -----  
 Adjustment                    0 [EXCLUDE FOR INTERIM RATES]

Basis: Remove all expenses except those recognizing retainer agreement with Colony Engineering for ongoing advise on system operations & compliance. Expenses related to specific engineering studies that are non-recurring in nature or or recur less often than annually are included in Account 186, Misc. Deferred Debits and are amortized in accordance with PSC Rule 25-30.433(8). Such expenses are addressed under Amortization on Schedules B-1 and B-3.

Personnel	Reg. Monthly Retainer	Annual Amount
-----	-----	-----
Coloney Engr.	500.00	0 [EXCLUDE FOR INTERIM RATES]

Account 632 - Contractual Service - Accounting

-----  
 Per Books                    31,436  
 Proforma                    31,436  
 -----  
 Adjustment                    0

Basis: Remove all expenses except those associated with the regular accounting services of (1) J. Drawdy who oversees procedures to assure compliance with USOA and accepted accounting practices, and (2) B. Withers who provides expertise regarding tax accounting and accounting related to limited partnerships. Annualize the expenses of Drawdy and Withers based on their respective contracted hourly rates and hours required.

Personnel	Required Hours	Hourly Rate	Annual Amount
-----	-----	-----	-----
J. Drawdy	16 per week	20	16,640
B. Withers	5 per month	100	6,000
			-----
			0 [EXCLUDE FOR INTERIM RATES]

Account 633 - Contractual Service - Legal

-----  
 Per Books                    21,818  
 Proforma                    21,818  
 -----  
 Adjustment                    0 [EXCLUDE FOR INTERIM RATES]

Basis: Remove all one time expenses and replace only with the revised (1/1/93) minimum retainer fee of \$2,000 per month with Gene D. Brown, P.A. This conservatively reflects the time documented by Mr. Brown in recent months. Detailed time records will be kept.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]  
 Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail  
 Page 5 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 635 - Contractual Service - Other

-----  
 Per Books 12,344  
 Proforma 12,344  
 -----

Adjustment 0 [EXCLUDE FOR INTERIM RATES]

Basis: DEP mandated storage tank maintenance program; distribution piping cleanout program; DEP required increase in testing requirements; uniform rental contract.

- DEP has mandated immediate arrangements for ground storage maintenance. Also ongoing maintenance is necessary to preserve the integrity of the elevated tank. Adjust expenses for annual cost of six year maintenance contract covering both tanks.

Annual expense 22,409

- A continuous distribution cleaning program is necessary to maximize pressure, detect leaks and control turbidity. Adjust expenses for annual cost of ten year line cleaning contract.

Annual expense 37,493

- DEP requirements for increased and more reliable water quality testing necessitated contracting for testing services with a different laboratory and arranging for pickup and transportation of samples. Adjust expense to remove test year expenses for lab fees and related transportation and replace with fees quoted by Savannah Laboratories.

Remove:

(1) Test year lab fees ( 2,513)  
 (2) Test year sample transport costs ( 300)

Add:

(1) Savannah lab costs for bi-weekly, quarterly and annual testing 16,917  
 (2) Savannah lab sample pick up and transport costs. 9,805  
 -----

Adjustment 23,909

- Customers have complained of lack of uniforms for field personnel, because without them a customer cannot tell if personnel are authorized to come onto their property. Adjust expenses for annual uniform rental cost.

Annual expense 1,280

Account 640 - Rents - Bldgs/Property

-----  
 Per Books 9,092  
 Proforma 10,168  
 -----

Adjustment 1,076

Basis: Reflect only ongoing rental costs for Tallahassee office and for storage at current rental costs.

Tall. office @ \$ 750 per month 9,000  
 Storage @ \$97.37 per month 1,168  
 -----

10,168

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]  
 Historic [X] or Projected [ ]

Schedule: B-3 O&M Detail  
 Page 6 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 642 - Rental Equipment

Per Books	7,163
Proforma	9,796
	-----
Adjustment	2,633

Basis: Replace periodic backhoe rental with lease/purchase expense and insurance expense for full time availability of new backhoe.

Remove TY rental expense (8 mos)	( 6,779)
Add lease/purch payments (12 mos)	9,094
Add annual insurance cost	319
	-----
Adjustment	2,633

Account 650 - Transportation Expense

Per Books	18,022
Proforma	18,022
	-----
Adjustment	0 [EXCLUDE FOR INTERIM RATES]

Basis: SGI has no vehicles. The proforma expense provides a weekly allowance for each employee to perform required duties. This allowance is in lieu of Utility ownership, maintenance, insurance and operating costs of vehicles.

1. Garrett & Shiver are located at SGI. Both use their own trucks. They have to travel the island daily, perform inspections, tests, maintenance, cross connection searches and inspections, customer calls. They also travel to the mainland for operation, inspection, testing, and maintenance of the supply wells & pumps as well as for some supplies.
2. Hills & Chase are located at the Tallahassee office. They use their own vehicles to go to the banks & post office, purchase supplies & other trips, as needed. Also, Chase administers the cross connect program and must travel periodically to the island.
3. Brown is located at the Tallahassee office. Brown has ultimate responsibility for system, travels as necessary to the island to meet with operations manager, engineers, developers, lenders & regulators.
4. The allowances were reevaluated as of 12/93 and are based on estimated miles each employee is required to drive in performance of duties multiplied by the IRS allowable rate.

Equivalent Miles Based on IRS Allowance of 28 cents per mile

Personnel	Allowance		Equivalent Mileage		
	Per Week	Per Year	Annual	Monthly	Weekly
Garrett	100.00	5,200	18,571	1,548	357
Hills	25.00	1,300	4,643	387	89
Shiver	50.00	2,600	9,286	774	179
Chase	50.00	2,600	9,286	774	179
Brown	75.00	3,900	13,929	1,161	268
		-----			
		15,600			



Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]

Schedule: B-3 O&M Detail  
 Page 7 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

---

 ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)
 

---

## Account 657 - Insurance - General Liability

Per Books	0
Proforma	0
Adjustment	0 [EXCLUDE FOR INTERIM RATES]

Basis: Utility presently does not have any insurance in force. Utility has pursued a search for insurance. Per 8/19/93 quotation, the annual premium for adequate liability insurance is \$17,000.

## Account 658 - Insurance - Workmen's Compensation

Per Books	0
Proforma	0
Adjustment	0 [EXCLUDE FOR INTERIM RATES]

Basis: Utility presently does not have any insurance in force. Utility has pursued a search for insurance. Per 8/19/93 quotation, the annual premium for adequate workmen's compensation insurance is \$4,000.

## Account 659 - Other (Property)

Per Books	0
Proforma	0
Adjustment	0 [EXCLUDE FOR INTERIM RATES]

Basis: Utility presently does not have any insurance in force. Utility has pursued a search for insurance. Per 8/19/93 quotation, the annual premium for adequate property insurance is \$15,000. In addition, company was required to obtain a separate casualty policy for the replacement treatment plant generator at an annual cost of \$502.

## Account 670 - Bad Debt Expense

Per Books	0
Proforma	6,276
Adjustment	6,276

Basis: There is no allowance for bad debt expense on the books for the test year. This adjustment provides for such an allowance based on an analysis, by the company, of the annual uncollectibles to be written off.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim [X] Final [ ]

Schedule: B-3 O&M Detail  
 Page 8 of 8  
 Preparer: Seidman, F.

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

ADJUSTMENTS TO TEST YEAR OPERATING & MAINTENANCE EXPENSE (cont.)

Account 675 - Misc. Expenses

Per Books	21,649
Proforma	19,747
	-----
Adjustment	( 1,902)

Basis: Reclassify electric and education expenses to Accounts 615 and 604, respectively; increase misc. expense for additional telephone, telefax, copy machine, and filing fee, as itemized.

- |  |  |
|--|--|
| 1. Reclassify Tallahassee office electric Expense to Account 615 | ( 1,477)   |
| 2. Reclassify education expense to Account 604                   | ( 425)   |
| 3. Annualize cost of cellular phone service for Brown & Garrett  | Per Books<br>Annualized  |
|  | 0 [EXCLUDE FOR INTERIM RATES]<br>0 [EXCLUDE FOR INTERIM RATES] |
| 4. Add copy and fax machines at island office                    | 0 [EXCLUDE FOR INTERIM RATES]                                  |
| 5. Reflect increased corporate filing fee                        | 0 [EXCLUDE FOR INTERIM RATES]                                  |
|  | -----  |
| Adjustment   | ( 1,902)   |



Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-5 (Interim)  
 Page 1 of 2  
 Preparer: Seidman, F.  
 Recap Schedules: B-1

Line No.	(1) Account No. and Name	(2) Jan	(3) Feb	(4) Mar	(5) Apr	(6) May	(7) Jun	(8) Jul	(9) Aug	(10) Sep	(11) Oct	(12) Nov	(13) Dec	(14) Total Annual
1	601 Sals. & Wages - Empl.	3,984	4,129	4,090	3,359	4,919	4,883	5,911	5,120	5,912	6,662	6,427	7,483	62,879
2	603 Sals. & Wages - Off.	0	0	0	0	0	0	0	0	0	0	0	0	0
3	604 Employee Pens. & Bens.	393	3	381	763	385	0	770	0	391	693	0	580	4,359
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0
5	615 Purchased Power	1,413	1,805	2,515	889	1,560	1,665	1,626	2,129	1,904	1,542	1,582	1,892	20,522
6	616 Fuel for Power Prod.	0	0	0	0	0	0	0	0	0	0	0	0	0
7	618 Chemicals	531	555	0	771	0	725	0	0	923	0	394	0	3,899
8	620 Materials & Supplies	2,537	1,344	258	515	234	1,689	2,505	1,643	2,115	643	520	1,570	15,573
9	631 Contractual Services - Engr.	500	500	2,812	0	0	229	0	0	0	0	0	110	4,151
10	632 Contractual Services - Acct.	2,000	2,000	2,300	2,000	2,000	2,800	3,110	3,220	( 2,014)	5,200	4,980	3,840	31,436
11	633 Contractual Services - Legal	1,000	1,000	0	2,000	1,000	3,711	3,000	2,000	2,372	3,650	1,085	1,000	21,818
12	634 Contractual Services - Mgt.	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
13	635 Contractual Services - Other	1,021	1,305	163	950	391	645	2,308	366	1,470	65	2,740	920	12,344
14	640 Rents - Bldgs/Property	899	1,667	500	587	500	500	658	500	847	750	934	750	9,092
15	642 Rental Equipment	554	554	559	554	554	555	554	1,097	1,097	54	977	54	7,163
16	650 Transportation Expenses	1,200	1,380	1,080	1,137	1,568	1,384	1,742	880	1,340	2,285	2,290	1,736	18,022
17	656 Insurance - Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0
18	657 Insurance - Gen. Liability	0	0	0	0	0	0	0	0	0	0	0	0	0
19	658 Insurance - Workmans Comp.	0	0	0	0	0	0	0	0	0	0	0	0	0
20	659 Insurance - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
21	660 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
22	666 Reg. Comm. Exp. - Rate Case	0	0	0	0	0	0	0	0	0	0	0	0	0
23	667 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
24	670 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
25	675 Misc. Expenses	2,223	929	3,415	2,156	1,274	2,753	2,362	617	1,781	1,215	969	1,955	21,649
26	TOTAL	22,255	21,171	22,073	19,681	18,385	25,539	28,546	21,572	22,138	26,759	26,898	25,890	280,907
27	ADJUSTED TOTAL										Adjusted Total (see p.2 of this schedule)			332,587

-104-

Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: 8-5 (Interim)  
 Page 2\_ of 2  
 Preparer: Seidman, F.  
 Recap Schedules: B-1

28	Summary of Adjustments - See Schedule B-3 O&M Detail (ADJUSTED FOR INTERIM)						
29	601	Sals. & Wages - Empl.	Annualize salaries, add personnel.	Adjustment:	31,121	Adjusted Total:	94,000
30							
31	604	Employee Pensions & Bens.	Provide health, pension and education	Adjustment:	14,066	Adjusted Total:	18,425
32			benefits				
33	615	Purchased Power	Normalize expense, reclassify expense,	Adjustment:	( 1,592)	Adjusted Total:	18,930
34			include impact of 3rd well operation.				
35	631	Contractual Services - Engr.	Remove all expense except Colony Engineering	Adjustment:	0	Adjusted Total:	4,151
36			retainer for ongoing operations advise.				
37	632	Contractual Services - Acct.	Remove all services except ongoing accounting	Adjustment:	0	Adjusted Total:	31,436
38			services of J. Drawdy & B. Withers.				
39	633	Contractual Services - Legal	Reflect revised minimum retainer fee	Adjustment:	0	Adjusted Total:	21,818
40			for G. Brown, P.A. services.				
41	635	Contractual Services - Other	Reflect tank & distribution line maint.	Adjustment:	0	Adjusted Total:	12,344
42			programs, increased water quality testing				
43			requirements & employee uniform contract.				
44	640	Rents - Bldgs/Property	Reflect ongoing office and storage	Adjustment:	1,076	Adjusted Total:	10,168
45			rental expense.				
46	642	Rental Equipment	Lease/purchase backhoe for full time use;	Adjustment:	2,633	Adjusted Total:	9,796
47			remove rental expense for partime use.				
48	650	Transportation Expenses	Adjust transportation allowances based	Adjustment:	0	Adjusted Total:	18,022
49			on employee requirements.				
50	657	Insurance - General Liab.	Purchase of adequate insurance per 8/19/93	Adjustment:	0	Adjusted Total:	0
51			quote. See Sch B-3 O&M Detail, p.7.				
52	658	Insurance - Workmans Comp.	Purchase of adequate insurance per 8/19/93	Adjustment:	0	Adjusted Total:	0
53			quote. See Sch B-3 O&M Detail, p.7.				
54	659	Insurance - Other (Property)	Purchase of adequate insurance per 8/19/93	Adjustment:	0	Adjusted Total:	0
55			quote. See Sch B-3 O&M Detail, p.7.				
56	670	Bad Debt Expense	Reflect allowance for bad debt sufficient	Adjustment:	6,276	Adjusted Total:	6,276
57			to provide for losses from uncollectibles.				
58	675	Misc. Expenses	Reclassify electric & education expenses; add	Adjustment:	( 1,902)	Adjusted Total:	19,748
59			expenses for needed tel. & office services.				
60				Total Adjustment:	51,680	Adjusted O&M Total:	332,587
					=====		=====

-105-

Net Water Depreciation Expense  
 Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Explanation: Provide a schedule of test year depreciation expense non-used & useful by primary account.

Recap Schedules: B-1

Florida Public Service Commission  
 Schedule B-13 (Interim)  
 Page 1 of 4  
 Preparer: Seidman, F.  
 Supporting Schds: A-5, B-13

Line No.	(1) Account No. and Name	(2) Adj. Avg, Plant in Service	(3) Depreciation Rate		(4) Rate %	(5) 1992 Per Book	(6) 1992 Depreciation Expense	
			(3) Life	(4) Rate %			(6) Adjustment	(7) Calculated Expense
1	INTANGIBLE PLANT							
2	301.1 Organization							
3	302.1 Franchises							
4	339.1 Other Plant & Misc. Equipment							
5	SOURCE OF SUPPLY AND PUMPING PLANT							
6	303.2 Land & Land Rights	38,731						
7	304.2 Structures & Improvements	33,538	26	3.85%	1,055	235	1,290	
8	305.2 Collect. & Impound. Reservoirs							
9	306.2 Lake, River & Other Intakes							
10	307.2 Wells & Springs	98,496	27	3.70%	3,316	332	3,648	
11	308.2 Infiltration Galleries & Tunnels							
12	309.2 Supply Mains	210,024	32	3.13%	5,928	635	6,563	
13	310.2 Power Generation Equipment	14,406	17	5.88%	741	106	847	
14	311.2 Pumping Equipment	43,961	17	5.88%	2,263	323	2,586	
15	339.2 Other Plant & Misc. Equipment							
16	WATER TREATMENT PLANT							
17	303.3 Land & Land Rights	5,000						
18	304.3 Structures & Improvements							
19	320.3 Water Treatment Equipment	19,711	17	5.88%	924	235	1,159	
20	339.3 Other Plant & Misc. Equipment							
21	TRANSMISSION & DISTRIBUTION PLANT							
22	303.4 Land & Land Rights	11,087						
23	304.4 Structures & Improvements							
24	330.4 Distr. Reservoirs & Standpipes	371,557	33	3.03%	8,320	2,939	11,259	
25	331.4 Transm. & Distribution Mains	1,363,508	38	2.63%	32,399	3,483	35,882	
26	333.4 Services	168,472	35	2.86%	4,302	511	4,813	
27	334.4 Meters & Meter Installations	82,872	17	5.88%	4,041	834	4,875	
28	335.4 Hydrants	73,506	40	2.50%	1,664	174	1,838	
29	339.4 Other Plant & Misc. Equipment	26	15	6.67%		2	2	
30	GENERAL PLANT							
31	303.5 Land & Land Rights							
32	304.5 Structures & Improvements							
33	340.5 Office Furniture & Equipment	10,264	15	6.67%	593	91	684	
34	340.51 Computer Hardware/Software							
35	341.5 Transportation Equipment							
36	342.5 Stores Equipment							
37	343.5 Tools, Shop & Garage Equipment	441	15	6.67%	28	1	29	
38	344.5 Laboratory Equipment							
39	345.5 Power Operated Equipment							
40	346.5 Communication Equipment							
41	347.5 Miscellaneous Equipment	5,302	15	6.67%	300	53	353	
42	348.5 Other Tangible Plant							
43	TOTAL DEPRECIATION EXPENSE					65,874	9,956	75,830
44	LESS: AMORTIZATION OF CIAC					26,848	13,514	39,116
45	LESS: NON-USED AND USEFUL					0	21,567	21,567
46	NET DEPRECIATION EXPENSE-WATER					39,026	( 25,125)	15,147

Net Water Depreciation Expense  
 Used and Useful Calculations  
 Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] or Projected [ ]

Florida Public Service Commission  
 Schedule: B-13 (Interim)  
 Page 2 of 4  
 Preparer: Seidman, F.  
 Recap Sch: B-1

Explanation: Provide a schedule of test year depreciation expense non-used and useful by primary account.

Line No.	(1) Account No. and Name	(2) Adjusted Depr. Exp.	(3) (4) Non-Used & Useful Dep. Exp.	
			Percentage	Amount
1	INTANGIBLE PLANT			
2	301.1 Organization			
3	302.1 Franchises			
4	339.1 Other Plant & Misc. Equipment			
5	SOURCE OF SUPPLY AND PUMPING PLANT			
6	303.2 Land & Land Rights			
7	304.2 Structures & Improvements	1,290	.00%	0
8	305.2 Collect. & Impound. Reservoirs			
9	306.2 Lake, River & Other Intakes			
10	307.2 Wells & Springs	3,648	.00%	0
11	308.2 Infiltration Galleries & Tunnels			
12	309.2 Supply Mains	6,563	.00%	0
13	310.2 Power Generation Equipment	847	.00%	0
14	311.2 Pumping Equipment	2,586	.00%	0
15	339.2 Other Plant & Misc. Equipment			
16	WATER TREATMENT PLANT			
17	303.3 Land & Land Rights			
18	304.3 Structures & Improvements			
19	320.3 Water Treatment Equipment	1,159	.00%	0
20	339.3 Other Plant & Misc. Equipment			
21	TRANSMISSION & DISTRIBUTION PLANT			
22	303.4 Land & Land Rights			
23	304.4 Structures & Improvements			
24	330.4 Distr. Reservoirs & Standpipes	11,259	.00%	0
25	331.4 Transm. & Distribution Mains	35,882	60.10%	21,567
26	333.4 Services	4,813	.00%	0
27	334.4 Meters & Meter Installations	4,875	.00%	0
28	335.4 Hydrants	1,838	.00%	0
29	339.4 Other Plant & Misc. Equipment	2	.00%	0
30	GENERAL PLANT			
31	303.5 Land & Land Rights			
32	304.5 Structures & Improvements			
33	340.5 Office Furniture & Equipment	684	.00%	0
34	340.51 Computer Hardware/Software			
35	341.5 Transportation Equipment			
36	342.5 Stores Equipment			
37	343.5 Tools, Shop & Garage Equipment	29	.00%	0
38	344.5 Laboratory Equipment			
39	345.5 Power Operated Equipment			
40	346.5 Communication Equipment			
41	347.5 Miscellaneous Equipment	353	.00%	0
42	348.5 Other Tangible Plant			
43	TOTALS	75,830		21,567
44	Composite Non-Used & Useful Net Depreciation - %		28.44%	
*Composite Non-Used & Useful Net Depreciation - %				
Total Non-Used & Useful Depreciation Expense/Total Depr. Exp. on Invested Plant in Service				

Net Water Depreciation Expense  
 Calculation of CIAC Amortization Expense

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Historic [X] Projected [ ]

Schedule: B-13 (Interim)  
 Page 3 of 4  
 Supporting Schedules: A-12, B-13  
 Recap Schedules: B-13

Explanation: Provide a schedule that shows the calculations of CIAC amortization expense.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Line No.	WATER CIAC Classifications	1992 Avg. Adj. CIAC Balance	Per Book Amort Expense	CIAC Amort Composite Rate	Calculated Amort Expense	Adjust. from Book	Adjusted CIAC Amort.
1	Plant Capacity Fees	293,056	14,879	3.46%	10,125	( 4,754)	10,125
2	Line/Main Extension Fees	124,910	7,039	2.62%	3,279	( 3,760)	3,279
3	Meter Installation Fees	296,791	3,060	5.88%	17,458	14,398	17,458
4	Contributed Lines			2.62%			
5	System Capacity	270,336	520	3.01%	8,149	7,629	8,149
6	Service Connection	3,650	1,350	2.86%	104	( 1,246)	104
7	Total	988,742 =====	26,848 =====		39,116 =====	13,514 =====	39,116 =====

NOTES:

1. Column (2) is from A-12. Column (3) is from A-14. Columns (4) and (5) are from B-13, page 4 of 4.
2. The resulting CIAC amortization expense is subtracted from the depreciation expense at the bottom of B-13, page 1 of 4.



Net Water Depreciation Expense  
Development of Composite CIAC Amortization Rates

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Historic [X] Projected [ ]

Schedule: B-13 (Interim)  
Page 4 of 4  
Supporting Schedules: A-5, A-12  
Recap Schedules: B-13

Explanation: Provide a schedule that shows the development of composite CIAC amortization rates for the test year.

Line No.	(1) WATER CIAC Classifications and Associated Plant Accounts	(2) Average Adjusted Plant	(3) Composite CIAC Amort. Rate		(4) Composite Amort. Rate (3)/(2)
			Average Adjusted Dep. Exp.		
1	PLANT CAPACITY FEES				
2	304.2 Structures & Improvements	33,538	1,290		3.85%
3	305.2 Collect. & Impound. Reservoirs				.00%
4	306.2 Lake, River & Other Intakes				.00%
5	307.2 Wells & Springs	98,496	3,648		3.70%
6	308.2 Infiltration Galleries & Tunnels				.00%
7	309.2 Supply Mains	210,024	6,563		3.13%
8	310.2 Power Generation Equipment	14,406	847		5.88%
9	311.2 Pumping Equipment	43,961	2,586		5.88%
10	339.2 Other Plant & Misc. Equipment				.00%
11	304.3 Structures & Improvements				.00%
12	320.3 Water Treatment Equipment	19,711	1,159		5.88%
13	339.3 Other Plant & Misc. Equipment				.00%
14	330.4 Distr. Reservoirs & Standpipes	371,557	11,259		3.03%
15	COMPOSITE RATE	791,692	27,353		3.46%
16	LINE/MAIN EXTENSION FEES AND CONTRIB. LINES				=====
17	304.4 Structures & Improvements				.00%
18	331.4 Transm. & Distribution Mains	1,363,508	35,882		2.63%
19	335.4 Hydrants	73,506	1,838		2.50%
20	339.4 Other Plant & Misc. Equipment	26	2		6.67%
21	COMPOSITE RATE	1,437,039	37,721		2.62%
22	METER INSTALLATION FEES				=====
23	334.4 Meters & Meter Installations	82,872	4,875		5.88%
24	COMPOSITE RATE	82,872	4,875		5.88%
25	SERVICE CONNECTION				=====
26	333.4 Services	168,472	4,813		2.86%
27	COMPOSITE RATE	168,472	4,813		2.86%
28	OTHERS:				
29	(Weighted Average of the above Composite Rates				
30	Plant Capacity Fees (line 15)	791,692	27,353		3.46%
31	Line/Main Ext. & Contrib. Lines (Line 21)	1,437,039	37,721		2.62%
32	Meter Installation Fees (line 24)	82,872	4,875		5.88%
33	Service Installation Fees (line 27)	168,472	4,813		2.86%
34	COMPOSITE RATE	2,480,074	74,763		3.01%

NOTES:

1. The above classifications of associated plant accounts into different CIAC classes provide the basis for calculating composite CIAC amortization rates.
2. The composite CIAC amortization rate for the "Other" CIAC class is calculated by taking the weighted average of all composite rates.
3. These composite rates are used to calculate CIAC amortization expense in the preceding page B-13, page 3 of 4.

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Interim  Final   
 Historic  Projected

Schedule B-15 (Interim)  
 Page 1 of 1  
 Preparer: Seidman, F.

Explanation: Complete the following schedule of all taxes other than income.  
 For all allocations, provide description of allocation and calculations.

Line No.	(1) Description	(2) Regulatory Assessment Fees (RAFs)	(3) Payroll Taxes	(4) Real Estate & Personal Property	(5) Other	(6) Total
WATER						
1	Test Year Per Books	15,626	6,496	7,204		29,326
-----						
Adjustments to Test Year (Explain)						
2	Adjust RAF to match revenue	( 1,473)				( 1,473)
3	PR Tax assoc. with Payroll Adj.		3,215			3,215
4						
5						
-----						
6	Total Test Year Adjustments	( 1,473)	3,215			1,742
-----						
7	Adjusted Test Year	14,153	9,711	7,204		31,068
8	RAFs Assoc. with Revenue Increase	5,442				5,442
-----						
9	Total Balance	19,595	9,711	7,204		36,510
=====						

Schedule of Requested Cost of Capital  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: June, 1992  
Schedule Year Ended: 12/31/9290  
Historic [X] or Projected [ ]

Schedule: D-1 (Interim)  
Page 1\_ of 1\_  
Preparer: Seidman, F.

Subsidiary [ ] or Consolidated [ ]

Explanation: Provide a schedule which calculates the requested Cost of Capital on a beginning and end of year average basis. If a year-end basis is used submit an additional schedule reflecting year-end calculations.

Line No.	Class of Capital	(1) Reconciled To Requested Rate Base	(2) Ratio	(3) Cost Rate	(4) Weighted Cost
1	Long Term Debt	309,089	87.30%	7.68%	6.70%
2	Short Term Debt	29,581	8.35%	10.98%	.92%
3	Preferred Stock		.00%	.00%	.00%
4	Customer Deposits	15,386	4.35%	8.00%	.35%
5	Common Equity		.00%	.00%	.00%
6	Tax Credits - Zero Cost		.00%	.00%	.00%
7	Tax Credits - Wtd. Cost		.00%	.00%	.00%
8	Accum. Deferred Income Taxes		.00%	.00%	.00%
9	Other (Explain)		.00%	.00%	.00%
10	Total	354,056	100.00%		7.97%

Supporting Schedules: D-2, D-4 & D-5  
Recap Schedules: A-1, A-2

Reconciliation of Capital Structure to Requested Rate Base  
Beginning and End of Year Average

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
Docket No.:  
Test Year Ended: 12/31/92  
Schedule Year Ended: 12/31/92  
Historic [X] or Projected [ ]

Schedule: D-2 (Interim)  
Page 1 of 1  
Preparer: Seidman, F.

Explanation: Provide a reconciliation of the simple average capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Test Year Average \$(000)	(3) Reconciliation Adjustments			(6) Reconciled To Requested Rate Base
			(4) Specific \$(000)	(5) Prorata * (actual cust. deposits)	(6) Reconciled To Requested Rate Base	
1	Long Term Debt	3,940,451	( 3,631,361)	Sch A-1, A-2 87.30%	309,089	
2	Short Term Debt	377,116	( 347,535)	Sch A-1, A-2 8.35%	29,581	
3	Preferred Stock	0	0	Sch A-1, A-2 .00%		
4	Common Equity	(4,628,066)	4,628,066	Sch A-1, A-2 .00%		
5	Customer Deposits	15,386	0	Sch A-1, A-2 4.35%	15,386	
6	Tax Credits - Zero Cost	0	0	Sch A-1, A-2 .00%		
7	Tax Credits - Wtd. Cost	0	0	Sch A-1, A-2 .00%		
8	Accum. Deferred Income Tax	0	0	Sch A-1, A-2 .00%		
9	Other: Add back negative equity	4,628,066	( 4,628,066)	Sch A-1, A-2 .00%		
10	Total	4,332,953	( 3,978,896)	100.00%	354,056	

\* List corresponding adjustments to rate base below:

Description	Amount
Line 9 - Other: Consistent with Order No. 21122, the negative equity balance is added back, and the capital structure is considered 100% debt.	

Supporting Schedules: A-19, D-3, D-4, D-5, D-7  
Recap Schedules: D-1

## Simple Average Cost of Short-Term Debt

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd.

Schedule: D-4 (Interim)

Docket No:

Page 1 of 1

Test Year Ended: December 31, 1992

Preparer: Seidman

Utility [X] or Parent [ ]

Historic [X] or Projected [ ]

Explanation: Provide the following information on a beginning and end of year average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	Lender	(1) Total Interest Expense	(2) Maturity Date	(3) Simple Average Amt. Outstanding	(4) Effective Cost Rate
1	Wallace Pump #1	1,082	10/13/86	6,053	17.88%
2	Fleet Financial	635	08/ /93	2,965	21.41%
3	Rhema Business Services	722	08/14/90	6,014	12.01%
4	Ardman	565	10/02/90	4,709	12.00%
5	Pruitt Humphress	9,403	07/15/90	82,115	11.45%
6	Regional Land	20,328	06/01/93	203,279	10.00%
7	Wallace Pump #2	1,591	10/13/86	7,796	20.41%
8	Harris 3M	53	06/ /88	295	17.95%
9	Total per Books	34,379		313,226	10.98%
10	NOTE: Excludes \$1,004.71 debt, written off in 9/92, related to a used truck that was not				
11	on the books in the test year.				
12	Proforma Note Associated with Well # 3 Construction: [EXCLUDE FOR INTERIM RATES]				
13	Sailfish Enterprises	11,500	6/30/94	63,890	18.00%
14	Total Proforma	45,879		377,116	12.17%

Recap Schedules: A-19,D-2

Rate Schedule

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd  
 Docket No.:  
 Test Year Ended: 12/31/92  
 Water [X] or Sewer [ ]

Schedule: E-1 (Interim)  
 Page 1\_of 1\_  
 Preparer: Seidman, F.

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

(1) Class/Meter Size	(2) Present Rates	(3) Proposed Rates
	BFC (per Month)	BFC (per Month)
Water Service		
-----		
Residential and General Service		
5/8" x 3/4"	\$ 14.05	\$ 19.57
1"	35.11	48.91
1-1/2"	70.24	97.84
2"	12.37	156.53
3" Compound	224.74	313.05
3" Turbine	245.81	342.40
4" Compound	351.16	489.27
4" Turbine	421.39	586.97
6" Compound	702.31	978.55
6" Turbine	877.89	1,222.86
8" Compound	1,123.70	1,565.68
8" Turbine	1,264.17	1,761.38
10" Compound	1,615.33	2,250.66
10" Turbine	2,036.72	2,837.79
12" Compound	3,019.96	4,207.75
Gallage Charge per MG	1.67	2.33

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Company: St. George Island Utility Co., Ltd

Schedule E-2 (Interim)

Docket No.:

Page 1 of 1

Test Year Ended: 12/31/92

Preparer: Seidman, F.

Water [X] or Sewer [ ]

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any difference between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

(1) Class/Meter Size	(2) Number Bills	(3) Consumption in MG	(4) Present Rate	(5) Revenues at Present Rates	(6) Proposed Rate	(7) Revenues at Proposed Rates
Residential						
5/8"x3/4"	11,592	47,472	14.05 (1)	162,868	19.57 (1)	226,866
1"	60	1,027	35.11 (1)	2,107	48.91 (1)	2,934
M Gallons		48,499	1.67 (2)	80,993	2.33 (2)	112,820
Total Residential	11,652	48,499		245,968		342,620
Average Bill				21.11		29.40
General Service						
5/8"x3/4"	492	7,368	14.05 (1)	6,913	19.57 (1)	9,629
1"	51	1,246	35.11 (1)	1,791	48.91 (1)	2,494
1 1/2"	9	117	70.24 (1)	632	97.84 (1)	881
2"	24	349	112.37 (1)	2,697	156.53 (1)	3,757
3" Compound	12	109	224.74 (1)	2,697	313.05 (1)	3,757
3" Turbine	12	559	245.81 (1)	2,950	342.40 (1)	4,109
4" Turbine	12	4,833	421.39 (1)	5,057	586.97 (1)	7,044
6" Turbine	12	2,500	877.89 (1)	10,535	1,222.86 (1)	14,674
M Gallons		17,081	1.67 (2)	28,525	2.33 (2)	39,734
Total Gen. Serv.	624	17,081		61,795		86,078
Average Bill				99.03		137.95
Totals	12,276	65,580		307,763		428,698
Unbilled Revenues						
Other Revenue				5,231		1,231
Misc. Serv. Charges				5,523		5,523
Total Revenue				318,517		435,452
Booked Revenue				317,843		
Difference (Explain)	Unreconciled posting differences			674		

Notes: (1) Base Facility Charge  
(2) Gallonage Charge

NOTE: FOR INTERIM RATES, RATES ARE INCREASED ACROSS THE BOARD ON A PERCENTAGE BASIS