

**Zephyr Shores
Water and Sewer**

Docket No. 080121-WS

Application to Increase Rates and Charges
For a "Class A" Utility
In

Pasco County, Florida

VOLUME 1

Containing
Financial, Rate and Engineering
Minimum Filing Requirements

Historical Test Year Ending December 31, 2007
Year-End Balances and 13-Month Averages

- CMP _____
- COM _____
- CTR _____
- EUR** _____
- ELL _____
- OPC _____
- PCA _____
- SOP _____
- SBA _____
- SEC _____
- OTD _____

Aqua Utilities Florida, Inc.

Filed May 2008

DOCUMENT NUMBER - DATE

04405 MAY 22 08

FPSC-COMMISSION CLERK



Zephyr Shores
RATE BASE

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Schedule of Water Rate Base

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: A-1

Page: 1 of 1

Preparer: R Griffin/J Guastella

Explanation: Provide the calculation of the average Water rate base for the test year, showing all adjustments.
All non-used and useful items should be reported as Plant Held For Future Use.

Line No.	Description	(1)	(2)	(3)	(4)	(5)	(6)	(7)
			Historical Test Year 2007			Pro Forma Test Year		
		Average Balance Per Books	Average Balance	Adjustments	Adjusted Average Balance	Adjustments	Adjusted Average Balance	Supporting Schedules
1	Utility Plant in Service	240,638		29,254	269,892	84,090	353,982	A-5
2	Utility Land & Land Rights	0		0	0	0	0	A-5
3	Less: Non-Used & Useful Plant	0		0	0	0	0	A-7
4	Construction Work in Progress	0		0	0	0	0	
5	Less: Accumulated Depreciation	(7,519)		(3,939)	(11,458)	25,677	14,220	A-9
6	Less: CIAC	(49,490)		0	(49,490)	0	(49,490)	A-12
7	Accumulated Amortization of CIAC	25,160		1,014	26,174	0	26,174	A-14
8	Acquisition Adjustments	0		0	0	0	0	
9	Less: Accum. Amort. of Acq. Adjustments	0		0	0	0	0	
10	Less: Advances For Construction			0	0	0	0	A-16
11	Working Capital Allowance	0		55,433	55,433	21,327	76,760	A-17, A-3
12	Total Rate Base	208,789		81,762	290,551	131,094	421,645	

Schedule of Sewer Rate Base

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical 2007 & Pro Forma

Schedule: A-2
 Page: 1 of 1
 Preparer: R Griffin/J Guastella

Explanation: Provide the calculation of the average Sewer rate base for the test year, showing all adjustments.
 All non-used and useful items should be reported as Plant Held For Future Use.

(1) Line No. Description	(2) Historical Test Year 2007		(4) Adjusted Average Balance	(5) Pro Forma Test Year		(7) Supporting Schedules
	Average Balance Per Books	(3) Adjustments		Adjustments	(6) Adjusted Average Balance	
1 Utility Plant in Service	302,575	29,029	331,604	8,010	339,614	A-6
2 Utility Land & Land Rights	44,384	0	44,384	0	44,384	A-6
3 Less: Non-Used & Useful Plant	0	0	0	0	0	A-7
4 Construction Work in Progress	0	0	0	0	0	
5 Less: Accumulated Depreciation	(149,424)	(3,870)	(153,294)	(28)	(153,322)	A-10
6 Less: CIAC	(83,828)	0	(83,828)	0	(83,828)	A-12
7 Accumulated Amortization of CIAC	40,407	1,592	41,999	0	41,999	A-14
8 Acquisition Adjustments	0	0	0	0	0	
9 Less: Accum. Amort. of Acq. Adjustments	0	0	0	0	0	
10 Less: Advances For Construction		0	0	0	0	A-16
11 Working Capital Allowance	0	55,094	55,094	21,163	76,257	A-17, A-3
12 Total Rate Base	<u>154,114</u>	<u>81,845</u>	<u>235,959</u>	<u>29,146</u>	<u>265,105</u>	

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected [X]

Schedule: A-3

Page: 1 of 2

Preparer: R Griffin/J Guastella

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

Line No.	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1	UTILITY PLANT IN SERVICE			A-5, A-6
2	Allocation of Corporate IT	26,209	26,007	
3	Allocation of Corp Structures & Improvements	3,045	3,022	
4		-	-	
5		-	-	
6	Total 2007 Adjustments	<u>29,254</u>	<u>29,029</u>	
7				
8	Pro Forma Adjustments			
9	Allocation of Corporate IT	8,072	8,010	
10	Meter replacement cost	105,420	NA	
11	(Less) Retirement of existing meters	(29,402)	NA	
12		-	-	
13		-	-	
14		-	-	
15		-	-	
16	Total Pro Forma Adjustments	<u>84,090</u>	<u>8,010</u>	
17				
18	UTILITY LAND & LAND RIGHTS			A-5, A-6
19		-	-	
20	Total 2007 Adjustments	<u>-</u>	<u>-</u>	
21				
22	NON-USED & USEFUL			A-7
23	To reflect calculated Adjusted NU&U amounts	-	-	
24		-	-	
25	CONSTRUCTION WORK IN PROGRESS			
26	Not Applicable	-	-	
27		-	-	
28	ACCUMULATED DEPRECIATION			A-9, A-10
29	Allocation of Corporate IT	3,587	3,560	
30	Allocation of Corp Structures & Improvements	313	310	
31		-	-	
32	PSC Depr Rate Correction	39	-	
33		-	-	
34	Total 2007 Adjustments	<u>3,939</u>	<u>3,870</u>	
35				
36	Pro Forma Adjustments			
37	New PCs, Network & Telephone Upgrade	28	28	
38	Meter Replacements			
39	Retirement of existing meters	(29,402)	NA	
40	6 Month Net Acc Depr (Addns less Retirements)	1,900	NA	
41	Salvage	1,796	NA	
42		-	-	
43		-	-	
44		-	-	
45		-	-	
46	Total Pro Forma Adjustments	<u>(25,677)</u>	<u>28</u>	
47				

Schedule of Adjustments to Rate Base

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected [X]

Schedule: A-3
Page: 2 of 2
Preparer: R Griffin/J Guastella

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

Line No.	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1	CIAC			A-12
2		-	-	
3	Total 2007 Adjustments	<u>-</u>	<u>-</u>	
4				
5	Pro Forma Adjustments			
6		-	-	
7	Total Pro Forma Adjustments	<u>-</u>	<u>-</u>	
8				
9	ACCUMULATED AMORTIZATION OF CIAC			A-14
10		-	-	
11	PSC Depr Rate Correction	1,014	1,592	
12	Total 2007 Adjustments	<u>1,014</u>	<u>1,592</u>	
13				
14	Pro Forma Adjustments			
15		-	-	
16	Total Pro Forma Adjustments	<u>-</u>	<u>-</u>	
17				
18	ACQUISITION ADJUSTMENTS			
19	Not Applicable	-	-	
20				
21	ACCUMULATED AMORT. OF ACQ. ADJUSTMENTS			
22	Not Applicable	-	-	
23				
24	ADVANCES FOR CONSTRUCTION			A-16
25	Not Applicable	-	-	
26				
27	WORKING CAPITAL ALLOWANCE			A-17
28				
29	2007 Based on Balance Sheet method; details A-17	55,433	55,094	
30				
31	Pro Forma Adjustments			
32	Deferred Rate Case Expense	21,327	21,163	

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

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-4
Page: 1 of 2
Preparer: R Griffin

Explanation: Provide the annual balance of the original cost of Water 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.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Retirements		
4	Adjustments		
5	12/31/96 Balance	_____	_____
	1997		
6	Additions		
7	Retirements		
8	Adjustments		
9	12/31/97 Balance	_____	_____
	1998		
10	Additions		
11	Retirements		
12	Adjustments		
13	12/31/98 Balance	_____	_____
	1999		
14	Additions		
15	Retirements		
16	Adjustments		
17	12/31/99 Balance	_____	_____
	2000		
18	Additions		
19	Retirements		
20	Adjustments		
21	12/31/00 Balance	_____	_____
	2001		
22	Additions		
23	Retirements		
24	Adjustments		
25	12/31/01 Balance	_____	_____

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

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Projected Test Year Ending 12/31/07

Schedule: A-4
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-4 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
26	Additions		
27	Retirements		
28	Adjustments		
29	12/31/02 Balance		
	2003		
30	Additions		
31	Retirements		
32	Adjustments		
33	06/30/04 Amend. Order Balance	228,284	341,841
	2004		
34	Additions	0	0
35	Retirements	0	0
36	Adjustments	(1)	0
37	12/31/04 Balance	228,283	341,841
	2005		
38	Additions	0	0
39	Retirements	0	0
40	Adjustments	0	0
41	12/31/05 Balance	228,283	341,841
	2006		
42	Additions	15,368	3,176
43	Retirements	(6,399)	0
44	Adjustments	0	0
45	12/31/06 Balance	237,252	345,017
	2007		
46	Additions	8,391	8,363
47	Retirements	(4,273)	(896)
48	Adjustments	0	0
49	Allocations	34,149	33,887
50	12/31/07 Balance	275,519	386,370

Supporting Schedules: A-5, A-6

Schedule of Water Plant in Service By Primary Account

Florida Public Service Commission

Test Year Average balance

Zephyr Shores

Schedule: A-5

Docket No. 080121-WS

Page: 1 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Explanation: Provide the Average Water Plant in Service by Primary Account and the calculation of the Average Non-Used and Useful Plant in Service.

Line No.	Acct No.	(1) Account Name	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Useful Balance	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1		INTANGIBLE PLANT						
2	301.1	Organization	0	0.00%	0	0	0.00%	0
3	302.1	Franchises	1,061	0.00%	0	0	0.00%	0
4	339.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		SOURCE OF SUPPLY & PUMPING PLANT						
6	303.2	Land & Land Rights	0	0.00%	0	0	0.00%	0
7	304.2	Structures & Improvements	0	0.00%	0	0	0.00%	0
8	305.2	Collect. & Impound Reservoirs	0	0.00%	0	0	0.00%	0
9	306.2	Lake, River & Other Intakes	0	0.00%	0	0	0.00%	0
10	307.2	Wells & Springs	8,602	0.00%	0	0	0.00%	0
11	308.2	Infiltration Galleries & Tunnels	0	0.00%	0	0	0.00%	0
12	309.2	Supply Mains	23,475	0.00%	0	0	0.00%	0
13	310.2	Power Generation Equipment	0	0.00%	0	0	0.00%	0
14	311.2	Pumping Equipment	0	0.00%	0	0	0.00%	0
15	339.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		WATER TREATMENT PLANT						
17	303.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	304.3	Structures & Improvements	39,501	0.00%	0	0	0.00%	0
19	311.3	Pumping Equipment	22,136	0.00%	0	0	0.00%	0
20	320.3	Water Treatment Equipment	1,141	0.00%	0	0	0.00%	0
21	339.3	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
22		TRANSMISSION & DISTRIBUTION PLANT						
23	303.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
24	304.4	Structures & Improvements	0	0.00%	0	0	0.00%	0
25	311.4	Pumping Equipment	0	0.00%	0	0	0.00%	0
26	330.4	Distr. Reservoirs & Standpipes	63,092	0.00%	0	0	0.00%	0
27	331.4	Transm. & Distribution Mains	50,213	0.00%	0	0	0.00%	0
28	333.4	Services	2,015	0.00%	0	0	0.00%	0
29	334.4	Meters & Meter Installations	29,402	0.00%	0	76,018	0.00%	0
30	335.4	Hydrants	0	0.00%	0	0	0.00%	0
31	336.4	Backflow Prevention	0	0.00%	0	0	0.00%	0
32	339.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
33		GENERAL PLANT						
34	303.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
35	304.5	Structures & Improvements	3,045	0.00%	0	0	0.00%	0
36	340.5	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
37	340.51	Computer Equipment	26,209	0.00%	0	8,072	0.00%	0
38	341.5	Transportation Equipment	0	0.00%	0	0	0.00%	0
39	342.5	Stores Equipment	0	0.00%	0	0	0.00%	0
40	343.5	Tools, Shop & Garage Equipment	0	0.00%	0	0	0.00%	0
41	344.5	Laboratory Equipment	0	0.00%	0	0	0.00%	0
42	345.5	Power Operated Equipment	0	0.00%	0	0	0.00%	0
43	346.5	Communication Equipment	0	0.00%	0	0	0.00%	0
44	347.5	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
45	348.5	Other Tangible Plant	0	0.00%	0	0	0.00%	0
46		TOTAL	<u>269,892</u>		<u>0</u>	<u>84,090</u>		<u>0</u>

Schedule of Water Plant In Service By Primary Account

Test Year Average balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: A-5

Page: 2 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Water Plant in Service by primary account for each month of the Historical Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475
13	310.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	311.2	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501
19	311.3	Pumping Equipment	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136
20	320.3	Water Treatment Equipment	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092
27	331.4	Transm. & Distribution Mains	46,826	50,028	50,028	50,028	50,028	50,028	50,131	50,944	50,944	50,944	50,944	50,944	50,944	50,213
28	333.4	Services	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015
29	334.4	Meters & Meter Installations	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402
30	335.4	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46		TOTAL	237,252	240,454	240,454	240,454	240,454	240,454	240,556	241,370	241,370	241,370	241,370	241,370	241,370	240,638
47		Subtotal Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Schedule of Water Plant in Service By Primary Account
 Test Year Average balance
 Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission
 Schedule: A-5
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Water Plant in Service by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602	8,602
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475	23,475
13	310.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	311.2	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501	39,501
19	311.3	Pumping Equipment	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136	22,136
20	320.3	Water Treatment Equipment	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141	1,141
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092	63,092
27	331.4	Transm. & Distribution Mains	46,826	50,028	50,028	50,028	50,028	50,028	50,131	50,944	50,944	50,944	50,944	50,944	50,944	50,213
28	333.4	Services	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015	2,015
29	334.4	Meters & Meter Installations	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402	29,402
30	335.4	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	2,946	3,005	3,005	3,005	3,005	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,077	3,045
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	20,703	21,657	23,597	23,873	24,563	25,094	25,937	26,495	28,211	29,276	29,534	30,702	31,072	26,209
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46		TOTAL	260,901	265,116	267,056	267,332	268,022	268,625	269,570	270,942	272,658	273,723	273,981	275,149	275,519	269,892
47		Subtotal Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Schedule of Sewer Plant in Service By Primary Account

Florida Public Service Commission

Test Year Average balance

Schedule: A-6

Zephyr Shores

Page: 1 of 3

Docket No. 080121-WS

Preparer: R Griffin/J Guastella

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Explanation: Provide the Average Sewer Plant in Service by Primary Account and the calculation of the Average Non-Used and Useful Plant in Service

Line No.	Acct No.	Account Name	(1) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Balance	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1		INTANGIBLE PLANT						
2	351.1	Organization	2,695	0.00%	0	0	0.00%	0
3	352.1	Franchises	503	0.00%	0	0	0.00%	0
4	389.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		COLLECTION PLANT						
6	353.2	Land & Land Rights	43,036	0.00%	0	0	0.00%	0
7	354.2	Structures & Improvements	0	0.00%	0	0	0.00%	0
8	355.2	Power Generation Equipment	0	0.00%	0	0	0.00%	0
9	360.2	Collection Sewers - Force	133,611	0.00%	0	0	0.00%	0
10	361.2	Collection Sewers - Gravity	3,349	0.00%	0	0	0.00%	0
11	362.2	Special Collecting Structures	0	0.00%	0	0	0.00%	0
12	363.2	Services to Customers	1,304	0.00%	0	0	0.00%	0
13	364.2	Flow Measuring Devices	0	0.00%	0	0	0.00%	0
14	365.2	Flow Measuring Installations	0	0.00%	0	0	0.00%	0
15	389.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		SYSTEM PUMPING PLANT						
17	353.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	354.3	Structures & Improvements	0	0.00%	0	0	0.00%	0
19	355.3	Power Generation Equipment	0	0.00%	0	0	0.00%	0
20	370.3	Receiving Wells	29,781	0.00%	0	0	0.00%	0
21	371.3	Pumping Equipment	2,330	0.00%	0	0	0.00%	0
22	389.3	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
23		TREATMENT AND DISPOSAL PLANT						
24	353.4	Land & Land Rights	1,348	0.00%	0	0	0.00%	0
25	354.4	Structures & Improvements	0	0.00%	0	0	0.00%	0
26	355.4	Power Generation Equipment	0	0.00%	0	0	0.00%	0
27	380.4	Treatment & Disposal Equipment	0	0.00%	0	0	0.00%	0
28	381.4	Plant Sewers	0	0.00%	0	0	0.00%	0
29	382.4	Outfall Sewer Lines	0	0.00%	0	0	0.00%	0
30	389.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
31		RECLAIMED WATER TREATMENT PLANT						
32	353.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
33	354.5	Structures & Improvements	0	0.00%	0	0	0.00%	0
34	355.5	Power Generation Equipment	0	0.00%	0	0	0.00%	0
35	371.5	Pumping Equipment	128,156	0.00%	0	0	0.00%	0
36	374.5	Reuse Distribution Reservoirs	0	0.00%	0	0	0.00%	0
37	380.5	Treatment & Disposal Equipment	0	0.00%	0	0	0.00%	0
38	381.5	Plant Sewers	0	0.00%	0	0	0.00%	0
39	389.5	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
40		RECLAIMED WATER DISTRIBUTION PLANT						
41	352.6	Franchises	0	0.00%	0	0	0.00%	0
42	353.6	Land & Land Rights	0	0.00%	0	0	0.00%	0
43	354.6	Structures & Improvements	0	0.00%	0	0	0.00%	0
44	355.6	Power Generation Equipment	0	0.00%	0	0	0.00%	0
45	366.6	Reuse Services	0	0.00%	0	0	0.00%	0
46	367.6	Reuse Meters & Meter Installations	0	0.00%	0	0	0.00%	0
47	371.6	Pumping Equipment	0	0.00%	0	0	0.00%	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0.00%	0	0	0.00%	0
49	389.6	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
50		GENERAL PLANT						
51	353.7	Land & Land Rights	0	0.00%	0	0	0.00%	0
52	354.7	Structures & Improvements	3,022	0.00%	0	0	0.00%	0
53	390.7	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
54	390.71	Computer Equipment	26,007	0.00%	0	8,010	0.00%	0
55	391.7	Transportation Equipment	0	0.00%	0	0	0.00%	0
56	392.7	Stores Equipment	0	0.00%	0	0	0.00%	0
57	393.7	Tools, Shop & Garage Equipment	846	0.00%	0	0	0.00%	0
58	394.7	Laboratory Equipment	0	0.00%	0	0	0.00%	0
59	395.7	Power Operated Equipment	0	0.00%	0	0	0.00%	0
60	396.7	Communication Equipment	0	0.00%	0	0	0.00%	0
61	397.7	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
62	398.7	Other Tangible Plant	0	0.00%	0	0	0.00%	0
63		TOTAL	375,988		0	8,010		0

Schedule of Sewer Plant in Service By Primary Account

Florida Public Service Commission

Test Year Average balance
 Zephyr Shores
 Docket No. 080121-W5
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: A-6
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Sewer Plant in Service by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year 12/2006	(3) through (13) Jan through Nov											(14) 12/2007	(15) Average Balance
				(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)		
1 INTANGIBLE PLANT																
2	351.1	Organization	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695	
3	352.1	Franchises	503	503	503	503	503	503	503	503	503	503	503	503	503	
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
5 COLLECTION PLANT																
6	353.2	Land & Land Rights	43,036	43,036	43,036	43,036	43,036	43,036	43,036	43,036	43,036	43,036	43,036	43,036	43,036	
7	354.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	355.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	360.2	Collection Sewers - Force	131,669	132,701	132,701	132,701	132,701	132,701	132,701	132,701	132,701	132,701	132,701	139,135	139,135	
10	361.2	Collection Sewers - Gravity	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349	3,349	
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	363.2	Services to Customers	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	
13	364.2	Flow Measuring Devices	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
16 SYSTEM PUMPING PLANT																
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
20	370.3	Receiving Wells	29,781	29,781	29,781	29,781	29,781	29,781	29,781	29,781	29,781	29,781	29,781	29,781	29,781	
21	371.3	Pumping Equipment	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
23 TREATMENT AND DISPOSAL PLANT																
24	353.4	Land & Land Rights	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	
25	354.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
27	380.4	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	
29	382.4	Outfall Sewer Lines	0	0	0	0	0	0	0	0	0	0	0	0	0	
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
31 RECLAIMED WATER TREATMENT PLANT																
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
35	371.5	Pumping Equipment	128,156	128,156	128,156	128,156	128,156	128,156	128,156	128,156	128,156	128,156	128,156	128,156	128,156	
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
40 RECLAIMED WATER DISTRIBUTION PLANT																
41	352.6	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
50 GENERAL PLANT																
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	
52	354.7	Structures & Improvements	2,923	2,982	2,982	2,982	2,982	3,054	3,054	3,054	3,054	3,054	3,054	3,054	3,022	
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
54	390.7.1	Computer Equipment	20,544	21,490	23,416	23,689	24,375	24,901	25,737	26,291	27,994	29,051	29,307	30,467	30,833	
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
57	393.7	Tools, Shop & Garage Equipment	846	846	846	846	846	846	846	846	846	846	846	846	846	
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	
63	TOTAL		368,464	370,521	372,446	372,720	373,406	374,003	374,840	375,394	377,096	378,153	378,410	386,004	386,370	
64	Subtotal Land & Land Rights		44,384	44,384	44,384	44,384	44,384	44,384	44,384	44,384	44,384	44,384	44,384	44,384	44,384	

Non-Used and Useful Plant - Summary

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: A-7

Page: 1 of 1

Preparer: J Guastella

Explanation: Provide a summary of the items included in non-used and useful plant for the year.

Provide additional support schedules, if necessary.

Line No.	(1) Description	(2)	(3) (4)		(5) Supporting Schedules
		Historical Test Year Adjusted Balance	Pro Forma Test Year Adjusted Balance		
			Adjustments	Adjusted Balance	
Water					
1	Plant in Service	0	0	0	A-5
2	Land	0	0	0	A-5
3	Less: Accumulated Depreciation	0	0	0	A-9
4	Less: CIAC	0	0	0	A-12
5	Accumulated Amort. of CIAC	0	0	0	A-14
6	Less: Advances for Construction	0	0	0	A-16
7	Other (Explain)		0		
8	TOTAL	0	0	0	
Sewer					
9	Plant in Service	0	0	0	A-6
10	Land	0	0	0	A-6
11	Less: Accumulated Depreciation	0	0	0	A-10
12	Less: CIAC	0	0	0	A-12
13	Accumulated Amort. Of CIAC	0	0	0	A-14
14	Less: Advances for Construction	0	0	0	A-16
15	Other (Explain)		0		
16	TOTAL	0	0	0	

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

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-8
Page: 1 of 2
Preparer: R Griffin

Explanation: Provide the annual balance per books of Water Accumulated Depreciation, 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.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Ammendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Retirements		
4	Adjustments	_____	_____
5	12/31/96 Balance		
	1997		
6	Additions		
7	Retirements		
8	Adjustments	_____	_____
9	12/31/97 Balance		
	1998		
10	Additions		
11	Retirements		
12	Adjustments	_____	_____
13	12/31/98 Balance		
	1999		
14	Additions		
15	Retirements		
16	Adjustments	_____	_____
17	12/31/99 Balance		
	2000		
18	Additions		
19	Retirements		
20	Adjustments	_____	_____
21	12/31/00 Balance		
	2001		
22	Additions		
23	Retirements		
24	Adjustments	_____	_____
25	12/31/01 Balance		

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

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-8
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-8 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
26	Additions		
27	Retirements		
28	Adjustments		
29	12/31/02 Balance		
	2003		
30	Additions		
31	Retirements		
32	Adjustments		
33	06/30/04 Amend. Order Balance	(7,576)	116,148
	2004		
34	Additions	3,633	6,677
35	Retirements	0	0
36	Adjustments	(19,681)	(56,826)
37	12/31/04 Balance	(23,624)	65,999
	2005		
38	Additions	3,633	6,677
39	Retirements	0	0
40	Adjustments	0	2
41	12/31/05 Balance	(19,991)	72,678
	2006		
42	Additions	5,008	8,585
43	Retirements	(1,503)	0
44	Adjustments	23,511	62,531
45	12/31/06 Balance	7,025	143,794
	2007		
46	Additions	7,799	12,942
47	Retirements	(4,273)	(896)
48	Adjustments	77	0
49	Allocations	6,290	6,241
50	12/31/07 Balance	16,918	162,081

Supporting Schedules: A-9, A-10

Schedule of Water Accumulated Depreciation By Primary Account

Florida Public Service Commission

Test Year Average balance

Zephyr Shores

Schedule: A-9

Docket No. 080121-WS

Page: 1 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Explanation: Provide the Average Water Accumulated Depreciation by Primary Account and the calculation of the Average Non-Used and Useful amounts.

Line No.	Acct No.	(1) Account Name	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			Adjusted Balance	(3) Non-Used & Useful %	(4) Balance	Amount	(6) Non-Used & Useful %	(7) Amount
1		INTANGIBLE PLANT						
2	301.1	Organization	0	0.00%	0	0	0.00%	0
3	302.1	Franchises	452	0.00%	0	0	0.00%	0
4	339.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		SOURCE OF SUPPLY & PUMPING PLANT						
6	303.2	Land & Land Rights	0	0.00%	0	0	0.00%	0
7	304.2	Structures & Improvements	0	0.00%	0	0	0.00%	0
8	305.2	Collect. & Impound Reservoirs	0	0.00%	0	0	0.00%	0
9	306.2	Lake, River & Other Intakes	0	0.00%	0	0	0.00%	0
10	307.2	Wells & Springs	(6,030)	0.00%	0	0	0.00%	0
11	308.2	Infiltration Galleries & Tunnels	0	0.00%	0	0	0.00%	0
12	309.2	Supply Mains	9,994	0.00%	0	0	0.00%	0
13	310.2	Power Generation Equipment	0	0.00%	0	0	0.00%	0
14	311.2	Pumping Equipment	0	0.00%	0	0	0.00%	0
15	339.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		WATER TREATMENT PLANT						
17	303.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	304.3	Structures & Improvements	(5,650)	0.00%	0	0	0.00%	0
19	311.3	Pumping Equipment	(6,337)	0.00%	0	0	0.00%	0
20	320.3	Water Treatment Equipment	(16,956)	0.00%	0	0	0.00%	0
21	339.3	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
22		TRANSMISSION & DISTRIBUTION PLANT						
23	303.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
24	304.4	Structures & Improvements	0	0.00%	0	0	0.00%	0
25	311.4	Pumping Equipment	0	0.00%	0	0	0.00%	0
26	330.4	Distr. Reservoirs & Standpipes	14,205	0.00%	0	0	0.00%	0
27	331.4	Transm. & Distribution Mains	13,265	0.00%	0	0	0.00%	0
28	333.4	Services	851	0.00%	0	0	0.00%	0
29	334.4	Meters & Meter Installations	3,764	0.00%	0	(25,705)	0.00%	0
30	335.4	Hydrants	0	0.00%	0	0	0.00%	0
31	336.4	Backflow Prevention	0	0.00%	0	0	0.00%	0
32	339.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
33		GENERAL PLANT						
34	303.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
35	304.5	Structures & Improvements	313	0.00%	0	0	0.00%	0
36	340.5	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
37	340.51	Computer Equipment	3,587	0.00%	0	28	0.00%	0
38	341.5	Transportation Equipment	0	0.00%	0	0	0.00%	0
39	342.5	Stores Equipment	0	0.00%	0	0	0.00%	0
40	343.5	Tools, Shop & Garage Equipment	0	0.00%	0	0	0.00%	0
41	344.5	Laboratory Equipment	0	0.00%	0	0	0.00%	0
42	345.5	Power Operated Equipment	0	0.00%	0	0	0.00%	0
43	346.5	Communication Equipment	0	0.00%	0	0	0.00%	0
44	347.5	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
45	348.5	Other Tangible Plant	0	0.00%	0	0	0.00%	0
46		TOTAL	11,458		0	(25,677)		0

Schedule of Water Accumulated Depreciation By Primary Account

Test Year Average balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: A-9

Page: 2 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Water Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	438	441	443	445	447	450	452	454	456	458	461	463	465	452
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	(6,174)	(6,150)	(6,126)	(6,102)	(6,078)	(6,054)	(6,030)	(6,007)	(5,983)	(5,959)	(5,935)	(5,911)	(5,887)	(6,030)
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	9,658	9,714	9,770	9,826	9,882	9,938	9,994	10,050	10,105	10,161	10,217	10,273	10,329	9,994
13	310.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	311.2	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	(6,267)	(6,164)	(6,061)	(5,958)	(5,856)	(5,753)	(5,650)	(5,547)	(5,444)	(5,341)	(5,238)	(5,135)	(5,033)	(5,650)
19	311.3	Pumping Equipment	(6,891)	(6,798)	(6,706)	(6,614)	(6,522)	(6,430)	(6,337)	(6,245)	(6,153)	(6,061)	(5,968)	(5,876)	(5,784)	(6,337)
20	320.3	Water Treatment Equipment	(16,982)	(16,976)	(16,970)	(16,964)	(16,958)	(16,952)	(16,945)	(16,939)	(16,933)	(16,927)	(16,921)	(16,915)	(16,908)	(16,945)
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	13,303	13,445	13,587	13,729	13,871	14,014	14,156	14,298	14,440	14,582	14,724	14,866	15,008	14,156
27	331.4	Transm. & Distribution Mains	16,083	13,081	13,178	13,275	13,372	13,469	13,566	12,491	12,589	12,688	12,787	12,886	12,984	13,265
28	333.4	Services	826	830	835	839	843	847	851	856	860	864	868	872	877	851
29	334.4	Meters & Meter Installations	3,029	3,152	3,274	3,397	3,519	3,642	3,764	3,887	4,009	4,132	4,254	4,377	4,499	3,764
30	335.4	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46		TOTAL	7,025	4,575	5,224	5,873	6,522	7,171	7,820	7,297	7,947	8,598	9,249	9,900	10,551	7,519

Schedule of Water Accumulated Depreciation By Primary Account
 Test Year Average balance
 Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission
 Schedule: A-9
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Water Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	301.1	Organization	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	302.1	Franchises	438	441	443	445	447	450	452	454	456	458	461	463	465	452
4	339.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		SOURCE OF SUPPLY & PUMPING PLANT														
6	303.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	304.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	305.2	Collect. & Impound Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	306.2	Lake, River & Other Intakes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	307.2	Wells & Springs	(6,174)	(6,150)	(6,126)	(6,102)	(6,078)	(6,054)	(6,030)	(6,007)	(5,983)	(5,959)	(5,935)	(5,911)	(5,887)	(6,030)
11	308.2	Infiltration Galleries & Tunnels	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	309.2	Supply Mains	9,658	9,714	9,770	9,826	9,882	9,938	9,994	10,050	10,106	10,161	10,217	10,273	10,329	9,994
13	310.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	311.2	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	339.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		WATER TREATMENT PLANT														
17	303.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	304.3	Structures & Improvements	(6,267)	(6,164)	(6,061)	(5,958)	(5,856)	(5,753)	(5,650)	(5,547)	(5,444)	(5,341)	(5,238)	(5,135)	(5,033)	(5,650)
19	311.3	Pumping Equipment	(6,891)	(6,798)	(6,706)	(6,614)	(6,522)	(6,430)	(6,337)	(6,245)	(6,153)	(6,061)	(5,968)	(5,876)	(5,784)	(6,337)
20	320.3	Water Treatment Equipment	(16,982)	(16,978)	(16,974)	(16,969)	(16,965)	(16,961)	(16,956)	(16,952)	(16,948)	(16,943)	(16,939)	(16,935)	(16,930)	(16,956)
21	339.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22		TRANSMISSION & DISTRIBUTION PLANT														
23	303.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	304.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	311.4	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	330.4	Distr. Reservoirs & Standpipes	13,303	13,453	13,604	13,754	13,905	14,055	14,205	14,356	14,506	14,656	14,807	14,957	15,108	14,205
27	331.4	Transm. & Distribution Mains	16,083	13,081	13,178	13,275	13,372	13,469	13,566	12,491	12,589	12,688	12,787	12,886	12,984	13,265
28	333.4	Services	826	830	835	839	843	847	851	856	860	864	868	872	877	851
29	334.4	Meters & Meter Installations	3,029	3,152	3,274	3,397	3,519	3,642	3,764	3,887	4,009	4,132	4,254	4,377	4,499	3,764
30	335.4	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	336.4	Backflow Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	339.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33		GENERAL PLANT														
34	303.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	304.5	Structures & Improvements	275	281	287	293	300	306	313	319	325	332	338	345	351	313
36	340.5	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	340.51	Computer Equipment	1,493	1,794	2,122	2,453	2,795	3,143	3,503	3,871	4,263	4,670	5,080	5,507	5,939	3,587
38	341.5	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	342.5	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40	343.5	Tools, Shop & Garage Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	344.5	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	345.5	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	346.5	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	347.5	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	348.5	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	TOTAL		8,793	6,656	7,646	8,639	9,642	10,652	11,675	11,532	12,588	13,658	14,732	15,822	16,918	11,458

Schedule of Sewer Accumulated Depreciation By Primary Account
 Test Year Average balance
Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical 2007 & Pro Forma

Florida Public Service Commission

Schedule: A-10
 Page: 1 of 3
 Preparer: R Griffin/J Guastella

Line No.	Acct No.	(1) Account Name	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			Adjusted Balance	(3) Non-Used & Useful %	(4) Balance	Amount	(6) Non-Used & Useful %	(7) Amount
1		INTANGIBLE PLANT						
2	351.1	Organization	957	0.00%	0	0	0.00%	0
3	352.1	Franchises	265	0.00%	0	0	0.00%	0
4	389.1	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
5		COLLECTION PLANT						
6	353.2	Land & Land Rights	0	0.00%	0	0	0.00%	0
7	354.2	Structures & Improvements	0	0.00%	0	0	0.00%	0
8	355.2	Power Generation Equipment	0	0.00%	0	0	0.00%	0
9	360.2	Collection Sewers - Force	74,181	0.00%	0	0	0.00%	0
10	361.2	Collection Sewers - Gravity	1,461	0.00%	0	0	0.00%	0
11	362.2	Special Collecting Structures	0	0.00%	0	0	0.00%	0
12	363.2	Services to Customers	632	0.00%	0	0	0.00%	0
13	364.2	Flow Measuring Devices	0	0.00%	0	0	0.00%	0
14	365.2	Flow Measuring Installations	0	0.00%	0	0	0.00%	0
15	389.2	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
16		SYSTEM PUMPING PLANT						
17	353.3	Land & Land Rights	0	0.00%	0	0	0.00%	0
18	354.3	Structures & Improvements	0	0.00%	0	0	0.00%	0
19	355.3	Power Generation Equipment	0	0.00%	0	0	0.00%	0
20	370.3	Receiving Wells	20,309	0.00%	0	0	0.00%	0
21	371.3	Pumping Equipment	151	0.00%	0	0	0.00%	0
22	389.3	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
23		TREATMENT AND DISPOSAL PLANT						
24	353.4	Land & Land Rights	0	0.00%	0	0	0.00%	0
25	354.4	Structures & Improvements	0	0.00%	0	0	0.00%	0
26	355.4	Power Generation Equipment	0	0.00%	0	0	0.00%	0
27	380.4	Treatment & Disposal Equipment	0	0.00%	0	0	0.00%	0
28	381.4	Plant Sewers	0	0.00%	0	0	0.00%	0
29	382.4	Outfall Sewer Lines	0	0.00%	0	0	0.00%	0
30	389.4	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
31		RECLAIMED WATER TREATMENT PLANT						
32	353.5	Land & Land Rights	0	0.00%	0	0	0.00%	0
33	354.5	Structures & Improvements	0	0.00%	0	0	0.00%	0
34	355.5	Power Generation Equipment	0	0.00%	0	0	0.00%	0
35	371.5	Pumping Equipment	51,381	0.00%	0	0	0.00%	0
36	374.5	Reuse Distribution Reservoirs	0	0.00%	0	0	0.00%	0
37	380.5	Treatment & Disposal Equipment	0	0.00%	0	0	0.00%	0
38	381.5	Plant Sewers	0	0.00%	0	0	0.00%	0
39	389.5	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
40		RECLAIMED WATER DISTRIBUTION PLANT						
41	352.6	Franchises	0	0.00%	0	0	0.00%	0
42	353.6	Land & Land Rights	0	0.00%	0	0	0.00%	0
43	354.6	Structures & Improvements	0	0.00%	0	0	0.00%	0
44	355.6	Power Generation Equipment	0	0.00%	0	0	0.00%	0
45	366.6	Reuse Services	0	0.00%	0	0	0.00%	0
46	367.6	Reuse Meters & Meter Installations	0	0.00%	0	0	0.00%	0
47	371.6	Pumping Equipment	0	0.00%	0	0	0.00%	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0.00%	0	0	0.00%	0
49	389.6	Other Plant & Misc. Equipment	0	0.00%	0	0	0.00%	0
50		GENERAL PLANT						
51	353.7	Land & Land Rights	0	0.00%	0	0	0.00%	0
52	354.7	Structures & Improvements	310	0.00%	0	0	0.00%	0
53	390.7	Office Furniture & Equipment	0	0.00%	0	0	0.00%	0
54	390.71	Computer Equipment	3,560	0.00%	0	28	0.00%	0
55	391.7	Transportation Equipment	0	0.00%	0	0	0.00%	0
56	392.7	Stores Equipment	0	0.00%	0	0	0.00%	0
57	393.7	Tools, Shop & Garage Equipment	88	0.00%	0	0	0.00%	0
58	394.7	Laboratory Equipment	0	0.00%	0	0	0.00%	0
59	395.7	Power Operated Equipment	0	0.00%	0	0	0.00%	0
60	396.7	Communication Equipment	0	0.00%	0	0	0.00%	0
61	397.7	Miscellaneous Equipment	0	0.00%	0	0	0.00%	0
62	398.7	Other Tangible Plant	0	0.00%	0	0	0.00%	0
63		TOTAL	<u>153,294</u>		<u>0</u>	<u>28</u>		<u>0</u>

Schedule of Sewer Accumulated Depreciation By Primary Account

Florida Public Service Commission

Test Year Average balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Schedule: A-10

Page: 2 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Per Books balances for Sewer Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	351.1	Organization	923	928	934	940	945	951	957	962	968	973	979	985	990	957
3	352.1	Franchises	258	259	260	261	263	264	265	266	267	268	269	270	271	265
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		COLLECTION PLANT														
6	353.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	354.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	355.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	360.2	Collection Sewers - Force	72,793	72,285	72,634	73,002	73,371	73,740	74,108	74,477	74,845	75,214	75,583	75,969	76,356	74,181
10	361.2	Collection Sewers - Gravity	1,424	1,430	1,437	1,443	1,449	1,455	1,461	1,468	1,474	1,480	1,486	1,492	1,499	1,461
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	363.2	Services to Customers	814	817	820	823	826	829	832	834	837	840	843	846	849	832
13	364.2	Flow Measuring Devices	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		SYSTEM PUMPING PLANT														
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	370.3	Receiving Wells	19,813	19,898	19,978	20,061	20,144	20,227	20,309	20,392	20,475	20,557	20,640	20,723	20,806	20,309
21	371.3	Pumping Equipment	86	97	108	119	129	140	151	162	173	183	194	205	216	151
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23		TREATMENT AND DISPOSAL PLANT														
24	353.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	354.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	380.4	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	382.4	Outfall Sewer Lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31		RECLAIMED WATER TREATMENT PLANT														
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	371.5	Pumping Equipment	47,821	48,414	49,008	49,601	50,194	50,788	51,381	51,974	52,568	53,161	53,754	54,347	54,941	51,381
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40		RECLAIMED WATER DISTRIBUTION PLANT														
41	352.6	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50		GENERAL PLANT														
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	354.7	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54	390.71	Computer Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	393.7	Tools, Shop & Garage Equipment	62	66	70	75	79	84	88	92	97	101	106	110	114	88
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63	TOTAL		143,794	143,974	144,049	144,125	144,200	144,276	144,351	144,427	144,502	144,578	144,654	144,747	144,840	144,424

Schedule of Sewer Accumulated Depreciation By Primary Account
 Test Year Average balance
 Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: A-10
 Page: 3 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the month ending Adjusted balances for Sewer Accumulated Depreciation by primary account for each month of the Test Year and the ending balance for the prior year.

Line No.	Acct No.	(1) Account Name	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		INTANGIBLE PLANT														
2	351.1	Organization	923	928	934	940	945	951	957	962	968	973	979	985	990	957
3	352.1	Franchises	258	259	260	261	263	264	265	266	267	268	269	270	271	265
4	389.1	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5		COLLECTION PLANT														
6	353.2	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	354.2	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	355.2	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	360.2	Collection Sewers - Force	72,793	72,265	72,634	73,002	73,371	73,740	74,108	74,477	74,845	75,214	75,583	75,969	76,356	74,181
10	361.2	Collection Sewers - Gravity	1,424	1,430	1,437	1,443	1,449	1,455	1,461	1,468	1,474	1,480	1,486	1,492	1,499	1,461
11	362.2	Special Collecting Structures	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	363.2	Services to Customers	614	617	620	623	626	629	632	634	637	640	643	646	649	632
13	364.2	Flow Measuring Devices	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	365.2	Flow Measuring Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	389.2	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16		SYSTEM PUMPING PLANT														
17	353.3	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	354.3	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	355.3	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	370.3	Receiving Wells	19,813	19,896	19,978	20,061	20,144	20,227	20,309	20,392	20,475	20,557	20,640	20,723	20,806	20,309
21	371.3	Pumping Equipment	86	97	108	119	129	140	151	162	173	183	194	205	216	151
22	389.3	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23		TREATMENT AND DISPOSAL PLANT														
24	353.4	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25	354.4	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	355.4	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	380.4	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28	381.4	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	382.4	Outfall Sewer Lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	389.4	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31		RECLAIMED WATER TREATMENT PLANT														
32	353.5	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	354.5	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	355.5	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	371.5	Pumping Equipment	47,821	48,414	49,008	49,601	50,194	50,788	51,381	51,974	52,568	53,161	53,754	54,347	54,941	51,381
36	374.5	Reuse Distribution Reservoirs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	380.5	Treatment & Disposal Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38	381.5	Plant Sewers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39	389.5	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40		RECLAIMED WATER DISTRIBUTION PLANT														
41	352.6	Franchises	0	0	0	0	0	0	0	0	0	0	0	0	0	0
42	353.6	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43	354.6	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
44	355.6	Power Generation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	366.6	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	367.6	Reuse Meters & Meter Installations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47	371.6	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
48	375.6	Reuse Transmission & Distr. Sys.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	389.6	Other Plant & Misc. Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
50		GENERAL PLANT														
51	353.7	Land & Land Rights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
52	354.7	Structures & Improvements	273	279	285	291	297	304	310	317	323	329	336	342	348	310
53	390.7	Office Furniture & Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54	390.71	Computer Equipment	1,482	1,780	2,105	2,434	2,773	3,119	3,477	3,842	4,231	4,634	5,041	5,485	5,893	3,560
55	391.7	Transportation Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56	392.7	Stores Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57	393.7	Tools, Shop & Garage Equipment	62	66	70	75	79	84	88	92	97	101	106	110	114	88
58	394.7	Laboratory Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	395.7	Power Operated Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60	396.7	Communication Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
61	397.7	Miscellaneous Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
62	398.7	Other Tangible Plant	0	0	0	0	0	0	0	0	0	0	0	0	0	0
63		TOTAL	145,548	146,032	147,440	148,850	150,271	151,699	153,138	154,585	156,056	157,541	159,031	160,554	162,082	153,294

**Schedule of Water and Sewer Contributions in Aid of Construction
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-11
Page: 1 of 2
Preparer: R Griffin

Explanation: Provide the annual balance of Water contributions in aid of construction 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.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Adjustments		
4	12/31/96 Balance	_____	_____
	1997		
5	Additions		
6	Adjustments		
7	12/31/97 Balance	_____	_____
	1998		
8	Additions		
9	Adjustments		
10	12/31/98 Balance	_____	_____
	1999		
11	Additions		
12	Adjustments		
13	12/31/99 Balance	_____	_____
	2000		
14	Additions		
15	Adjustments		
16	12/31/00 Balance	_____	_____
	2001		
17	Additions		
18	Adjustments		
19	12/31/01 Balance	_____	_____

**Schedule of Water and Sewer Contributions in Aid of Construction
Annual Balances Subsequent to Last Established Rate Base**

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: A-11

Page: 2 of 2

Preparer: R Griffin

Explanation: Schedule A-11 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
20	Additions		
21	Adjustments		
22	12/31/02 Balance		
	2003		
23	Additions		
24	Adjustments		
25	06/30/04 Amend. Order Balance	49,244	83,582
	2004		
26	Additions	0	0
27	Adjustments	0	0
28	12/31/04 Balance	49,244	83,582
	2005		
29	Additions	0	0
30	Adjustments	0	0
31	12/31/05 Balance	49,244	83,582
	2006		
32	Additions	0	0
33	Adjustments	0	0
34	12/31/06 Balance	49,244	83,582
	2007		
35	Additions	1,064	1,064
36	Adjustments	0	0
37	12/31/07 Balance	50,309	84,646

Supporting Schedules: A-12

Schedule of Water Contributions in Aid of Construction By Classification

Florida Public Service Commission

Test Year Average balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: A-12

Page: 1 of 3

Preparer: R Griffin/J Guastella

Explanation: Provide the average CIAC balances by classification and Non-Used & useful calculations.
If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	Acct No.	(1) Description	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
			(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Amount	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1		WATER						
2		Cash CIAC:						
3	320	Water Treatment Equipment	43,642	0.00%	0		0.00%	0
4	334	Meter Fees	5,305	0.00%	0		0.00%	0
5	331	Main Extension Charge	246	0.00%	0		0.00%	0
6	333	Service Installation Fees	297	0.00%	0		0.00%	0
7		Total Cash CIAC	<u>49,490</u>		<u>0</u>	<u>0</u>		<u>0</u>
8								
9		Property CIAC:						
10	330	Dist Reservoirs & Standpipes	0	0.00%	0		0.00%	0
11	331	T&D Mains	0	0.00%	0		0.00%	0
12	333	Services	0	0.00%	0		0.00%	0
13	334	Meters/Meter Installation	0	0.00%	0		0.00%	0
14	335	Hydrants	0	0.00%	0		0.00%	0
15		Total Property CIAC	<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
16								
17		Total Water CIAC	<u>49,490</u>		<u>0</u>	<u>0</u>		<u>0</u>
18								
19		SEWER						
20		Cash CIAC:						
21	380	Treatment & Disposal Equipment	74,482	0.00%	0		0.00%	0
22	389	Other	0	0.00%	0		0.00%	0
23	361	Main Extension Charge	246	0.00%	0		0.00%	0
24	363	Service Installation Fees	9,100	0.00%	0		0.00%	0
25		Total Cash CIAC	<u>83,828</u>		<u>0</u>	<u>0</u>		<u>0</u>
26								
27		Property CIAC:						
28	354	Structures & Improvements	0	0.00%	0		0.00%	0
29	360	Collection Sewers- Force	0	0.00%	0		0.00%	0
30	361	Collection Sewers- Gravity	0	0.00%	0		0.00%	0
31	363	Services to Customers	0	0.00%	0		0.00%	0
32	370	Lift Stations	0	0.00%	0		0.00%	0
33	371	Pumping Equipment	0	0.00%	0		0.00%	0
34	366	Reuse Services	0	0.00%	0		0.00%	0
35	375	Reuse Transmission & Dist Mains	0	0.00%	0		0.00%	0
36	389	Other Plant Misc Equip	0	0.00%	0		0.00%	0
37		Total Property CIAC	<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
38								
39		Total Sewer CIAC	<u>83,828</u>		<u>0</u>	<u>0</u>		<u>0</u>

Schedule of Water Contributions In Aid of Construction By Classification

Test Year Average balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Florida Public Service Commission

Schedule: A-12

Page: 2 of 3

Preparer: R Griffin/J Guastella

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

Line No.	Acct No.	(1) Description	(2) Prior Year Line No.	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Oct-2007	(15) Average Balance
1		WATER														
2		Cash CIAC:														
3	320	Water Treatment Equipment	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642
4	334	Meter Fees	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305
5	331	Main Extension Charge	0	0	0	0	0	0	0	0	0	0	1,064	1,064	1,064	246
6	333	Service Installation Fees	297	297	297	297	297	297	297	297	297	297	297	297	297	297
7		Total Cash CIAC	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	50,309	50,309	50,309	49,490
8																
9		Property CIAC:														
10	330	Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331	T&D Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	333	Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334	Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15		Total Property CIAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16																
17		Total Water CIAC	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	50,309	50,309	50,309	49,490
18																
19		SEWER														
20		Cash CIAC:														
21	380	Treatment & Disposal Equipment	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482
22	389	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361	Main Extension Charge	0	0	0	0	0	0	0	0	0	0	1,064	1,064	1,064	246
24	363	Service Installation Fees	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100
25		Total Cash CIAC	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	84,646	84,646	84,646	83,828
26																
27		Property CIAC:														
28	354	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360	Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361	Collection Sewers- Gravity	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	363	Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370	Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375	Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389	Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37		Total Property CIAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38																
39		Total Sewer CIAC	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	84,646	84,646	84,646	83,828

Schedule of Water Contributions in Aid of Construction By Classification

Florida Public Service Commission

Test Year Average balance

Zephyr Shores

Schedule: A-12

Docket No. 080121-WS

Page: 3 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

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

Line No.	(1) Description	(2) Prior Year Line No.	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 10/01/07	(15) Average Balance
1	WATER														
2	Cash CIAC:														
3	320 Water Treatment Equipment	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642	43,642
4	334 Meter Fees	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305	5,305
5	331 Main Extension Charge	0	0	0	0	0	0	0	0	0	0	1,064	1,064	1,064	246
6	333 Service Installation Fees	297	297	297	297	297	297	297	297	297	297	297	297	297	297
7	Total Cash CIAC	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	50,309	50,309	50,309	49,490
8															
9	Property CIAC:														
10	330 Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331 T&D Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	333 Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334 Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335 Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Total Property CIAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16															
17	Total Water CIAC	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	49,244	50,309	50,309	50,309	49,490
18															
19	SEWER														
20	Cash CIAC:														
21	380 Treatment & Disposal Equipment	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482	74,482
22	389 Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361 Main Extension Charge	0	0	0	0	0	0	0	0	0	0	1,064	1,064	1,064	246
24	363 Service Installation Fees	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100
25	Total Cash CIAC	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	84,646	84,646	84,646	83,828
26															
27	Property CIAC:														
28	354 Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360 Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361 Collection Sewers- Gravity	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	363 Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370 Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371 Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366 Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375 Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389 Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	Total Property CIAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38															
39	Total Sewer CIAC	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	83,582	84,646	84,646	84,646	83,828

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

Florida Public Service Commission

Zephyr Shores

Schedule: A-13

Docket No. 080121-WS

Page: 1 of 2

Historical Test Year Ending December 31, 2007

Preparer: R Griffin

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, 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.

(1)	(2)	(3)	
Line No.	Description	Water Year End Balance	Sewer Year End Balance
The balances for this system begin June 30, 2004 in accordance with PSC Amendatory Order			
1	12/31/95 Balance		
	1996		
2	Additions		
3	Adjustments		
4	12/31/96 Balance		
	1997		
5	Additions		
6	Adjustments		
7	12/31/97 Balance		
	1998		
8	Additions		
9	Adjustments		
10	12/31/98 Balance		
	1999		
11	Additions		
12	Adjustments		
13	12/31/99 Balance		
	2000		
14	Additions		
15	Adjustments		
16	12/31/00 Balance		
	2001		
17	Additions		
18	Adjustments		
19	12/31/01 Balance		

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

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: A-13
Page: 2 of 2
Preparer: R Griffin

Explanation: Schedule A-13 continued

Line No.	(1) Description	(2) Water Year End Balance	(3) Sewer Year End Balance
	2002		
20	Additions		
21	Adjustments		
22	12/31/02 Balance		
	2003		
23	Additions		
24	Adjustments		
25	06/30/04 Amend. Order Balance	20,895	32,432
	2004		
26	Additions	615	1,155
27	Adjustments	(2)	1
28	12/31/04 Balance	21,508	33,588
	2005		
29	Additions	615	1,155
30	Adjustments	0	0
31	12/31/05 Balance	22,123	34,743
	2006		
32	Additions	4,151	7,759
33	Adjustments	(1,229)	(2,310)
34	12/31/06 Balance	25,045	40,192
	2007		
35	Additions	1,495	2,790
36	Adjustments	763	825
37	12/31/07 Balance	27,303	43,807

Supporting Schedules: A-14

Schedule of Accumulated Amortization of CIAC by Classification

Florida Public Service Commission

Test Year Average Balance

Zephyr Shores

Schedule: A-14

Docket No. 080121-WS

Page: 1 of 3

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical 2007 & Pro Forma

Explanation: Provide the average Accumulated Amortization of CIAC balances by classification and Non-Used & useful calculations. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	(1) Description	(2) Historical Test Year 2007			(5) Pro Forma Adjustments		
		(2) Adjusted Balance	(3) Non-Used & Useful %	(4) Amount	(5) Amount	(6) Non-Used & Useful %	(7) Amount
1	WATER						
2	Cash						
3	320 Water Treatment Equipment	23,165	0.00%	0		0.00%	0
4	334 Meter Fees	2,982	0.00%	0		0.00%	0
5	331 Main Extension Charge	0	0.00%	0		0.00%	0
6	333 Service Installation Fees	26	0.00%	0		0.00%	0
7	Total Cash	<u>26,174</u>		<u>0</u>	<u>0</u>		<u>0</u>
8							
9	Property						
10	330 Dist Reservoirs & Standpipes	0	0.00%	0		0.00%	0
11	331 T&D Mains	0	0.00%	0		0.00%	0
12	333 Services	0	0.00%	0		0.00%	0
13	334 Meters/Meter Installation	0	0.00%	0		0.00%	0
14	335 Hydrants	0	0.00%	0		0.00%	0
15	Total Property	<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
16							
17	Total Water	<u>26,174</u>		<u>0</u>	<u>0</u>		<u>0</u>
18							
19	SEWER						
20	Cash						
21	380 Treatment & Disposal Equipment	33,672	0.00%	0		0.00%	0
22	389 Other	0	0.00%	0		0.00%	0
23	361 Main Extension Charge	0	0.00%	0		0.00%	0
24	363 Service Installation Fees	8,326	0.00%	0		0.00%	0
25	Total Cash	<u>41,999</u>		<u>0</u>	<u>0</u>		<u>0</u>
26							
27	Property						
28	354 Structures & Improvements	0	0.00%	0		0.00%	0
29	360 Collection Sewers- Force	0	0.00%	0		0.00%	0
30	361 Collection Sewers- Gravity	0	0.00%	0		0.00%	0
31	363 Services to Customers	0	0.00%	0		0.00%	0
32	370 Lift Stations	0	0.00%	0		0.00%	0
33	371 Pumping Equipment	0	0.00%	0		0.00%	0
34	366 Reuse Services	0	0.00%	0		0.00%	0
35	375 Reuse Transmission & Dist Mains	0	0.00%	0		0.00%	0
36	389 Other Plant Misc Equip	0	0.00%	0		0.00%	0
37	Total Property	<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
38							
39	Total Sewer	<u>41,999</u>		<u>0</u>	<u>0</u>		<u>0</u>

Schedule of Accumulated Amortization of CIAC by Classification
 Test Year Average Balance
Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Florida Public Service Commission

Schedule: A-14
 Page: 2 of 3
 Preparer: R Griffin/J Guastella

Explanation: Provide the Per Books monthly and average Accumulated Amortization of CIAC balances by classification. If a projected year is employed, provide breakdown for test year, base year and intermediate year also.

Line No.	Acct No.	(1) Description	(2) Prior Year Dec-2006	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) Dec-2007	(15) Average Balance
1		WATER														
2		Cash														
3	320	Water Treatment Equipment	22,173	22,173	22,173	22,173	22,173	22,173	22,173	22,173	22,173	22,173	22,173	22,173	23,497	22,275
4	334	Meter Fees	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	2,849	3,019	2,862
5	331	Main Extension Charge	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	333	Service Installation Fees	23	23	23	23	23	23	23	23	23	23	23	23	24	23
7		Total Cash AAC	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	26,540	25,160
8																
9		Property														
10	330	Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331	T&D Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	333	Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334	Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335	Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15		Total Property AAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16																
17		Total Water AAC	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	25,045	26,540	25,160
18																
19		SEWER														
20		Cash														
21	380	Treatment & Disposal Equipment	31,979	31,979	31,979	31,979	31,979	31,979	31,979	31,979	31,979	31,979	31,979	31,979	34,199	32,150
22	389	Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361	Main Extension Charge	0	0	0	0	0	0	0	0	0	0	0	0	0	0
24	363	Service Installation Fees	8,213	8,213	8,213	8,213	8,213	8,213	8,213	8,213	8,213	8,213	8,213	8,213	8,783	8,256
25		Total Cash AAC	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	42,982	40,407
26																
27		Property														
28	354	Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360	Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361	Collection Sewers- Gravity	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	363	Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370	Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371	Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366	Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375	Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389	Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37		Total Property AAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38																
39		Total Sewer AAC	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	40,192	42,982	40,407

Schedule of Accumulated Amortization of CIAC by Classification

Test Year Average Balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Florida Public Service Commission

Schedule: A-14

Page: 3 of 3

Preparer: R Griffin/J Guastella

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

Line No.	(1) Description	(2) Prior Year 12/01/06	(3) Jan	(4) Feb	(5) Mar	(6) Apr	(7) May	(8) Jun	(9) Jul	(10) Aug	(11) Sep	(12) Oct	(13) Nov	(14) 12/01/07	(15) Average Balance
1	WATER														
2	Cash														
3	320 Water Treatment Equipment	22,173	22,338	22,504	22,669	22,834	23,000	23,165	23,330	23,496	23,661	23,826	23,992	24,157	23,165
4	334 Meter Fees	2,849	2,871	2,893	2,915	2,938	2,960	2,982	3,004	3,026	3,048	3,070	3,092	3,114	2,982
5	331 Main Extension Charge	0	0	0	0	0	0	0	0	0	0	2	2	2	0
6	333 Service Installation Fees	23	23	24	25	25	26	26	27	28	28	29	30	30	26
7	Total Cash AAC	25,045	25,233	25,421	25,609	25,797	25,985	26,173	26,361	26,549	26,737	26,927	27,115	27,303	26,174
8															
9	Property														
10	330 Dist Reservoirs & Standpipes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	331 T&D Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	333 Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	334 Meters/Meter Installation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	335 Hydrants	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Total Property AAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16															
17	Total Water AAC	25,045	25,233	25,421	25,609	25,797	25,985	26,173	26,361	26,549	26,737	26,927	27,115	27,303	26,174
18															
19	SEWER														
20	Cash														
21	380 Treatment & Disposal Equipment	31,979	32,261	32,544	32,826	33,108	33,390	33,672	33,954	34,236	34,519	34,801	35,083	35,365	33,672
22	389 Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	361 Main Extension Charge	0	0	0	0	0	0	0	0	0	0	2	2	2	0
24	363 Service Installation Fees	8,213	8,232	8,251	8,270	8,288	8,307	8,326	8,345	8,364	8,383	8,402	8,421	8,440	8,326
25	Total Cash AAC	40,192	40,493	40,794	41,095	41,396	41,697	41,999	42,300	42,601	42,902	43,205	43,506	43,807	41,999
26															
27	Property														
28	354 Structures & Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	360 Collection Sewers- Force	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30	361 Collection Sewers- Gravity	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	363 Services to Customers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
32	370 Lift Stations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
33	371 Pumping Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0
34	366 Reuse Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	375 Reuse Transmission & Dist Mains	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36	389 Other Plant Misc Equip	0	0	0	0	0	0	0	0	0	0	0	0	0	0
37	Total Property AAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0
38															
39	Total Sewer AAC	40,192	40,493	40,794	41,095	41,396	41,697	41,999	42,300	42,601	42,902	43,205	43,506	43,807	41,999

Schedule of Annual AFUDC Rates Used**Florida Public Service Commission****Zephyr Shores**

Schedule: A-15

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: N/A

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.

<u>Year</u>	<u>Water Rate</u>	<u>Sewer Rate</u>
effective 1/1/06	7.90%	7.90%

DOCKET NO. 060819-WS, issued April 2, 2007

Rule 25-30.116, F.A.C., provides that Construction Work in Progress (CWIP) that is not included in rate base may accrue AFUDC.

Order No. PSC-07-0276-PAA-WS addresses the establishment of a uniform AFUDC rate for Aqua Utilities Florida, Inc.

The Florida PSC ordered that the appropriate uniform AFUDC rate for Aqua Utilities Florida, Inc. is 7.90% with a discounted monthly rate of 0.635634, and shall be effective for eligible projects as of October 13, 2006.

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

Florida Public Service Commission

**Zephyr Shores
Docket No. 080121-WS
0**

Schedule: A-16
Page: 1 of 1
Preparer: R Griffin

Explanation: Provide the annual **book** balance of Water Advances For Construction 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.

(1)	(2)	(3)
Line No. Description	Water Year End Balance	Sewer Year End Balance

Not Applicable. Advances For Construction are not being and have not been collected.

Schedule of Working Capital Allowance Calculation

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: A-17

Page: 1 of 1

Preparer: R Griffin

Explanation: Provide the calculation of working capital using the balance sheet method. The calculation should not include accounts that are reported in other rate base or cost of capital accounts. Unless otherwise explained, this calculation should include both current and deferred debits and credits. All adjustments to the per book accounts should be explained.

Line No.	(1) Description	(2) 12/31/06	(3) 2007 Average
1	Balance Sheet Accounts		
2	For All Systems:		
3	Accounts Receivable - Customer	1,850,777	1,870,929
4	Allowance for Bad Debts	(60,221)	(100,908)
5	Temporary Investments	0	392
6	Materials & Supplies	0	0
7	Unbilled Revenues	659,907	706,580
8	Prepayments	153,113	181,073
9			
10	TOTAL CURRENT ASSETS	<u>2,603,576</u>	<u>2,658,067</u>
11			
12	Less:		
13	Accounts Payable	2,281,410	799,218
14	Accrued Taxes	(601,457)	(1,155,342)
15	Accrued Interest	4,215	17,085
16	Misc. Current & Accrued Liabilities	463,905	675,491
17			
18	TOTAL CURRENT & ACC. LIABILITIES	<u>2,148,073</u>	<u>336,452</u>
19			
20	Total Working Capital Balance Sheet Accounts- All Systems	<u>455,503</u>	<u>2,321,615</u>
21			
22	Allocation for this System:		
23	Note: Allocation is by number of customers of all systems in Aqua Utilizes FL, Inc.		
24	Allocation Percentage - Water	1.393%	1.373%
25	Assets Allocated - Water (line 10 x line 23)	36,280	36,488
26	(Less)Liabilities Allocated - Water (line 18 x line 23)	(29,932)	(4,619)
27			
28	Allocation Percentage - Sewer	1.385%	1.362%
29	Assets Allocated - Sewer (line 7 x line 17)	36,071	36,208
30	(Less)Liabilities Allocated - Sewer (line 12 x line 17)	(29,760)	(4,583)
31			
32	Direct Assignment of CWC Accounts:		
33	Deferred Rate Case Expense		
34	Water	0	0
35	Sewer	0	0
36			
37	Other Regulatory Assets		
38	Water	24,950	23,564
39	Sewer	24,850	23,469
40			
41	Other Deferred Debits		
42	Water	0	0
43	Sewer	0	0
44			
45	Total Balance Sheet CWC-this system		
46	Water (Lines 25-26+34+38+42)	<u>31,297</u>	<u>55,433</u>
47	Sewer (Lines 29-30+35+39+43)	<u>31,161</u>	<u>55,094</u>

Supporting Schedules: A-18, A-19

Comparative Balance Sheet - Assets

Aqua Florida

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

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: S Anzaldo

Line No.	(1) ASSETS	(2) Prior Year 12/31/06	(3) 1/31/07	(4) 2/28/07	(5) 3/31/07	(6) 4/30/07	(7) 5/31/07	(8) 6/30/07	(9) 7/31/07	(10) 8/31/07	(11) 9/30/07	(12) 10/31/07	(13) 11/30/07	(14) 12/31/07	(15) Average Balance
1	Utility Plant	85,966,260	90,505,275	91,370,203	91,349,024	91,778,934	92,095,149	92,842,612	93,231,021	93,369,496	93,767,683	93,763,576	97,847,581	98,842,627	92,825,342
2	Construction Work in Progress	10,726,248	6,220,061	6,049,130	7,003,882	7,735,248	8,218,675	7,940,645	8,053,771	8,374,520	8,444,199	8,791,519	5,053,856	4,064,016	7,436,598
3	Utility Plant Acquisition														
4															
5	GROSS UTILITY PLANT	96,692,508	96,725,336	97,419,333	98,352,906	99,514,182	100,313,824	100,783,257	101,284,792	101,744,016	102,211,882	102,555,095	102,901,437	102,906,643	100,261,939
6															
7	Less: Accumulated Depreciation	(30,194,077)	(30,093,298)	(30,398,174)	(30,450,557)	(30,730,116)	(30,990,656)	(31,217,204)	(31,443,483)	(31,783,136)	(32,068,280)	(32,373,717)	(32,489,964)	(32,868,357)	(31,315,463)
8															
9	NET UTILITY PLANT	66,498,431	66,632,038	67,021,159	67,902,349	68,784,066	69,323,168	69,566,053	69,841,309	69,960,880	70,143,602	70,181,378	70,411,473	70,038,286	68,946,476
10															
11	OTHER PHYSICAL PROPERTY	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,090,925	2,006,994
12															
13	Cash	330,281	367,195	367,195	367,195	417,936	417,116	301,508	271,853	304,160	284,090	506,591	333,233	257,874	348,171
14	Accounts Receivable Customer	1,850,777	1,634,935	1,748,924	1,607,823	1,833,110	1,896,851	2,019,818	2,089,363	1,802,602	2,346,154	2,126,091	1,495,145	1,870,490	1,870,929
15	Allowance for Bad Debts	(60,221)	(63,664)	(63,413)	(83,655)	(77,442)	(84,047)	(84,175)	(102,715)	(116,991)	(116,243)	(135,468)	(173,012)	(150,752)	(100,908)
16	Accounts Receivable Affiliates	(2,294,839)	(2,620,359)	(603,336)	(1,656,319)	(530,149)	(353,689)	(399,204)	(715,902)	(43,215)	(711,304)	(152,040)	(1,172,843)	(1,121,835)	(951,926)
17	Notes Rec. Affiliates			(741,899)	(741,899)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(1,045,138)	(757,300)
18	Temporary Investments		5,092												392
19	Materials & Supplies														
20	Unbilled Revenue	659,907	670,701	609,769	699,092	746,285	831,743	829,001	749,130	783,217	645,341	656,591	616,494	688,269	706,580
21	Prepayments	153,113	155,190	155,700	153,806	170,702	172,560	180,144	176,361	210,412	209,219	209,451	203,994	203,303	181,073
22	Other Current Assets		2,490	13,225	17,062	43		1,278	1,852	8,671	2,354	3,303	6,359	14,267	5,454
23															
24	TOTAL CURRENT ASSETS	639,018	151,580	1,486,165	363,105	1,515,347	1,835,396	1,803,232	1,424,804	1,903,718	1,614,473	2,169,381	264,232	1,761,616	1,302,467
25															
26	Prelim Survey & Investigation Chgs	2,695	2,695	2,695	2,695	2,695		3,025	5,302	104,923	106,243	145,695	146,751	150,924	52,026
27	Deferred Rate Case Expense	1,463,105	1,549,581	1,628,699	1,825,590	1,939,511	2,033,013	2,163,119	2,196,340	2,189,455	115,935	135,972	144,201	196,273	1,352,389
28	Regulatory Assets	1,902,193	1,865,647	1,829,101	1,792,556	1,756,010	1,719,463	1,682,918	1,652,285	1,621,652	1,591,019	1,561,082	1,529,754	1,499,121	1,692,523
29	Other Deferred Debits	499,109	490,193	477,396	473,555	484,060	473,612	464,714	454,054	443,845	426,275	411,422	386,609	508,769	461,047
30															
31	TOTAL DEFERRED DEBITS	3,867,102	3,908,116	3,937,891	4,094,396	4,182,276	4,226,088	4,313,776	4,307,981	4,359,875	2,239,472	2,254,171	2,207,315	2,355,087	3,557,965
32															
33	TOTAL ASSETS	73,004,551	72,691,734	74,445,215	74,359,850	76,481,689	77,384,652	77,683,061	77,574,094	78,224,473	75,997,547	76,604,930	74,883,020	76,245,914	75,813,902

Comparative Balance Sheet - Equity Capital & Liabilities

Aqua Florida

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

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: S Anzaldo

Line No.	(1) Liabilities	(2) Prior Year 12/31/06	(3) 1/31/07	(4) 2/28/07	(5) 3/31/07	(6) 4/30/07	(7) 5/31/07	(8) 6/30/07	(9) 7/31/07	(10) 8/31/07	(11) 9/30/07	(12) 10/31/07	(13) 11/30/07	(14) 12/31/07	(15) Average Balance
1	Common Stock Issued	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744	52,724,744
2	Preferred Stock Issued														
3	Additional Paid in Capital	(4,180,143)	(3,762,331)	(1,879,557)	(1,268,794)	(465,141)	72,323	522,986	928,358	1,650,430	1,701,590	2,419,162	2,577,369	979,027	(54,209)
4	Retained Earnings	(14,202,351)	(14,323,829)	(14,519,439)	(14,610,772)	(14,521,137)	(14,470,292)	(14,512,011)	(14,776,827)	(15,108,004)	(17,037,040)	(17,267,575)	(17,561,226)	(17,942,759)	(15,450,251)
5	Other Equity Capital														
6															
7	TOTAL EQUITY CAPITAL	34,342,250	34,638,584	36,325,748	36,845,178	37,738,466	38,326,775	38,735,719	38,876,275	39,267,170	37,389,294	37,876,331	37,740,887	35,761,012	37,220,284
8															
9	TOTAL LONG TERM DEBT	20,501,000	21,640,440	21,640,440	21,640,440	22,645,869	22,645,869	22,845,869	22,645,869	22,645,869	22,645,869	22,645,869	22,645,869	26,136,123	22,517,338
10															
11	Accounts Payable	2,281,410	673,624	762,950	593,216	658,664	788,593	638,418	399,264	545,536	577,677	624,290	936,506	909,683	799,218
12	Accts & Int. Payable-Assoc Cos														
13	Accrued Taxes	(601,457)	(794,904)	(784,031)	(885,992)	(730,385)	(563,328)	(466,880)	(734,503)	(764,216)	(1,668,643)	(1,586,004)	(2,578,863)	(2,860,234)	(1,155,342)
14	Accrued Interest	4,215	6,873	9,451	11,943	14,386	16,977	19,467	21,934	24,164	26,615	28,803	30,940	6,333	17,085
15	Accrued Dividends														
16	Customer Deposits	582,055	574,701	563,299	551,856	538,675	532,477	539,456	531,789	520,054	513,357	501,455	493,285	287,122	517,660
17	Misc. Current & Accrued Liabilities	463,905	537,774	558,454	291,076	312,626	376,164	365,027	690,777	901,548	1,439,059	1,502,564	602,591	739,819	675,491
18															
19	TOTAL CURRENT & ACC LIABILITIES	2,730,128	998,068	1,110,123	562,099	793,966	1,150,883	1,095,488	909,261	1,227,086	888,065	1,071,108	(515,541)	(917,277)	854,112
20															
21	Other Deferred Credits & Oper. Reserves		2,044	4,088	6,132	7,739	8,909	10,079	11,249	12,419	13,589	14,759	15,929	17,099	9,541
22															
23	Contributions in Aid of Construction	26,756,946	26,814,834	26,843,520	26,861,162	26,927,275	26,960,311	26,981,271	26,994,018	27,011,754	27,077,994	27,091,567	27,168,192	27,263,271	26,980,932
24	Less: Accum Amort of CIAC	(11,493,433)	(11,569,896)	(11,646,361)	(11,722,827)	(11,799,291)	(11,875,755)	(11,953,026)	(12,030,242)	(12,107,485)	(12,184,923)	(12,262,362)	(12,339,976)	(12,351,642)	(11,949,017)
25	Accumulated Deferred Income Taxes-FIT	133,049	133,049	133,046	133,055	133,054	133,049	133,050	133,053	133,049	133,048	133,047	133,049	297,791	145,722
26	Accumulated Deferred Income Taxes-SIT	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	34,611	39,537	34,990
27															
28	Total CIAC & Def Taxes	15,431,173	15,412,598	15,364,816	15,306,001	15,295,649	15,252,216	15,195,906	15,131,440	15,071,929	15,080,730	14,996,863	14,995,876	15,248,957	15,212,627
29															
30	TOTAL EQUITY CAPITAL & LIABILITIES	73,004,551	72,691,734	74,445,215	74,359,850	76,481,689	77,384,652	77,683,061	77,574,094	78,224,473	75,997,547	76,604,930	74,883,020	76,245,914	75,813,902

Zephyr Shores
NET OPERATING INCOME

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
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Schedule of Water Net Operating Income

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical 2007 & Pro Forma

Schedule: B-1

Page: 1 of 1

Preparer: S Szczygiel

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) Per Books 2007	(3) Utility Test Year Adjustment	(4) Adjusted Test Year 2007	(5) Pro Forma Adjustments	(6) Pro Forma Adjusted	(7) Requested Revenue Adjustment	(8) Requested Annual Revenues	(9) Supporting Schedules
1	OPERATING REVENUES	76,898	(599)	76,298	0	76,298	123,654	199,953	B-4, E-2
2	Operation & Maintenance	85,620	16,691	102,311	12,660	114,971	1,826	116,797	B-5
3	Depreciation, net of CIAC Amort., U&U	6,304	3,836	10,140	2,573	12,713	0	12,713	B-13
4	Amortization	0	2,772	2,772	0	2,772	0	2,772	B-3
5	Taxes Other Than Income	7,265	1,591	8,856	2,068	10,924	5,564	16,488	B-15
6	Provision for Income Taxes	(8,599)	(11,965)	(20,564)	(7,646)	(28,210)	44,849	16,639	C-1, B-3
7	OPERATING EXPENSES	90,591	12,925	103,516	9,654	113,170	52,239	165,409	
8	NET OPERATING INCOME	(13,693)	(13,525)	(27,217)	(9,654)	(36,871)	71,415	34,544	
9	RATE BASE	208,789	81,762	290,551	131,094	421,645		421,645	A-1
10	RATE OF RETURN	-6.56%		-9.37%				8.19%	

Schedule of Sewer Net Operating Income

Florida Public Service Commission

Zephyr Shores

Schedule: B-2

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Historical 2007 & Pro Forma

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.

(1) Line No.	(2) Per Books 2007	(3) Utility Test Year Adjustment	(4) Adjusted Test Year 2007	(5) Pro Forma Adjustments	(6) Pro Forma Adjusted	(7) Requested Revenue Adjustment	(8) Requested Annual Revenues	(9) Supporting Schedules	
1	OPERATING REVENUES	134,430	(710)	133,720	0	133,720	42,086	175,806	B-4, E-2
2	Operation & Maintenance	78,936	23,640	102,576	12,458	115,034	622	115,656	B-6
3	Depreciation, net of CIAC Amort., U&U	10,153	3,662	13,814	667	14,482	0	14,482	B-14
4	Amortization	0	2,761	2,761	0	2,761	0	2,761	B-3
5	Taxes Other Than Income	4,821	4,059	8,879	147	9,026	1,894	10,920	B-15
6	Provision for Income Taxes	15,631	(15,168)	463	(5,336)	(4,874)	15,264	10,391	C-1, B-3
7	OPERATING EXPENSES	109,540	18,953	128,493	7,936	136,430	17,780	154,209	
8	NET OPERATING INCOME	24,890	(19,663)	5,227	(7,936)	(2,710)	24,306	21,596	
9	RATE BASE	154,114	81,845	235,959	29,146	265,105		265,105	A-2
10	RATE OF RETURN	16.15%		2.22%				8.15%	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-3
 Page: 1 of 4
 Preparer: S Szczygiel

Historical [X] Projected []

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.	Acct	(1) Description	(2) 2007 Water	(3) 2007 Sewer	(4) Supporting Schedules
1		UTILITY TEST YEAR ADJUSTMENTS - 2007			
2	A	REVENUES			
3		Billed less Booked Revenue	(599)		E-2
4		Billed less Booked Revenue		(710)	
5		TOTAL REVENUE ADJUSTMENTS	<u>(599)</u>	<u>(710)</u>	
6					
7	B	OPERATIONS & MAINTENANCE			B-5, B-6
8	601/701	Salaries & Wages - Employees	Normalize 2007 employee terminations & New Hires	(306)	(245)
9	601/701		Normalize 4.0% Wage increase effective 4/1/07 (additional 1.0%)	327	158
10	603/703	Salaries & Wages - Officers, Exec.		0	0
11	604/704	Employee Pensions & Benefits		0	0
12	610/710	Purchased Water / Sewer Treatment	Normalize Zephyr Shores Purchased Water	(1,840)	1,758
13	NA /711	Sludge Removal Expense			0
14	615/715	Purchased Power		0	0
15	616/716	Fuel for Purchased Power		0	0
16	618/718	Chemicals		0	0
17	620/720	Materials & Supplies		0	0
18	631/731	Contractual Services - Engineering		0	0
19	632/732	Contractual Services - Accounting	Normalize 2007 Audit Fees	618	613
20	633/733	Contractual Services - Legal	Normalize Legal fees on Used & Useful	122	121
21	634/734	Contractual Services - Mgmt. Fees	Normalize 2007 Service Headcount	102	101
22	634/734		Normalize 2007 4.0% Service Wage increase effective 4/1/07	68	67
23	634/734		Normalize 2007 FICA taxes on Service 4.0% Wage increase effective 4/1/07	5	5
24	635/735	Contractual Services - Testing		0	0
25	636/736	Contractual Services - Other	Normalize 2007 ACO billings	519	515
26	641/741	Rental of Building/Real Prop.		0	0
27	642/742	Rental of Equipment		0	0
28	650/750	Transportation Expenses		0	0
29	656/756	Insurance - Vehicle		0	0
30	657/757	Insurance - General Liability		0	0
31	658/758	Insurance - Workman's Comp.		0	0
32	659/759	Insurance - Other		0	0
33	660/760	Advertising Expense		0	0
34	666/766	Reg. Comm. Exp. - Rate Case Amort.		0	0
35	667/767	Reg. Comm. Exp. - Rate Case Other		0	0
36	670/770	Bad Debt Expense		0	0
37	675/775	Miscellaneous Expense	Normalize 2007 Intercompany allocations	17,799	21,122
38	675/775		Normalize 2007 Intracompany misallocation of a/c 426 to Operating Expenses	(353)	(350)
39	675/775		Normalize 2007 Intercompany misallocation due to Fairways	(227)	(225)
40		Excess water loss adjustment for Purchased Water, Power, and Chemicals		(143)	
41					
42		TOTAL O&M ADJUSTMENTS	<u>16,691</u>	<u>23,640</u>	
43					

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Schedule Year Ended: 12/31/07
 Historical [] Projected [X]

Schedule: B-3
 Page: 2 of 4
 Preparer: S Szczygiel

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.	(1) Description	(2) Pro Forma Water	(3) Pro Forma Sewer	(4) Supporting Schedules
1	UTILITY TEST YEAR ADJUSTMENTS - 2007, continued			
2	C DEPRECIATION NET OF AMORTIZATION OF CIAC (Used & Useful)			B-13, B-14
3	Allocation of Corporate IT	4,445	4,411	
4	Allocation of Corp Structures & Improvements	76	76	
5		-	-	
6	PSC Depr Rate Correction, Depr Expn	77	-	
7	PSC Depr Rate Correction, Amort CIAC	(763)	(825)	
8		-	-	
9	TOTAL DEPRECIATION ADJUSTMENTS	<u>3,836</u>	<u>3,662</u>	
10				
11				
12	D AMORTIZATION			
13	To record annual amortization of regulatory assets per order PSC-05-1242-PAA-WS	2,772	2,761	
14	-	0	0	
15	TOTAL AMORTIZATION ADJUSTMENTS	<u>2,772</u>	<u>2,761</u>	
16				
17				
18	E TAXES OTHER THAN INCOME TAX			B-15
19	RAF adjustment	RAF on Adj'd Rev less RAF Per Books	(27)	(32)
20	Payroll tax adjustment	On Salary & Wage adjustments explained above	3,969	1,740
21	Property tax adjustment	Distributing from Water to Water & Sewer	(2,351)	2,351
22	Property tax adjustment		0	0
23	TOTAL TAXES OTHER THAN INCOME ADJUSTMENTS	<u>1,591</u>	<u>4,059</u>	
24				
25				
26	F INCOME TAXES			
27	Income tax impact of the adjustments to per book income	(11,965)	(15,168)	C-1
28	TOTAL INCOME TAX ADJUSTMENTS	<u>(11,965)</u>	<u>(15,168)</u>	
29				
30	TOTAL EXPENSE ADJUSTMENTS	<u>12,926</u>	<u>18,953</u>	

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Schedule Year Ended: 12/31/07
 Historical [] Projected [X]

Schedule: B-3
 Page: 3 of 4
 Preparer: S Szczygiel

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.	Acct	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1		UTILITY PRO FORMA ADJUSTMENTS			
2					
3	B	OPERATIONS & MAINTENANCE			B-5, B-6
4	601/701	Salaries & Wages - Employees	4.0% Wage increase effective 4/1/08	1,321	638
5	601/701		Market Based Increases	1,818	331
6	601/701		New Rates Manager & Controller	2,334	2,315
7	601/701			0	0
8	601/701			0	0
9	603/703	Salaries & Wages - Officers, Exec.		0	0
10	604/704	Employee Pensions & Benefits	Increase in Benefit costs/head in 2008	690	131
11	610/710	Purchased Water / Sewer Treatment	Zephyr Shores Pro Forma Purchased Wastewater	0	271
12	NA /711	Sludge Removal Expense		0	0
13	615/715	Purchased Power		0	0
14	616/716	Fuel for Purchased Power		0	0
15	618/718	Chemicals		0	0
16	620/720	Materials & Supplies		0	0
17	631/731	Contractual Services - Engineering		0	0
18	632/732	Contractual Services - Accounting		0	0
19	633/733	Contractual Services - Legal		0	0
20	634/734	Contractual Services - Mgmt. Fees	Additional 2008 Service Co headcount	69	68
21	634/734		Service Co. 4.0% Wage increase effective 4/1/08	267	264
22	634/734		FICA taxes on Service Co. 4.0% Wage increase effective 4/1/08	20	20
23	634/734		Service Co. allocation adjustment for dual Water/Sewer customers	(834)	(828)
24	634/734		Additional 2008 Service Co employee benefits	182	180
25	635/735	Contractual Services - Testing		0	0
26	636/736	Contractual Services - Other	ACO 4.0% Wage increase effective 4/1/08	113	112
27	636/736		FICA taxes on ACO 4.0% Wage increase effective 4/1/08	9	9
28	636/736		ACO allocation adjustment for dual Water/Sewer customers	(726)	(720)
29	636/736		Additional 2008 ACO employee benefits	815	809
30	636/736		Eliminate O/S Contractor meter reading	(2,344)	0
31	636/736			0	0
32	641/741	Rental of Building/Real Prop.	New office rent	115	114
33	642/742	Rental of Equipment		0	0
34	650/750	Transportation Expenses	Adjust fuel to \$3.36/gal	879	872
35	656/756	Insurance - Vehicle		0	0
36	657/757	Insurance - General Liability		0	0
37	658/758	Insurance - Workman's Comp.		0	0
38	659/759	Insurance - Other		0	0
39	660/760	Advertising Expense		0	0
40	666/766	Reg. Comm. Exp. - Rate Case Amort.	Details on Schedule B-10	7,109	7,054
41	667/767	Reg. Comm. Exp. - Rate Case Other		0	0
42	670/770	Bad Debt Expense		0	0
43	675/775	Miscellaneous Expense	New town hall meeting expense (Aqua Connects)	824	817
44					
45					
46		TOTAL O&M ADJUSTMENTS		<u>12,660</u>	<u>12,458</u>

Schedule of Adjustments to Operating Income

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Schedule Year Ended: 12/31/07
 Historical [] Projected [X]

Schedule: B-3
 Page: 4 of 4
 Preparer: S Szczygiel

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.	(1) Description	(2) Water	(3) Sewer	(4) Supporting Schedules
1	UTILITY PRO FORMA ADJUSTMENTS, continued			
2				
3	C DEPRECIATION NET OF AMORTIZATION OF CIAC (Used & Useful)			B-13, B-14
4	Meter Replacements 6 Month Net Depr (Addns less Retirements)	1,900	NA	
5	Allocation of new corp. PCs and Network & Telephony enhancements	673	667	I
6		0		
7			0	
8		0		
9			0	
10		0	0	
11	TOTAL	<u>2,573</u>	<u>667</u>	
12				
13				
14	D AMORTIZATION			
15	-	0	0	
16	-	0	0	
17	TOTAL	<u>0</u>	<u>0</u>	
18				
19	E TAXES OTHER THAN INCOME TAX			B-15
20	Payroll tax adjustment On Salary & Wage adjustments explained above	244	78	
21	Property taxes associated with 2007 plant additions, allocations, adjustments	8	(63)	
22	Property taxes associated with Pro Forma plant	1,816	132	
23	Property Tax adjustment for Non-Used & Useful plant	0	0	
24	TOTAL	<u>2,068</u>	<u>147</u>	
25				
26	F INCOME TAXES			C-1
27	Income tax impact of the adjustments to per book income	<u>(7,646)</u>	<u>(5,336)</u>	
28	TOTAL	<u>(7,646)</u>	<u>(5,336)</u>	
29				
30	TOTAL EXPENSE ADJUSTMENTS	<u>9,654</u>	<u>7,936</u>	
31				
32				
33	UTILITY PROPOSED REVENUE REQUIREMENT ADJUSTMENTS			
34				
35	A NET OPERATING REVENUE			
36	Required Revenue Adjustment	<u>123,654</u>	<u>42,086</u>	B-1, B-2
37				
38	B OPERATION & MAINTENANCE EXPENSE			
39	Bad Debt Adjustment Due To Proposed Rate Increase	<u>1,826</u>	<u>622</u>	B-1, B-2
40				
41	E TAXES OTHER THAN INCOME TAX			
42	RAF on Revenue Adjustment @ 4.500%	<u>5,564</u>	<u>1,894</u>	
43				
44	F INCOME TAX ADJUSTMENT			
45	Rate Year Revenue at Present Rates	76,298	133,720	B-1, B-2
46	Plus Required Revenue Adjustment	<u>123,654</u>	<u>42,086</u>	
47	Rate Year Revenue at Proposed Rates	<u>199,953</u>	<u>175,806</u>	
48				
49	Less Operating Expenses Before Income Taxes	(148,770)	(143,819)	B-1, B-2
50	Less Interest Expense	<u>(8,049)</u>	<u>(5,051)</u>	D-1
51	Taxable Income	<u>43,134</u>	<u>26,936</u>	
52	Income Tax at Composite Rate of 38.575%	16,639	10,391	
53	Less Income Tax at Present Rates	28,210	4,874	C-1
54				
55	Income Tax Adjustment for Requested Revenue Increase	<u>44,849</u>	<u>15,264</u>	

Test Year Operating Revenues

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-4
 Page: 1 of 1
 Preparer: S Szczygiel

Historical [X] Projected []

Explanation: Complete the following revenue schedule for the historical test year or base year.

Line No.	(1) WATER		(3) SEWER	
	Account No. and Description	Revenues	Account No. and Description	Revenues
1	WATER SALES		SEWER SALES	
2	460.1	Unmetered Water Revenue	521.1	Flat Rate - Residential
3	461.1	Metered - Residential	521.2	Flat Rate - Commercial
4	461.2	Metered - Commercial	521.3	Flat Rate - Industrial
5	461.3	Metered - Industrial	521.4	Flat Rate - Public Authorities
6	461.4	Metered - Public Authorities	521.5	Flat Rate - Multi-Family
7	461.5	Metered - Multi-Family	521.6	Flat Rate - Other
8	461.6	Metered - Other	522.1	Measured - Residential
9	462.1	Public Fire Protection	522.2	Measured - Commercial
10	462.2	Private Fire Protection	522.3	Measured - Industrial
11	464.0	Other Sales - Public Authorities	522.4	Measured - Public Authorities
12	465.0	Irrigation Customers	522.5	Measured - Multi-Family
13	466.0	Sales for Resale	523.0	Other Sales - Public Authorities
14	467.0	Interdepartmental Sales	524.0	Revenues From Other Systems
15	475.0	Unbilled Revenues	525.0	Interdepartmental Sales
16			526.0	Effluent
17			527.0	Unbilled Revenues
18			540.5	Flat Rate - Reuse
19	TOTAL WATER SALES		TOTAL SEWER SALES	
20		<u>75,393</u>		<u>134,430</u>
21	OTHER WATER REVENUES		OTHER SEWER REVENUES	
22	470.0	Forfeited Discounts	531.0	Sale Of Sludge
23	471.0	Misc. Service Revenues	532.0	Forfeited Discounts
24	472.0	Rents From Water Property	534.0	Rents From Sewer Property
25	473.0	Interdepartmental Rents	535.0	Interdepartmental Rents
26	474.04	Other Water Revenues	536.0	Other Sewer Revenues
27	TOTAL OTHER WATER REVENUES		TOTAL OTHER SEWER REVENUES	
28		<u>1,505</u>		<u>0</u>
29	TOTAL WATER OPERATING REVENUES		TOTAL SEWER OPERATING REVENUES	
		<u><u>76,898</u></u>		<u><u>134,430</u></u>

Detail of Operation & Maintenance Expenses By Month - Water
SUMMARY OF TOTAL ANNUAL UTILITY ADJUSTED WATER O & M

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Schedule: B-5

Page: 1 of 5

Preparer: S Szczygiel

Explanation: Provide a schedule of operation and maintenance expenses by primary account for the Test Year

Line No.	(1) Account No. and Name	(2) 2007 Per Books	(3) 2007 Normalizations	(4) 2007 Normalized	(5) Unacc. Water Ajdstmnt @ 17.46%	(6) 2007 Adjusted	(7) Pro Forma Adjustments	(8) Unacc. Water Ajdstmnt @ 17.46%	(9) Pro Forma
1	601 Salaries & Wages - Employees	24,408	21	24,428		24,428	5,473		29,902
2	603 Salaries & Wages - Officers, Exec.	1,110	0	1,110		1,110	0		1,110
3	604 Employee Pensions & Benefits	5,571	0	5,571		5,571	690		6,262
4	610 Purchased Water	1,840	(1,840)	0	0	0	0	0	0
5	615 Purchased Power	2,486	0	2,486		2,486	0		2,486
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0
7	618 Chemicals	753	0	753		753	0		753
8	620 Materials & Supplies	818	0	818	(143)	675	0	0	675
9	631 Contractual Services - Engineering	167	0	167		167	0		167
10	632 Contractual Services - Accounting	(257)	618	361		361	0		361
11	633 Contractual Services - Legal	250	122	372		372	0		372
12	634 Contractual Services - Mgmt. Fees	11,461	175	11,636		11,636	(297)		11,338
13	635 Contractual Services - Testing	5,415	0	5,415		5,415	0		5,415
14	636 Contractual Services - Other	11,006	519	11,524		11,524	(2,134)		9,391
15	641 Rental of Building/Real Prop.	1,063	0	1,063		1,063	115		1,178
16	642 Rental of Equipment	82	0	82		82	0		82
17	650 Transportation Expenses	7,836	0	7,836		7,836	879		8,715
18	656 Insurance - Vehicle	542	0	542		542	0		542
19	657 Insurance - General Liability	2,158	0	2,158		2,158	0		2,158
20	658 Insurance - Workman's Comp.	323	0	323		323	0		323
21	659 Insurance - Other	712	0	712		712	0		712
22	660 Advertising Expense	5	0	5		5	0		5
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0		0	7,109		7,109
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0		0	0		0
25	670 Bad Debt Expense	1,315	0	1,315		1,315	0		1,315
26	675 Miscellaneous Expense	6,556	17,220	23,776		23,776	824		24,600
27									
28	TOTAL WATER O & M EXPENSES	85,620	16,834	102,454	(143)	102,311	12,660	0	114,971

Detail of Operation & Maintenance Expenses By Month - Water
Total O&M Expenses by Month

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 2 of 5
Preparer: S Szczyglol

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the Test Year (unadjusted Per Books).

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Per Books Annual	
1	601 Salaries & Wages - Employees	2,303	1,762	2,062	1,520	1,967	2,008	1,783	2,617	6,919	2,253	(2,624)	1,839	24,408	
2	603 Salaries & Wages - Officers, Exec.	143	159	(734)	146	147	224	181	165	973	239	(710)	178	1,110	
3	604 Employee Pensions & Benefits	244	695	508	713	(176)	659	634	21	433	651	733	455	5,571	
4	610 Purchased Water	1,684	899	0	0	0	0	0	0	0	0	0	(742)	1,840	
5	615 Purchased Power	90	234	258	237	236	307	147	155	219	183	174	246	2,486	
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	618 Chemicals	0	55	100	89	54	51	94	72	48	0	106	64	753	
8	620 Materials & Supplies	9	124	66	63	10	51	12	444	114	16	(104)	12	818	
9	631 Contractual Services - Engineering	21	21	21	21	21	21	21	21	0	0	0	0	167	
10	632 Contractual Services - Accounting	144	126	126	(503)	74	74	73	73	(47)	72	76	(544)	(257)	
11	633 Contractual Services - Legal	19	20	21	20	20	22	25	25	233	34	(212)	24	250	
12	634 Contractual Services - Mgmt. Fees	768	767	915	1,214	1,180	1,094	788	476	1,420	851	1,073	915	11,461	
13	635 Contractual Services - Testing	254	164	164	52	277	164	52	1,267	1,189	519	158	1,156	5,415	
14	636 Contractual Services - Other	608	1,275	537	592	624	559	879	1,027	2,274	997	340	1,292	11,006	
15	641 Rental of Building/Real Prop.	81	83	90	84	86	94	106	107	989	143	(901)	101	1,063	
16	642 Rental of Equipment	6	6	7	6	7	7	8	8	76	11	(69)	8	82	
17	650 Transportation Expenses	578	639	644	615	713	642	583	745	295	725	1,040	618	7,836	
18	656 Insurance - Vehicle	45	45	45	45	45	45	45	45	45	45	45	45	542	
19	657 Insurance - General Liability	180	180	180	180	180	180	178	180	181	180	179	180	2,158	
20	658 Insurance - Workman's Comp.	27	27	27	27	27	27	27	27	27	27	27	27	323	
21	659 Insurance - Other	59	59	60	60	60	59	59	59	59	59	59	59	712	
22	660 Advertising Expense	0	0	0	0	0	0	1	1	5	1	(4)	1	5	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	670 Bad Debt Expense	22	65	194	(29)	222	104	216	96	145	391	(1,506)	1,397	1,315	
26	675 Miscellaneous Expense	167	296	333	422	3,729	192	332	256	2,024	368	(1,845)	283	6,556	
27															
28	TOTAL WATER O & M EXPENSES	7,454	7,701	5,624	5,575	9,503	6,585	6,240	7,886	17,621	7,766	(3,966)	7,631	85,620	

Detail of Operation & Maintenance Expenses By Month - Water
Direct Expenses by Month

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 3 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Direct O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	
1	601 Salaries & Wages - Employees	1,918	1,370	1,636	1,121	1,561	1,563	1,281	2,111	2,236	1,574	1,646	1,358	19,374	
2	603 Salaries & Wages - Officers, Exec.	(0)	(0)	0	(0)	(0)	(0)	(0)	0	(0)	(0)	(0)	(0)	(0)	
3	604 Employee Pensions & Benefits	(441)	(21)	(2)	(0)	(864)	(2)	(42)	(643)	(39)	(20)	(98)	(234)	(2,406)	
4	610 Purchased Water	1,684	899	0	0	0	0	0	0	0	0	0	(742)	1,840	
5	615 Purchased Power	84	228	251	231	230	301	140	147	147	173	240	238	2,409	
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	618 Chemicals	0	55	100	89	54	51	94	72	48	0	106	84	753	
8	620 Materials & Supplies	0	115	56	53	0	40	0	431	0	0	0	0	696	
9	631 Contractual Services - Engineering	21	21	21	21	21	21	21	21	0	0	0	0	167	
10	632 Contractual Services - Accounting	0	(0)	0	(428)	0	0	0	(0)	0	0	(0)	(0)	(428)	
11	633 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	634 Contractual Services - Mgmt. Fees	(0)	(0)	(0)	0	0	(0)	(0)	(0)	(0)	(0)	0	0	(0)	
13	635 Contractual Services - Testing	253	163	163	51	276	163	51	1,266	1,180	518	166	1,155	5,405	
14	636 Contractual Services - Other	5	722	13	19	22	10	272	397	282	288	1,191	636	3,857	
15	641 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	642 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	650 Transportation Expenses	0	0	0	0	(0)	0	0	0	0	(0)	(0)	0	0	
18	656 Insurance - Vehicle	0	0	0	0	0	0	0	(0)	(0)	(0)	(0)	(0)	(0)	
19	657 Insurance - General Liability	0	0	0	0	0	0	(0)	(0)	0	(0)	(0)	0	0	
20	658 Insurance - Workman's Comp.	0	0	0	0	0	0	0	0	(0)	(0)	(0)	(0)	0	
21	659 Insurance - Other	0	0	(0)	(0)	(0)	0	0	0	0	0	0	0	0	
22	660 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	670 Bad Debt Expense	27	70	200	(24)	228	110	222	103	209	400	(1,564)	1,403	1,383	
26	675 Miscellaneous Expense	0	126	149	250	3,554	0	115	37	0	74	0	75	4,381	
27															
28	TOTAL WATER O & M EXPENSES	3,551	3,748	2,588	1,383	5,082	2,256	2,154	3,942	4,062	3,007	1,686	3,973	37,430	

Detail of Operation & Maintenance Expenses By Month - Water
Intercompany Expenses

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 4 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated & Accrued Intercompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	
1	601 Salaries & Wages - Employees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	603 Salaries & Wages - Officers, Exec.	73	87	(813)	73	73	142	89	73	114	114	73	90	187	
3	604 Employee Pensions & Benefits	698	729	524	727	702	676	694	682	634	694	685	706	8,150	
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	615 Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	618 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	620 Materials & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	631 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	632 Contractual Services - Accounting	145	126	126	(74)	74	74	73	74	(45)	72	74	(544)	174	
11	633 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
12	634 Contractual Services - Mgmt. Fees	768	767	914	1,214	1,180	1,094	788	476	1,416	850	1,077	914	11,457	
13	635 Contractual Services - Testing	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	636 Contractual Services - Other	479	427	387	445	472	406	446	468	490	492	519	503	5,534	
15	641 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	642 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	650 Transportation Expenses	606	668	675	644	743	674	619	782	638	775	728	653	8,204	
18	656 Insurance - Vehicle	45	45	45	45	45	45	45	45	45	45	45	45	542	
19	657 Insurance - General Liability	180	180	180	180	180	180	178	180	180	180	180	180	2,157	
20	658 Insurance - Workman's Comp.	27	27	27	27	27	27	27	27	27	27	27	27	323	
21	659 Insurance - Other	59	59	60	60	60	59	58	59	59	59	59	59	711	
22	660 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	670 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	675 Miscellaneous Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
27															
28	TOTAL WATER O & M EXPENSES	3,080	3,115	2,126	3,341	3,554	3,379	3,015	2,865	3,558	3,309	3,466	2,633	37,441	

Detail of Operation & Maintenance Expenses By Month - Water Intracompany Expenses

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-5
 Page: 5 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated Intracompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	Allocation Rate	
1	601 Salaries & Wages - Employees	385	392	426	399	406	445	502	505	4,684	679	(4,270)	480	5,034	46.83%	
2	603 Salaries & Wages - Officers, Exec.	71	72	78	73	74	82	92	93	859	125	(783)	88	923	8.59%	
3	604 Employee Pensions & Benefits	(13)	(13)	(15)	(14)	(14)	(15)	(17)	(17)	(161)	(23)	147	(17)	(173)	-1.61%	
4	610 Purchased Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5	615 Purchased Power	6	6	7	6	6	7	8	8	72	10	(66)	7	78	0.72%	
6	616 Fuel for Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
7	618 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8	620 Materials & Supplies	9	10	10	10	10	11	12	12	114	16	(104)	12	122	1.14%	
9	631 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
10	632 Contractual Services - Accounting	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(2)	(0)	2	(0)	(3)	-0.02%	
11	633 Contractual Services - Legal	19	20	21	20	20	22	25	25	233	34	(212)	24	250	2.33%	
12	634 Contractual Services - Mgmt. Fees	0	0	0	0	0	0	0	0	4	1	(4)	0	4	0.04%	
13	635 Contractual Services - Testing	1	1	1	1	1	1	1	1	9	1	(8)	1	9	0.09%	
14	636 Contractual Services - Other	124	126	137	128	130	143	161	162	1,502	218	(1,370)	154	1,615	15.02%	
15	641 Rental of Building/Real Prop.	81	83	90	84	86	94	106	107	989	143	(901)	101	1,063	9.89%	
16	642 Rental of Equipment	6	6	7	6	7	7	8	8	76	11	(69)	8	82	0.76%	
17	650 Transportation Expenses	(28)	(29)	(31)	(29)	(30)	(33)	(37)	(37)	(343)	(50)	313	(35)	(368)	-3.43%	
18	656 Insurance - Vehicle	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
19	657 Insurance - General Liability	0	0	0	0	0	0	0	0	1	0	(1)	0	1	0.01%	
20	658 Insurance - Workman's Comp.	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
21	659 Insurance - Other	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
22	660 Advertising Expense	0	0	0	0	0	0	1	1	5	1	(4)	1	5	0.05%	
23	666 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
24	667 Reg. Comm. Exp. - Rate Case Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
25	670 Bad Debt Expense	(5)	(5)	(6)	(5)	(5)	(6)	(7)	(7)	(63)	(9)	57	(6)	(68)	-0.63%	
26	675 Miscellaneous Expense	167	170	184	172	175	192	217	218	2,024	293	(1,845)	208	2,175	20.24%	
27																
28	TOTAL WATER O & M EXPENSES	823	838	910	852	867	950	1,071	1,079	10,002	1,450	(9,119)	1,026	10,749	100.00%	
	675863 Service & Sundry input to be allocated to lines 1-26	823	838	910	852	867	950	1,071	1,079	10,002	1,450	(9,119)	1,026	10,749		

Detail of Operation & Maintenance Expenses By Month - Sewer
SUMMARY OF TOTAL ANNUAL UTILITY ADJUSTED WATER O & M

Florida Public Service Commission

Zephyr Shores

Schedule: B-6

Docket No. 080121-WS

Page: 1 of 5

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

Historical [X] Projected []

Explanation: Provide a schedule of operation and maintenance expenses by primary account for the Test Year

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
		2007 Per Books	2007 Normalizations	2007 Normalized	Excess I&I Ajdstmnt @ N/A	2007 Adjusted	Pro Forma Adjustments	Excess I&I Ajdstmnt @ N/A	Pro Forma	
1	701 Salaries & Wages - Employees	5,305	(87)	5,218		5,218	3,285		8,503	
2	703 Salaries & Wages - Officers, Exec.	805	0	805		805	0		805	
3	704 Employee Pensions & Benefits	2,200	0	2,200		2,200	131		2,330	
4	710 Purchased Sewage Treatment	34,224	1,758	35,981	0	35,981	271	0	36,252	
5	711 Sludge Removal Expense	0	0	0		0	0		0	
6	715 Purchased Power	1,689	0	1,689	0	1,689	0	0	1,689	
7	716 Fuel for Power Production	0	0	0		0	0		0	
8	718 Chemicals	131	0	131	0	131	0	0	131	
9	720 Materials & Supplies	128	0	128		128	0		128	
10	731 Contractual Services - Engineering	166	0	166		166	0		166	
11	732 Contractual Services - Accounting	(254)	613	358		358	0		358	
12	733 Contractual Services - Legal	168	121	289		289	0		289	
13	734 Contractual Services - Mgmt. Fees	11,381	173	11,555		11,555	(295)		11,260	
14	735 Contractual Services - Testing	774	0	774		774	0		774	
15	736 Contractual Services - Other	7,727	515	8,241		8,241	209		8,450	
16	741 Rental of Building/Real Prop.	715	0	715		715	114		829	
17	742 Rental of Equipment	55	0	55		55	0		55	
18	750 Transportation Expenses	7,900	0	7,900		7,900	872		8,772	
19	756 Insurance - Vehicle	538	0	538		538	0		538	
20	757 Insurance - General Liability	2,143	0	2,143		2,143	0		2,143	
21	758 Insurance - Workman's Comp.	321	0	321		321	0		321	
22	759 Insurance - Other	707	0	707		707	0		707	
23	760 Advertising Expense	4	0	4		4	0		4	
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0		0	7,054		7,054	
25	767 Reg. Comm. Exp. - Other	0	0	0		0	0		0	
26	770 Bad Debt Expense	(60)	0	(60)		(60)	0		(60)	
27	775 Miscellaneous Expense	2,170	20,548	22,717		22,717	817		23,534	
28										
29	TOTAL WATER O & M EXPENSES	78,936	23,640	102,576	0	102,576	12,458	0	115,034	

**Detail of Operation & Maintenance Expenses By Month - Sewer
Total O&M Expenses by Month**

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-6
Page: 2 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the Test Year (unadjusted Per Books).

Line No.	(1) Account No. and Name	(2)-(13)												(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Per Books Annual
1	701 Salaries & Wages - Employees	616	423	483	366	501	457	617	444	2,795	549	(2,299)	352	5,305
2	703 Salaries & Wages - Officers, Exec.	121	138	(755)	122	122	196	146	133	613	192	(369)	145	805
3	704 Employee Pensions & Benefits	185	209	3	205	199	195	211	192	102	192	290	217	2,200
4	710 Purchased Sewage Treatment	3,294	4,266	4,056	4,638	3,351	2,335	2,190	1,275	2,081	1,353	2,992	2,394	34,224
5	711 Sludge Removal Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
6	715 Purchased Power	25	193	369	188	134	99	95	101	132	114	120	121	1,689
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0
8	718 Chemicals	0	0	0	131	0	0	0	0	0	0	0	0	131
9	720 Materials & Supplies	7	49	7	7	7	7	8	8	70	10	(58)	7	128
10	731 Contractual Services - Engineering	21	21	21	21	21	21	21	21	0	0	0	0	166
11	732 Contractual Services - Accounting	144	125	125	(500)	73	73	72	73	(46)	71	74	(540)	(254)
12	733 Contractual Services - Legal	13	14	14	13	14	15	16	16	136	21	(120)	15	168
13	734 Contractual Services - Mgmt. Fees	764	763	909	1,207	1,173	1,088	782	472	1,407	844	1,066	907	11,381
14	735 Contractual Services - Testing	0	1	1	0	0	1	1	1	5	1	(4)	768	774
15	736 Contractual Services - Other	563	665	478	529	707	574	544	570	1,789	816	(257)	748	7,727
16	741 Rental of Building/Real Prop.	57	60	61	57	57	62	67	70	576	91	(508)	64	715
17	742 Rental of Equipment	4	5	5	4	4	5	5	5	44	7	(39)	5	55
18	750 Transportation Expenses	583	643	650	621	718	649	591	751	433	737	898	625	7,900
19	756 Insurance - Vehicle	45	45	45	45	45	45	44	45	45	45	45	45	538
20	757 Insurance - General Liability	179	179	179	179	179	179	176	178	179	178	178	178	2,143
21	758 Insurance - Workman's Comp.	27	27	27	27	27	27	26	27	27	27	27	27	321
22	759 Insurance - Other	59	59	59	59	59	59	58	59	59	59	59	59	707
23	760 Advertising Expense	0	0	0	0	0	0	0	0	3	0	(3)	0	4
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
26	770 Bad Debt Expense	25	42	(32)	9	(50)	(16)	127	(85)	(1)	6	(392)	307	(60)
27	775 Miscellaneous Expense	116	340	275	117	156	128	252	180	1,179	260	(1,040)	206	2,170
28														
29	TOTAL WATER O & M EXPENSES	6,848	8,266	6,980	8,044	7,498	6,198	6,049	4,537	11,627	5,576	661	6,652	78,936

Detail of Operation & Maintenance Expenses By Month - Sewer
 Direct Expenses by Month

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-6
 Page: 3 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of Direct O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	2007												Total Annual
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	701 Salaries & Wages - Employees	348	141	193	96	229	162	299	113	66	120	107	49	1,920
2	703 Salaries & Wages - Officers, Exec.	0	0	(0)	0	0	0	(0)	(0)	(0)	0	0	(0)	0
3	704 Employee Pensions & Benefits	(0)	(0)	0	0	(4)	(2)	(0)	0	0	0	0	(0)	(6)
4	710 Purchased Sewage Treatment	3,294	4,266	4,056	4,638	3,351	2,335	2,190	1,275	2,081	1,353	2,992	2,394	34,224
5	711 Sludge Removal Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
6	715 Purchased Power	21	189	364	183	129	94	90	95	90	107	158	116	1,637
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0
8	718 Chemicals	0	0	0	131	0	0	0	0	0	0	0	0	131
9	720 Materials & Supplies	0	42	0	0	0	0	0	0	4	0	0	0	46
10	731 Contractual Services - Engineering	21	21	21	21	21	21	21	21	0	0	0	0	166
11	732 Contractual Services - Accounting	0	(0)	(0)	(426)	(0)	(0)	(0)	(0)	0	(0)	(0)	(0)	(426)
12	733 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0
13	734 Contractual Services - Mgmt. Fees	(0)	0	(0)	0	(0)	0	(0)	0	(0)	(0)	(0)	(0)	(0)
14	735 Contractual Services - Testing	0	0	0	0	0	0	0	0	0	0	0	768	768
15	736 Contractual Services - Other	(0)	150	0	0	150	75	0	0	427	190	0	152	1,145
16	741 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0
17	742 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0
18	750 Transportation Expenses	0	(0)	0	(0)	0	(0)	(0)	0	0	0	(0)	0	0
19	756 Insurance - Vehicle	0	0	0	0	0	0	(0)	(0)	0	0	0	0	0
20	757 Insurance - General Liability	(0)	(0)	0	(0)	(0)	0	(0)	0	(0)	(0)	(0)	0	0
21	758 Insurance - Workman's Comp.	(0)	(0)	(0)	(0)	(0)	(0)	0	(0)	(0)	(0)	(0)	(0)	(0)
22	759 Insurance - Other	0	0	(0)	(0)	(0)	0	0	(0)	(0)	(0)	(0)	(0)	(0)
23	760 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
26	770 Bad Debt Expense	28	46	(28)	13	(46)	(12)	131	(80)	36	12	(424)	311	(14)
27	775 Miscellaneous Expense	0	218	149	0	38	0	115	37	0	74	0	75	707
28														
29	TOTAL WATER O & M EXPENSES	3,711	5,074	4,754	4,655	3,868	2,672	2,845	1,461	2,703	1,856	2,832	3,865	40,297

Detail of Operation & Maintenance Expenses By Month - Sewer Intercompany Expenses

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-6
 Page: 4 of 5
 Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated & Accrued Intercompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
		2007 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	2007 Dec	Total Annual	
1	701 Salaries & Wages - Employees	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	703 Salaries & Wages - Officers, Exec.	72	86	(808)	72	72	142	88	72	113	113	73	89	185	
3	704 Employee Pensions & Benefits	195	218	13	214	212	207	222	203	195	207	207	228	2,322	
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	711 Sludge Removal Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	715 Purchased Power	0	0	0	0	0	0	0	0	0	0	0	0	0	
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0	
8	718 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	720 Materials & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	
10	731 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	732 Contractual Services - Accounting	144	125	125	(74)	73	73	72	73	(44)	72	73	(540)	174	
12	733 Contractual Services - Legal	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	734 Contractual Services - Mgmt. Fees	764	762	909	1,207	1,173	1,088	781	472	1,404	843	1,068	907	11,378	
14	735 Contractual Services - Testing	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	738 Contractual Services - Other	477	424	385	443	469	404	442	464	486	488	515	499	5,496	
16	741 Rental of Building/Real Prop.	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	742 Rental of Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	750 Transportation Expenses	602	664	671	641	738	670	614	775	633	769	722	647	8,148	
19	756 Insurance - Vehicle	45	45	45	45	45	45	44	45	45	45	45	45	538	
20	757 Insurance - General Liability	179	179	179	179	179	179	176	178	178	178	178	178	2,142	
21	758 Insurance - Workman's Comp.	27	27	27	27	27	27	26	27	27	27	27	27	321	
22	759 Insurance - Other	59	59	59	59	59	59	58	59	59	59	59	59	706	
23	760 Advertising Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
24	766 Reg. Comm. Exp. - Rate Case Amort.	0	0	0	0	0	0	0	0	0	0	0	0	0	
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	
26	770 Bad Debt Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
27	775 Miscellaneous Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	
28															
29	TOTAL WATER O & M EXPENSES	2,563	2,590	1,606	2,813	3,048	2,894	2,525	2,369	3,096	2,801	2,966	2,139	31,410	

Detail of Operation & Maintenance Expenses By Month - Sewer
Intracompany Expenses

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007
Historical [X] Projected []

Schedule: B-5
Page: 5 of 5
Preparer: S Szczygiel

Explanation: Provide a schedule of Allocated Intracompany O & M expenses by primary account for each month of the Test Year.

Line No.	Account No. and Name	2007												2007 Dec	Total Annual	Allocation Rate
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov				
1	701 Salaries & Wages - Employees	268	282	290	270	272	296	318	332	2,729	430	(2,405)	303	3,385	46.83%	
2	703 Salaries & Wages - Officers, Exec.	49	52	53	50	50	54	58	61	500	79	(441)	56	621	8.59%	
3	704 Employee Pensions & Benefits	(9)	(10)	(10)	(9)	(9)	(10)	(11)	(11)	(94)	(15)	83	(10)	(116)	-1.61%	
4	710 Purchased Sewage Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
5	711 Sludge Removal Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
6	715 Purchased Power	4	4	4	4	4	5	5	5	42	7	(37)	5	52	0.72%	
7	716 Fuel for Power Production	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
8	718 Chemicals	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
9	720 Materials & Supplies	7	7	7	7	7	8	8	8	66	10	(58)	7	82	1.14%	
10	731 Contractual Services - Engineering	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
11	732 Contractual Services - Accounting	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(1)	(0)	1	(0)	(2)	-0.02%	
12	733 Contractual Services - Legal	13	14	14	13	14	15	16	16	136	21	(120)	15	168	2.33%	
13	734 Contractual Services - Mgmt. Fees	0	0	0	0	0	0	0	0	2	0	(2)	0	3	0.04%	
14	735 Contractual Services - Testing	0	1	1	0	0	1	1	1	5	1	(4)	1	6	0.09%	
15	736 Contractual Services - Other	86	90	93	87	87	95	102	106	875	138	(772)	97	1,086	15.02%	
16	741 Rental of Building/Real Prop.	57	60	61	57	57	62	67	70	576	91	(508)	64	715	9.89%	
17	742 Rental of Equipment	4	5	5	4	4	5	5	5	44	7	(39)	5	55	0.76%	
18	750 Transportation Expenses	(20)	(21)	(21)	(20)	(20)	(22)	(23)	(24)	(200)	(31)	176	(22)	(248)	-3.43%	
19	756 Insurance - Vehicle	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
20	757 Insurance - General Liability	0	0	0	0	0	0	0	0	0	0	(0)	0	1	0.01%	
21	758 Insurance - Workman's Comp.	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
22	759 Insurance - Other	0	0	0	0	0	0	0	0	0	0	(0)	0	0	0.00%	
23	760 Advertising Expense	0	0	0	0	0	0	0	0	3	0	(3)	0	4	0.05%	
24	766 Reg. Comm. Exp. - Rate Case Arrort.	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
25	767 Reg. Comm. Exp. - Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	
26	770 Bad Debt Expense	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(37)	(6)	32	(4)	(46)	-0.63%	
27	775 Miscellaneous Expense	116	122	125	117	118	128	137	143	1,179	186	(1,040)	131	1,463	20.24%	
28																
29	TOTAL WATER O & M EXPENSES	573	602	620	577	581	631	679	708	5,828	918	(5,137)	648	7,228	100.00%	
	775863 Service & Sundry Input to be allocated to lines 1-27	573	602	620	577	581	631	679	708	5,828	918	(5,137)	648	7,228		

Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Zephyr Shores

Schedule: B-7

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

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.	Acct No.	(1) Account Name	(2) Historical Year 2002	(3) Test Year Adjusted 2007	(4) Difference	(5) % Difference
1	601	Salaries & Wages - Employees	15,240	24,428	9,188	60.29%
2	603	Salaries & Wages - Officers, Exec.	0	1,110	1,110	-
3	604	Employee Pensions & Benefits	2,064	5,571	3,507	169.93%
4	610	Purchased Water	2,674	0	(2,674)	-100.00%
5	615	Purchased Power	1,223	2,486	1,263	103.31%
6	616	Fuel for Power Production	0	0	0	-
7	618	Chemicals	347	753	406	117.03%
8	620	Materials & Supplies	1,311	675	(636)	-48.51%
9	631	Contractual Services - Engineering	68	167	99	145.06%
10	632	Contractual Services - Accounting	233	361	128	54.83%
11	633	Contractual Services - Legal	1,372	372	(1,000)	-72.87%
12	634	Contractual Services - Mgmt. Fees	0	11,636	11,636	-
13	635	Contractual Services - Testing	681	5,415	4,734	695.09%
14	636	Contractual Services - Other	1,291	11,524	10,233	792.66%
15	641	Rental of Building/Real Prop.	468	1,063	595	127.05%
16	642	Rental of Equipment	27	82	55	202.00%
17	650	Transportation Expenses	3,058	7,836	4,778	156.25%
18	656	Insurance - Vehicle	0	542	542	-
19	657	Insurance - General Liability	1,671	2,158	487	29.13%
20	658	Insurance - Workman's Comp.	333	323	(10)	-2.86%
21	659	Insurance - Other	6	712	706	11760.42%
22	660	Advertising Expense	75	5	(70)	-92.96%
23	666	Reg. Comm. Exp. - Rate Case Amort.	0	0	0	-
24	667	Reg. Comm. Exp. - Other	495	0	(495)	-100.00%
25	670	Bad Debt Expense	1,265	1,315	50	3.97%
26	675	Miscellaneous Expense	5,419	23,776	18,357	338.76%
27	TOTAL WATER O & M EXPENSES		39,321	102,311	62,990	160.19%
28	Total Customers (EOY)		520.0	545.5	25.5	4.90%
29	Consumer Price Index - U					11.38%
30	Growth Plus Inflation					16.85%

Supporting Schedules: B-5, F-8

Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: B-7 Supl

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U.

Line No.	(1) Acct No.	(2) Account Name	(3) Explanation
1	601	Salaries & Wages - Employees	Prior owner did not allocate all admin costs to entities
2	603	Salaries & Wages - Officers, Exec.	Prior owner did not allocate all admin costs to entities
3	604	Employee Pensions & Benefits	Prior owner did not allocate all admin costs to entities
4	610	Purchased Water	
5	615	Purchased Power	Increased direct power charges & indirect allocation of admin costs.
6	616	Fuel for Power Production	
7	618	Chemicals	Increased chemical costs
8	620	Materials & Supplies	
9	631	Contractual Services - Engineering	Prior owner did not allocate all admin costs to entities
10	632	Contractual Services - Accounting	Prior owner did not allocate all admin costs to entities
11	633	Contractual Services - Legal	
12	634	Contractual Services - Mgmt. Fees	Prior owner did not allocate all admin costs to entities
13	635	Contractual Services - Testing	Testing per EPA requirements
14	636	Contractual Services - Other	Prior owner did not allocate all admin costs to entities
15	641	Rental of Building/Real Prop.	Prior owner did not allocate all admin costs to entities
16	642	Rental of Equipment	Prior owner did not allocate all admin costs to entities
17	650	Transportation Expenses	Prior owner did not allocate all admin costs to entities
18	656	Insurance - Vehicle	Prior owner did not allocate all admin costs to entities
19	657	Insurance - General Liability	Prior owner did not allocate all admin costs to entities
20	658	Insurance - Workman's Comp.	
21	659	Insurance - Other	Prior owner did not allocate all admin costs to entities
22	660	Advertising Expense	
23	666	Reg. Comm. Exp. - Rate Case Amort.	
24	667	Reg. Comm. Exp. - Other	
25	670	Bad Debt Expense	
26	675	Miscellaneous Expense	Prior owner did not allocate all admin costs to entities

Operation & Maintenance Expense Comparison - Sewer

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: B-8

Page: 1 of 1

Preparer: S Szczygiel

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.	Acct No.	(1) Account Name	(2) Historical Year 2002	(3) Test Year Adjusted 2007	(4) Difference	(5) % Difference
1	701	Salaries & Wages - Employees	13,096	5,218	(7,878)	-60.16%
2	703	Salaries & Wages - Officers, Exec.	0	805	805	-
3	704	Employee Pensions & Benefits	1,636	2,200	564	34.45%
4	710	Purchased Sewage Treatment	29,323	35,981	6,658	22.71%
5	711	Sludge Removal Expense	0	0	0	-
6	715	Purchased Power	1,568	1,689	121	7.74%
7	716	Fuel for Power Production	0	0	0	-
8	718	Chemicals	0	131	131	-
9	720	Materials & Supplies	924	128	(796)	-86.10%
10	731	Contractual Services - Engineering	67	166	99	147.76%
11	732	Contractual Services - Accounting	231	358	127	55.18%
12	733	Contractual Services - Legal	1,363	289	(1,074)	-78.77%
13	734	Contractual Services - Mgmt. Fees	0	11,555	11,555	-
14	735	Contractual Services - Testing	25	774	749	2995.01%
15	736	Contractual Services - Other	1,068	8,241	7,173	671.65%
16	741	Rental of Building/Real Prop.	465	715	250	53.67%
17	742	Rental of Equipment	27	55	28	103.08%
18	750	Transportation Expenses	3,368	7,900	4,532	134.56%
19	756	Insurance - Vehicle	0	538	538	-
20	757	Insurance - General Liability	1,660	2,143	483	29.08%
21	758	Insurance - Workman's Comp.	301	321	20	6.70%
22	759	Insurance - Other	6	707	701	11677.09%
23	760	Advertising Expense	75	4	(71)	-95.27%
24	766	Reg. Comm. Exp. - Rate Case Amort.	0	0	0	-
25	767	Reg. Comm. Exp. - Other	492	0	(492)	-100.00%
26	770	Bad Debt Expense	1,257	(60)	(1,317)	-104.74%
27	775	Miscellaneous Expense	5,418	22,717	17,299	319.29%
28	TOTAL SEWER O & M EXPENSES		<u>62,370</u>	<u>102,576</u>	<u>40,206</u>	<u>64.46%</u>
29	Total Customers (EOY)		517.0	541.0	24.0	4.64%
30	Consumer Price Index - U					<u>11.38%</u>
31	Growth Plus Inflation					<u>16.56%</u>

Supporting Schedules: B-6, F-8

Operation & Maintenance Expense Comparison - Sewer

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: B-8 Supl

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U.

Line No.	(1) Acct No.	(2) Account Name	(3) Explanation
1	701	Salaries & Wages - Employees	
2	703	Salaries & Wages - Officers, Exec.	Prior owner did not allocate all admin costs to entities
3	704	Employee Pensions & Benefits	Prior owner did not allocate all admin costs to entities
4	710	Purchased Sewage Treatment	Increased costs
5	711	Sludge Removal Expense	
6	715	Purchased Power	Increased direct power charges & indirect allocation of admin costs.
7	716	Fuel for Power Production	
8	718	Chemicals	Increased chemical costs
9	720	Materials & Supplies	
10	731	Contractual Services - Engineering	Prior owner did not allocate all admin costs to entities
11	732	Contractual Services - Accounting	Prior owner did not allocate all admin costs to entities
12	733	Contractual Services - Legal	
13	734	Contractual Services - Mgmt. Fees	Prior owner did not allocate all admin costs to entities
14	735	Contractual Services - Testing	Testing per EPA requirements
15	736	Contractual Services - Other	Prior owner did not allocate all admin costs to entities
16	741	Rental of Building/Real Prop.	Prior owner did not allocate all admin costs to entities
17	742	Rental of Equipment	Prior owner did not allocate all admin costs to entities
18	750	Transportation Expenses	Prior owner did not allocate all admin costs to entities
19	756	Insurance - Vehicle	Prior owner did not allocate all admin costs to entities
20	757	Insurance - General Liability	Prior owner did not allocate all admin costs to entities
21	758	Insurance - Workman's Comp.	
22	759	Insurance - Other	Prior owner did not allocate all admin costs to entities
23	760	Advertising Expense	
24	766	Reg. Comm. Exp. - Rate Case Amort.	
25	767	Reg. Comm. Exp. - Other	
26	770	Bad Debt Expense	
27	775	Miscellaneous Expense	Prior owner did not allocate all admin costs to entities

Contractual Services

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-9
 Page: 1 of 1
 Preparer: S Szczygiel

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)	(2)	(3)	(4)
Line No.	Consultant	Type of Service	Amount	Description of Work Performed
Water				
1	Aqua Services, Inc.	Management	15,951	Corporate services and sundry charges
2	26483Harbor Branch	Testing-Treat-Ops	2,285	Testing-Treat-Ops
3				
4				
5				
6				
7				
8				
9				
10				
Sewer				
11	Aqua Services, Inc.	Management	16,125	Corporate services and sundry charges
12				
13				
14				
15				
16				
17				
18				
19				
20				

Analysis of Rate Case Expense

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-10
 Page: 1 of 1
 Preparer: S Szczygiel

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	(4) Total Est of Firm's Charges	(5) Type of Service Rendered	(6) Comments	(7) Hours
1	<u>Legal</u>						
2		Rutledge, Ecania, Purnell & Hoffman	300.00	275,000	Legal		917
3	<u>Sub-Total Legal</u>			<u>275,000</u>			
4	<u>Consulting & Other Experts</u>						
6		Timothy P. Ward, CPA	95.00	165,000	Consulting	Management and tracking of case development and analysis of booking and ratemaking issues and regulations.	1,737
7		Ronald J. Pasceri	80.00	150,000	Consulting	Witness Back up for Rate Base & Taxes, completion of supporting workpapers, and analysis of book and tax issues Development and Support	1,875
8	Guastella & Assoc.		195.00	120,000	Consulting	Analysis of Books, Used & Useful studies, Prep of MFRs, Interrogs. & Conferences.	615
9	AUS Consultants		175.00	164,000	Consulting	Billing Analyses	937
10		Robert Griffin	125.00	80,000	Consulting	Witness on Rate Base	640
11	DTF Solutions, Inc.	Daniel Franceski	80.00	30,000	Consulting	MFR and other programming development and support for mechanized programs	375
12	<u>Sub-Total Consulting</u>			<u>709,000</u>			
13	<u>Aqua Services Employees Time</u>						
15	Aqua Services, Inc.	Daubert, J.R.	47.00	45,000	Accounting		957
16	Aqua Services, Inc.	Devine, Brian	40.00	30,000	Accounting		750
17	Aqua Services, Inc.	Drager, Rick	52.00	45,000	Accounting		865
18	Aqua Services, Inc.	Guth, Nance	36.58	5,000	Accounting		137
19	Aqua Services, Inc.	Shank, David	72.00	5,000	Accounting		69
20	Aqua Services, Inc.	Joyce, Kim	78.00	60,000	Legal		769
21	<u>Sub-Total Aqua Employees</u>			<u>190,000</u>			
22	<u>Other</u>						
24	Travel, Lodging & Meals				25,000		
25	System Maps				40,000		
26	PSC Pre-Audit				10,000		
27							
28	FL PSC	FL PSC		9,000	Filing Fee		
29	Printer			75,000	Printing, mailing, copies		
30	Notice Requirement			3,400	Newspaper Notices	17 County Notices placed 2 times.	
31	Customer Notices - Printing			3,000	Customer Notification	Notices send twice (1 per hearing)	
32	Customer Notices - Postage & Mailing			20,700	Customer Notification	Notices send twice (1 per hearing)	
33	<u>Other</u>			<u>3,900</u>			
34	<u>Sub-Total Other</u>			<u>190,000</u>			
35	<u>Total</u>			<u>1,364,000</u>			
36	Estimate Through PAA [] or Commission Hearing [X]						

	(A)	(B) Water		(C) Sewer		(D)		(E)	
		Allocation %	Allocated Amount	Allocation %	Allocated Amount	Allocation %	Allocated Amount	Allocation %	Allocated Amount
a	Amortization of Rate Case Expense:								
b	Total								
c									
d	Prior Unamortized Rate Case Expense	0	2.085%	0			2.069%	0	
e	Subtotal Prior Cases	0		0				0	
f									
g	Current rate Case Expense	1,364,000	2.085%	28,436			2.069%	28,218	
h									
i	Total Projected Rate Case Expense	1,364,000		28,436				28,218	
j									
k	Amortization Period in Years:	4							
l	Annual Amortization	341,000		7,109				7,054	
m									
n	Method of Allocation Between Systems: (Provide Calculation)								

Note: Allocation is by # of customers of the systems in this rate case filing.

Analysis of Major Maintenance Projects

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: B-11
 Page: 1 of 1
 Preparer: S Szczygiel

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.

Line No.	(1) Date	(2) Description	(3) Total Cost	(4) How often to Repeat
1	<u>WATER:</u>			
2	None			
3				
4				
5				
6				
7				
8				
9				
10		TOTAL WATER PROJECTS	0	
11				
12	<u>SEWER:</u>			
13	None			
14				
15				
16				
17				
18				
19				
20		TOTAL SEWER PROJECTS	0	

Allocation of Expenses
Intercompany Expenses Per Books
Zephyr Shores

Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: B-12
 Page: 1 of 2
 Preparer: S Szczygiel

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.

(1) Line No.	(2) Acct. No.		(3) Description	(4)-(7) Allocation Percentages				(8) Allocation Method	(9)-(12) Amounts Allocated				(13) Gross Amounts
	Water	Sewer		Water	Sewer	Other	Total		Water	Sewer	Other	Total	
1	601	701	Salaries & Wages - Employees					#Custs	0	0	0		
2	603	703	Salaries & Wages - Officers, Exec.	1.34%	1.32%		2.65%	#Custs	187	185	372		14,011
3	604	704	Employee Pensions & Benefits	1.02%	0.29%		1.31%	#Custs	8,150	2,322	10,472		797,833
4	610	710	Purchased Water/Sewage Trtmnt						0	0	0		
5	615	715	Purchased Power						0	0	0		
6	616	716	Fuel for Purchased Power						0	0	0		
7	618	718	Chemicals						0	0	0		
8	620	720	Materials & Supplies						0	0	0		
9	631	731	Contractual Services - Engineering						0	0	0		
10	632	732	Contractual Services - Accounting	1.43%	1.43%		2.85%	#Custs	174	174	347		12,175
11	633	733	Contractual Services - Legal						0	0	0		
12	634	734	Contractual Services - Mgmt. Fees	1.38%	1.37%		2.76%	#Custs	11,457	11,378	22,835		828,223
13	635	735	Contractual Services - Testing						0	0	0		
14	636	736	Contractual Services - Other	1.38%	1.37%		2.76%	#Custs	5,534	5,496	11,030		400,015
15	641	741	Rental of Building/Real Prop.						0	0	0		
16	642	742	Rental of Equipment						0	0	0		
17	650	750	Transportation Expenses	1.38%	1.37%		2.76%	#Custs	8,204	8,148	16,352		593,365
18	656	756	Insurance - Vehicle	1.38%	1.37%		2.76%	#Custs	542	538	1,080		39,196
19	657	757	Insurance - General Liability	1.38%	1.37%		2.76%	#Custs	2,157	2,142	4,299		155,967
20	658	758	Insurance - Workman's Comp.	1.38%	1.37%		2.76%	#Custs	323	321	644		23,380
21	659	759	Insurance - Other	1.38%	1.37%		2.76%	#Custs	711	706	1,418		51,436
22	660	760	Advertising Expense						0	0	0		
23	666	766	Reg. Comm. Exp. - Rate Case Amort						0	0	0		
24	667	767	Reg. Comm. Exp. - Rate Case Other						0	0	0		
25	670	770	Bad Debt Expense						0	0	0		
26	675	775	Miscellaneous Expense						0	0	0		

Allocation methodology is addressed in Appendix 1

Allocation of Expenses
Intracompany Expenses Per Books
Zephyr Shores
Docket No. 080121-WS

Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Florida Public Service Commission

Schedule: B-12
 Page: 2 of 2
 Preparer: S Szczygiel

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.

(1) Line	(2) Acct. No.		(3) Description	(4) Allocation Percentages				(8) Allocation Method	(9) Amounts Allocated				(13) Gross Amounts
				Water	Sewer	Other	Total		Water	Sewer	Other	Total	
1	601	701	Salaries & Wages - Employees	0.50%	0.34%		0.84%	#Custs	5,034	3,385		8,419	1,001,378
2	603	703	Salaries & Wages - Officers, Exec.	0.50%	0.34%		0.84%	#Custs	923	621		1,544	183,603
3	604	704	Employee Pensions & Benefits	0.50%	0.34%		0.84%	#Custs	(173)	(116)		(289)	(34,419)
4	610	710	Purchased Water/Sewage Trtmt						0	0		0	-
5	615	715	Purchased Power	0.50%	0.34%		0.84%	#Custs	78	52		130	15,420
6	616	716	Fuel for Purchased Power						0	0		0	-
7	618	718	Chemicals						0	0		0	-
8	620	720	Materials & Supplies	0.50%	0.34%		0.84%	#Custs	122	82		205	24,327
9	631	731	Contractual Services - Engineering						0	0		0	-
10	632	732	Contractual Services - Accounting	0.50%	0.34%		0.84%	#Custs	(3)	(2)		(4)	(503)
11	633	733	Contractual Services - Legal	0.50%	0.34%		0.84%	#Custs	250	168		419	49,793
12	634	734	Contractual Services - Mgmt. Fees	0.50%	0.34%		0.84%	#Custs	4	3		7	845
13	635	735	Contractual Services - Testing	0.50%	0.34%		0.84%	#Custs	9	6		15	1,820
14	636	736	Contractual Services - Other	0.50%	0.34%		0.84%	#Custs	1,615	1,086		2,700	321,204
15	641	741	Rental of Building/Real Prop.	0.50%	0.34%		0.84%	#Custs	1,063	715		1,777	211,386
16	642	742	Rental of Equipment	0.50%	0.34%		0.84%	#Custs	82	55		136	16,221
17	650	750	Transportation Expenses	0.50%	0.34%		0.84%	#Custs	(368)	(248)		(616)	(73,289)
18	656	756	Insurance - Vehicle	0.50%	0.34%		0.84%	#Custs	0	0		0	42
19	657	757	Insurance - General Liability	0.50%	0.34%		0.84%	#Custs	1	1		1	166
20	658	758	Insurance - Workman's Comp.	0.50%	0.34%		0.84%	#Custs	0	0		0	25
21	659	759	Insurance - Other	0.50%	0.34%		0.84%	#Custs	0	0		0	55
22	660	760	Advertising Expense	0.50%	0.34%		0.84%	#Custs	5	4		9	1,050
23	666	766	Reg. Comm. Exp. - Rate Case Amort						0	0		0	-
24	667	767	Reg. Comm. Exp. - Rate Case Other						0	0		0	-
25	670	770	Bad Debt Expense	0.50%	0.34%		0.84%	#Custs	(68)	(46)		(113)	(13,483)
26	675	775	Miscellaneous Expense	0.47%	0.32%		0.79%	#Custs	2,175	1,463		3,638	458,407

Allocation methodology is addressed in Appendix 1

Net Depreciation Expense - Water

Florida Public Service Commission

Zephyr Shores

Schedule: B-13

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: R Griffin

Historical [X] Projected []

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

Line No.	(1) Account No. and Name	(2) Historical Test Year 2007				(6) Expense	(7) Pro Forma Adjustments	
		(3) 2007 Expense	(4) Utility Adjustments	(5) Adjusted Expense	(5) Used & Useful %		(7) Depreciation Expense	(8) U & U Expense
1	INTANGIBLE PLANT							
2	301.1 Organization	0	0	0	100.00%	0	0	0
3	302.1 Franchises	27	0	27	100.00%	27	0	0
4	339.1 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0
5	SOURCE OF SUPPLY & PUMPING PLANT							
6	303.2 Land & Land Rights	0	0	0	100.00%	0	0	0
7	304.2 Structures & Improvements	0	0	0	100.00%	0	0	0
8	305.2 Collect. & Impound Reservoirs	0	0	0	100.00%	0	0	0
9	306.2 Lake, River & Other Intakes	0	0	0	100.00%	0	0	0
10	307.2 Wells & Springs	287	0	287	100.00%	287	0	0
11	308.2 Infiltration Galleries & Tunnels	0	0	0	100.00%	0	0	0
12	309.2 Supply Mains	671	0	671	100.00%	671	0	0
13	310.2 Power Generation Equipment	0	0	0	100.00%	0	0	0
14	311.2 Pumping Equipment	0	0	0	100.00%	0	0	0
15	339.2 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0
16	WATER TREATMENT PLANT							
17	303.3 Land & Land Rights	0	0	0	100.00%	0	0	0
18	304.3 Structures & Improvements	1,234	0	1,234	100.00%	1,234	0	0
19	311.3 Pumping Equipment	1,107	0	1,107	100.00%	1,107	0	0
20	320.3 Water Treatment Equipment	74	(22)	52	100.00%	52	0	0
21	339.3 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0
22	TRANSMISSION & DISTRIBUTION PLANT							
23	303.4 Land & Land Rights	0	0	0	100.00%	0	0	0
24	304.4 Structures & Improvements	0	0	0	100.00%	0	0	0
25	311.4 Pumping Equipment	0	0	0	100.00%	0	0	0
26	330.4 Distr. Reservoirs & Standpipes	1,705	99	1,804	100.00%	1,804	0	0
27	331.4 Transm. & Distribution Mains	1,174	0	1,174	100.00%	1,174	0	0
28	333.4 Services	50	0	50	100.00%	50	0	0
29	334.4 Meters & Meter Installations	1,470	0	1,470	100.00%	1,470	1,900	1,900
30	335.4 Hydrants	0	0	0	100.00%	0	0	0
31	336.4 Backflow Prevention	0	0	0	100.00%	0	0	0
32	339.4 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	0
33	GENERAL PLANT							
34	303.5 Land & Land Rights	0	0	0	100.00%	0	0	0
35	304.5 Structures & Improvements	0	76	76	100.00%	76	0	0
36	340.5 Office Furniture & Equipment	0	0	0	100.00%	0	0	0
37	340.51 Computer Equipment	0	4,445	4,445	100.00%	4,445	673	673
38	341.5 Transportation Equipment	0	0	0	100.00%	0	0	0
39	342.5 Stores Equipment	0	0	0	100.00%	0	0	0
40	343.5 Tools, Shop & Garage Equipment	0	0	0	100.00%	0	0	0
41	344.5 Laboratory Equipment	0	0	0	100.00%	0	0	0
42	345.5 Power Operated Equipment	0	0	0	100.00%	0	0	0
43	346.5 Communication Equipment	0	0	0	100.00%	0	0	0
44	347.5 Miscellaneous Equipment	0	0	0	100.00%	0	0	0
45	348.5 Other Tangible Plant	0	0	0	100.00%	0	0	0
46								
47	TOTAL DEPRECIATION EXPENSE	7,799	4,599	12,398		12,398	2,573	2,573
48	Composite U&U Rate				100.00%			
49	(LESS) AMORTIZATION OF CIAC	(1,495)	(763)	(2,258)		(2,258)	0	0
50								
51	NET DEPRECIATION EXPENSE	6,304	3,836	10,140		10,140	2,573	2,573

Net Depreciation Expense - Sewer

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: B-14
 Page: 1 of 1
 Preparer: R Griffin

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

Line No.	(1) Account No. and Name	(3) Historical Test Year 2007				(6) Expense	(7) Pro Forma Adjustments	
		(2) 2007 Expense	(3) Utility Adjustments	(4) Adjusted Expense	(5) Used & Useful %		(7) Depreciation Expense	(8) U & U Expense
1	INTANGIBLE PLANT							
2	351.1 Organization	67	0	67	100.00%	67	0	
3	352.1 Franchises	13	0	13	100.00%	13	0	
4	389.1 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	
5	COLLECTION PLANT							
6	353.2 Land & Land Rights	0	0	0	100.00%	0	0	
7	354.2 Structures & Improvements	0	0	0	100.00%	0	0	
8	355.2 Power Generation Equipment	0	0	0	100.00%	0	0	
9	360.2 Collection Sewers - Force	4,459	0	4,459	100.00%	4,459	0	
10	361.2 Collection Sewers - Gravity	74	0	74	100.00%	74	0	
11	362.2 Special Collecting Structures	0	0	0	100.00%	0	0	
12	363.2 Services to Customers	34	0	34	100.00%	34	0	
13	364.2 Flow Measuring Devices	0	0	0	100.00%	0	0	
14	365.2 Flow Measuring Installations	0	0	0	100.00%	0	0	
15	389.2 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	
16	SYSTEM PUMPING PLANT							
17	353.3 Land & Land Rights	0	0	0	100.00%	0	0	
18	354.3 Structures & Improvements	0	0	0	100.00%	0	0	
19	355.3 Power Generation Equipment	0	0	0	100.00%	0	0	
20	370.3 Receiving Wells	993	0	993	100.00%	993	0	
21	371.3 Pumping Equipment	129	0	129	100.00%	129	0	
22	389.3 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	
23	TREATMENT AND DISPOSAL PLANT							
24	353.4 Land & Land Rights	0	0	0	100.00%	0	0	
25	354.4 Structures & Improvements	0	0	0	100.00%	0	0	
26	355.4 Power Generation Equipment	0	0	0	100.00%	0	0	
27	380.4 Treatment & Disposal Equipment	0	0	0	100.00%	0	0	
28	381.4 Plant Sewers	0	0	0	100.00%	0	0	
29	382.4 Outfall Sewer Lines	0	0	0	100.00%	0	0	
30	389.4 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	
31	RECLAIMED WATER TREATMENT PLANT							
32	353.5 Land & Land Rights	0	0	0	100.00%	0	0	
33	354.5 Structures & Improvements	0	0	0	100.00%	0	0	
34	355.5 Power Generation Equipment	0	0	0	100.00%	0	0	
35	371.5 Pumping Equipment	7,120	0	7,120	100.00%	7,120	0	
36	374.5 Reuse Distribution Reservoirs	0	0	0	100.00%	0	0	
37	380.5 Treatment & Disposal Equipment	0	0	0	100.00%	0	0	
38	381.5 Plant Sewers	0	0	0	100.00%	0	0	
39	389.5 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	
40	RECLAIMED WATER DISTRIBUTION PLANT							
41	352.6 Franchises	0	0	0	100.00%	0	0	
42	353.6 Land & Land Rights	0	0	0	100.00%	0	0	
43	354.6 Structures & Improvements	0	0	0	100.00%	0	0	
44	355.6 Power Generation Equipment	0	0	0	100.00%	0	0	
45	366.6 Reuse Services	0	0	0	100.00%	0	0	
46	367.6 Reuse Meters & Meter Installations	0	0	0	100.00%	0	0	
47	371.6 Pumping Equipment	0	0	0	100.00%	0	0	
48	375.6 Reuse Transmission & Distr. Sys.	0	0	0	100.00%	0	0	
49	389.6 Other Plant & Misc. Equipment	0	0	0	100.00%	0	0	
50	GENERAL PLANT							
51	353.7 Land & Land Rights	0	0	0	100.00%	0	0	
52	354.7 Structures & Improvements	0	76	76	100.00%	76	0	
53	390.7 Office Furniture & Equipment	0	0	0	100.00%	0	0	
54	390.71 Computer Equipment	0	4,411	4,411	100.00%	4,411	667	
55	391.7 Transportation Equipment	0	0	0	100.00%	0	0	
56	392.7 Stores Equipment	0	0	0	100.00%	0	0	
57	393.7 Tools, Shop & Garage Equipment	53	0	53	100.00%	53	0	
58	394.7 Laboratory Equipment	0	0	0	100.00%	0	0	
59	395.7 Power Operated Equipment	0	0	0	100.00%	0	0	
60	396.7 Communication Equipment	0	0	0	100.00%	0	0	
61	397.7 Miscellaneous Equipment	0	0	0	100.00%	0	0	
62	398.7 Other Tangible Plant	0	0	0	100.00%	0	0	
63	TOTAL DEPRECIATION EXPENSE	12,942	4,487	17,430		17,430	667	
64	Composite U&U Rate				100.00%			
65	(LESS) AMORTIZATION OF CIAC	(2,790)	(825)	(3,615)		(3,615)	0	
66	NET DEPRECIATION EXPENSE	10,153	3,662	13,814		13,814	667	

Taxes Other Than Income

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: B-15
Page: 1 of 1
Preparer: S Szczygiel

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

(1)	(2)	(3)	(4)	(5)	(6)	
Line No.	Description	Regulatory Assessment Fees (RAFTs) 4.50%	Payroll Taxes 8.23%	RE & Personal Property Tax on U&U 1.38%	Other	Total
Water						
1	Test Year Per Books	3,460	(1,235)	5,040		7,265
2						
3	Adjustments to Test Year (Explain)					
4	RAF on Adj'd Rev - RAF Per Books	(27)				(27)
5	Payroll & Property Tax Adjustments		3,969	(2,351)		1,618
6	Non-U&U Adjustment @ 0.00%			0		0
7	Total Test Year Adjustments	(27)	3,969	(2,351)	0	1,591
8	Adjusted Test Year	3,433	2,734	2,689	0	8,856
9						
10	Pro Forma Adjustments (Explain)					
11	Payroll Tax Adjustments		244			244
12	2007 Plant in Service Additions			8		8
13	Pro Forma Plant in Service Additions			1,816		1,816
14	Non-U&U Adjustment @ 0.00%			0		0
15	Total Pro Forma Adjustments	0	244	1,824	0	2,068
16	Adjusted Pro Forma	3,433	2,977	4,513	0	10,924
17						
18	RAFTs Assoc. with Revenue Increase	5,564				5,564
19						
20	Total Pro Forma	8,998	2,977	4,513	0	16,488
Sewer						
21	Test Year Per Books	6,049	(1,229)	0		4,821
22						
23	Adjustments to Test Year (Explain)					
24	RAF on Adj'd Rev - RAF Per Books	(32)				(32)
25	Payroll & Property Tax Adjustments		1,740	2,351		4,091
26	Non-U&U Adjustment @ 0.00%			0		0
27	Total Test Year Adjustments	(32)	1,740	2,351	0	4,059
28	Adjusted Test Year	6,017	511	2,351	0	8,879
29						
30	Pro Forma Adjustments (Explain)					
31	Payroll Tax Adjustments		78			78
32	2007 Plant in Service Additions			(63)		(63)
33	Pro Forma Plant in Service Additions			132		132
34	Non-U&U Adjustment @ 0.00%			0		0
35	Total Pro Forma Adjustments	0	78	69	0	147
36	Adjusted Pro Forma	6,017	589	2,419	0	9,026
37						
38	RAFTs Assoc. with Revenue Increase	1,894				1,894
39						
40	Total Pro Forma	7,911	589	2,419	0	10,920

Recap Schedules: B-1, B-2
Payroll taxes: FICA=7.65, Fed & State Unemployment=0.41%

**Zephyr Shores
TAX SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Reconciliation of Total Income Tax Provision	C-1	75
State and Federal Income Tax Calculation	C-2	76
Schedule of Interest in Tax Expense Calculation	C-3	77
<i>Book/Tax Difference</i>	C-4	79
Deferred Income Tax Expense	C-5	80
Accumulated Deferred Income Taxes	C-6	81
Investment Tax Credit	C-7	84
Parent Debt Information	C-8	88
Income Tax Returns	C-9	89
Miscellaneous Tax Information	C-10	90



Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: C-1

Page: 1 of 1

Preparer: W Jerdon

Explanation: Provide a reconciliation between the total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	(1) Description	(2) Year End Per Books	(3) Utility Adjustments	(4) Year End Adjusted	(5) Pro Forma Adjustments	(6) Pro Forma	Supporting Schedules
Water							
1	Current Tax Expense	(8,599)	(10,604)	(19,203)	(7,646)	(26,849)	C-2
2	Deferred Income Tax Expense	0	(1,361)	(1,361)	0	(1,361)	C-5
3	ITC Realized This Year	0	0	0	0	0	C-7
4	ITC Amortization	0	0	0	0	0	C-7
5	Less: Parent Debt Adjustment	0	0	0	0	0	C-8
6	Total Income Tax Expense	(8,599)	(11,965)	(20,564)	(7,646)	(28,210)	
Sewer							
7	Current Tax Expense	15,631	(14,008)	1,623	(5,336)	(3,714)	C-2
8	Deferred Income Tax Expense	0	(1,160)	(1,160)	0	(1,160)	C-5
9	ITC Realized This Year	0	0	0	0	0	C-7
10	ITC Amortization	0	0	0	0	0	C-7
11	Less: Parent Debt Adjustment	0	0	0	0	0	C-8
12	Total Income Tax Expense	15,631	(15,168)	463	(5,336)	(4,874)	

Recap Scheds: B-1, B-2

State and Federal Income Tax Calculation - Current

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: C-2
 Page: 1 of 1
 Preparer: W Jerdon

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.	(1) Description	(4) Water				(9) Sewer						
		(2) Year End Per Books	(3) Utility Adjustments	(4) Year End Adjusted	(5) Pro Forma Adjustments	(6) Pro Forma Adjusted	(7) Year End Per Books	(8) Utility Adjustments	(9) Year End Adjusted	(10) Pro Forma Adjustments	(11) Pro Forma Adjusted	(12) Supporting Schedules
1	Taxable Operating Income before Interest	(22,292)	(25,489)	(47,781)	(17,300)	(65,081)	40,521	(34,832)	5,689	(13,273)	(7,583)	B-1, B-2
2	Less: Interest Charges	0	(5,527)	(5,527)	(2,522)	(8,049)	0	(4,490)	(4,490)	(561)	(5,051)	C-3
3												
4	Taxable Income	(22,292)	(31,017)	(53,308)	(19,822)	(73,130)	40,521	(39,322)	1,199	(13,833)	(12,634)	
5												
6	Schedule M Adjustments											
7	Permanent Differences	-	0	0	0	0	-	0	0	0	0	C-4
8	Timing Differences	-	(3,528)	(3,528)	0	(3,528)	-	(3,007)	(3,007)	0	(3,007)	C-5
9	Total Schedule M Adjustments	0	(3,528)	(3,528)	0	(3,528)	0	(3,007)	(3,007)	0	(3,007)	
10												
11	Taxable Income Before State Taxes	(22,292)	(27,489)	(49,781)	(19,822)	(69,603)	40,521	(36,315)	4,206	(13,833)	(9,627)	
12												
13	State Tax Rate	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	
14	State Income Taxes	(1,226)	(1,512)	(2,738)	(1,090)	(3,828)	2,229	(1,997)	231	(761)	(529)	
15												
16	Federal Taxable Income	(21,066)	(25,977)	(47,043)	(18,732)	(65,774)	38,292	(34,317)	3,975	(13,072)	(9,098)	
17												
18	Federal Tax Rate	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	
19	Federal Income Taxes	(7,373)	(9,092)	(16,465)	(6,556)	(23,021)	13,402	(12,011)	1,391	(4,575)	(3,184)	
20												
21	Less: Investment Tax Credit Realized This Year	0	0	0	0	0	0	0	0	0	0	C-7
22												
23	Current Federal Income Taxes	(7,373)	(9,092)	(16,465)	(6,556)	(23,021)	13,402	(12,011)	1,391	(4,575)	(3,184)	
24												
25	Summary:											
26	Current State Income Tax	(1,226)	(1,512)	(2,738)	(1,090)	(3,828)	2,229	(1,997)	231	(761)	(529)	
27	Current Federal Income Tax	(7,373)	(9,092)	(16,465)	(6,556)	(23,021)	13,402	(12,011)	1,391	(4,575)	(3,184)	
28												
29	Total Current Income Tax Expense (To C-1)	(8,599)	(10,604)	(19,203)	(7,646)	(26,849)	15,631	(14,008)	1,623	(5,336)	(3,714)	

Schedule of Interest in Tax Expense Calculation

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Schedule: C-3

Page: 1 of 2

Preparer: W Jerdon

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2.

Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

Line No.	(1) Description	(2) (3) (4)			Note*	(5) (6) (7)			(8) Supporting Schedules
		2007	2007	2007		2007	2007	2007	
		Water			Sewer				
		Per Books	Adjustments	Adjusted		Per Books	Adjustments	Adjusted	
1	Interest on Long-Term Debt	0	5,461	5,461	Note*	0	4,424	4,424	Note*
2	Amortization of Debt Premium, Discount and Expense Net	0	0	0		0	0	0	
3	Interest on Short-Term Debt	0	0	0	Note*	0	0	0	Note*
4	Other Interest Expense	0	66	66		0	66	66	
5	Less: AFUDC	0	0	0		0	0	0	
6	ITC Interest Synchronization	0	0	0		0	0	0	C-7
7	Total Used For Tax Calculation	<u>0</u>	<u>5,527</u>	<u>5,527</u>		<u>0</u>	<u>4,490</u>	<u>4,490</u>	

Calculation of ITC Interest Synchronization Adjustment ONLY for Option 2 Companies (see Sch. C-7)											
Water						Sewer					
Balances From Sch. D-1	Amount	Ratio	Cost	Total	Debt Only	Amount	Ratio	Cost	Total	Debt Only	
				Weighted	Weighted				Weighted	Weighted	
			Cost	Cost	Cost				Cost	Cost	
8	Long-Term Debt										
9	Short-Term Debt										
10	Preferred Stock										
11	Common Equity										
12	Total										
13	ITC (from D-1, Line 7)										
14	Weighted Debt Cost (From Line 12)										
15	Interest Adjustment (To Line 6)										

* Note: Calculations for utility adjusted interest:

	Water		Sewer	
Rate Base (Sch. A-1, A-2)		290,551		235,959
Weighted Cost of Long Term Debt (D-1)	1.88%	5,461	1.87%	4,424
Weighted Cost of Short Term Debt (D-1)	0.00%	0	0.00%	0
Adjusted Interest on Debt		<u>5,461</u>		<u>4,424</u>

Schedule of Interest in Tax Expense Calculation

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Pro Forma
 Historical [] Projected [X]

Schedule: C-3
 Page: 2 of 2
 Preparer: W Jerdon

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2. Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

Line No.	(1) Description	(2) (3) (4)			Note*	(5) (6) (7)			(8) Supporting Schedules
		2007 Adjusted	Water Pro Forma Adjustments	Pro Forma Adjusted		2007 Adjusted	Sewer Pro Forma Adjustments	Pro Forma Adjusted	
1	Interest on Long-Term Debt	5,461	2,522	7,983	Note*	4,424	561	4,985	Note*
2	Amortization of Debt Premium, Discount and Expense Net	0	0	0		0	0	0	
3	Interest on Short-Term Debt	0	(0)	0	Note*	0	(0)	0	Note*
4	Other Interest Expense	66	0	66		66	0	66	
5	Less: AFUDC	0	0	0		0	0	0	
6	ITC Interest Synchronization	0	0	0		0	0	0	C-7
7	Total Used For Tax Calculation	<u>5,527</u>	<u>2,522</u>	<u>8,049</u>		<u>4,490</u>	<u>561</u>	<u>5,051</u>	

Calculation of ITC Interest Synchronization Adjustment ONLY for Option 2 Companies (see Sch. C-7)										
Balances From Sch. D-1	Water					Sewer				
	Amount	Ratio	Cost	Total Weighted Cost	Debt Only Weighted Cost	Amount	Ratio	Cost	Total Weighted Cost	Debt Only Weighted Cost
8 Long-Term Debt										
9 Short-Term Debt										
10 Preferred Stock										
11 Common Equity										
12 Total										
13 ITC (from D-1, Line 7)										
14 Weighted Debt Cost (From Line 12)										
15 Interest Adjustment (To Line 6)										

* Note: Calculations for utility adjusted interest:

	Water		Sewer	
Rate Base (Sch. A-1, A-2)		421,645		265,105
Weighted Cost of Long Term Debt (D-1)	1.89%	7,983	1.88%	4,985
Weighted Cost of Short Term Debt (D-1)	0.00%	0	0.00%	0
Adjusted Interest on Debt		7,983		4,985

Book/Tax Differences - Permanent

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: C-4
 Page: 1 of 1
 Preparer: W Jerdon

Explanation: Provide the description and amount of all book/tax differences accounted for as permanent differences. This would include any items accounted for on a flow through basis.

Line No.	(1) Description	(2) Amount
WATER		
1		
2	None	
3		
4	Total	<u>0</u>
 SEWER		
5		
6	None	
7		
8	Total	<u>0</u>

Deferred Income Tax Expense

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [X] Projected []

Schedule: C-5
 Page: 1 of 1
 Preparer: W Jerdon

Explanation: Provide the calculation of total deferred income tax expense for the test year. Provide detail on items resulting in tax deferrals other than accelerated depreciation.

Line No.	Description	(1)	(2)		(3)	(4)	(5)		(6)	(7)	(8)
			Water				Sewer				Supporting Schedules
		Per Books	Adjustments	Adjusted	Per Books	Adjustments	Adjusted				
1	Timing Differences (Tax Expense										
2	Higher (Lower) than Book Expense):										
3	Tax Depreciation & Amortization	6,304	627	6,932	10,153	927	11,080				
4	Book Depreciation & Amortization	6,304	3,836	10,140	10,153	3,662	13,814			B-13,14	
5											
6	Depreciation Difference	0	(3,208)	(3,208)	0	(2,735)	(2,735)				
7											
8	Other Timing Differences (Itemize):										
9	Bad Debt	0	(319)	(319)	0	(272)	(272)				
10	All Other	0	0	0	0	0	0				
11											
12	Total Timing Differences (To C-2)	0	(3,528)	(3,528)	0	(3,007)	(3,007)				
13											
14	State Tax Rate	5.5%		5.5%	5.5%		5.5%				
15	State Deferred Taxes	0	(194)	(194)	0	(165)	(165)				
16											
17	Timing Differences for Federal Taxes	0	(3,334)	(3,334)	0	(2,842)	(2,842)				
18											
19	Federal Tax Rate	35.0%		35.0%	35.0%		35.0%				
20	Federal Deferred Taxes	0	(1,167)	(1,167)	0	(995)	(995)				
21											
22	Total Deferred Taxes (to C-1)	0	(1,361)	(1,361)	0	(1,160)	(1,160)				

Recap Schedules: C-1, C-2

Accumulated Deferred Income Taxes - Summary

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: C-6

Page: 1 of 3

Preparer: W Jerdon

Explanation: For each of the accumulated deferred tax accounts provide a summary of the ending balances as reported on pages 2 and 3 of this schedule. The same annual balances should be shown.

Line No.	Year	Account No. 283 Deferred Tax Liability			Account No. ____			Net Deferred Income Taxes		
		State	Federal	Total	State	Federal	Total	State	Federal	Total
WATER										
1	2003	0	5,532	5,532				0	5,532	5,532
2	2004	21	0	21				21	0	21
3	2005	1,725	25	1,750				1,725	25	1,750
4	2006	888	5,325	6,213				888	5,325	6,213
5	2007	694	4,157	4,851				694	4,157	4,851
SEWER										
6	2003	0	4,850	4,850				0	4,850	4,850
7	2004	20	0	20				20	0	20
8	2005	1,600	23	1,623				1,600	23	1,623
9	2006	776	4,654	5,430				776	4,654	5,430
10	2007	611	3,659	4,270				611	3,659	4,270

Accumulated Deferred Income Taxes - State

Florida Public Service Commission

Zephyr Shores

Schedule: C-6

Docket No. 080121-WS

Page: 2 of 3

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line No.	(1) Year	(2) Beginning Balance	(3) Account No. 28306 Deferred State Tax Liability		(4) Ending Balance
			Current Year Change		
WATER					
1	2003	0	0		0
2	2004	0	21		21
3	2005	21	1,704		1,725
4	2006	1,725	(837)		888
5	2007	888	(194)		694
SEWER					
6	2003	0	0		0
7	2004	0	20		20
8	2005	20	1,580		1,600
9	2006	1,600	(824)		776
10	2007	776	(165)		611

Accumulated Deferred Income Taxes - Federal

Florida Public Service Commission

Zephyr Shores

Schedule: C-6

Docket No. 080121-WS

Page: 3 of 3

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line No.	Year	(1)	(2)	(3)	(4)
		Account No. 28305 Deferred Federal Tax Liability			
		Beginning Balance	Current Year Change	Ending Balance	
WATER					
1	2003	0	5,532	5,532	
2	2004	5,532	(5,532)	0	
3	2005	0	25	25	
4	2006	25	5,300	5,325	
5	2007	5,325	(1,168)	4,157	
SEWER					
6	2003	0	4,850	4,850	
7	2004	4,850	(4,850)	0	
8	2005	0	23	23	
9	2006	23	4,631	4,654	
10	2007	4,654	(995)	3,659	

Investment Tax Credits - Analysis

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: C-7

Page: 1 of 4

Preparer: W Jerdon

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

Line No.	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
	3% ITC							4% ITC					
	Beginning Balance	Amount Realized		Amortization		Ending Balance	Beginning Balance	Amount Realized		Amortization		Ending Balance	
Year	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.		Year	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.			
1	NONE							NONE					

Investment Tax Credits - Analysis

Florida Public Service Commission

Zephyr Shores

Schedule: C-7

Docket No. 080121-WS

Page: 2 of 4

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

(1)	(2)	8% ITC					(7)	10% ITC					(13)
		Amount Realized		Amortization		Ending Balance		Amount Realized		Amortization		Ending Balance	
Line No.	Beginning Year Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.			Beginning Balance	Current Year	Prior Year Adjust.	Current Year		Prior Year Adjust.
1	NONE						NONE						

Investment Tax Credits - Company Policies**Florida Public Service Commission****Zephyr Shores**

Schedule: C-7

Docket No. 080121-WS

Page: 3 of 4

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Explain accounting policy as to method of amortization for both progress payment and other ITC. Explanation should include at least a description of how the time period for amortization is determined, when it begins, under what circumstances it changes, etc. If there are unused ITC, supply a schedule showing year generated, amount generated, total amount used and remaining unused portion.

NONE

Investment Tax Credits - Section 46(f) Election

Florida Public Service Commission

Zephyr Shores

Schedule: C-7

Docket No. 080121-WS

Page: 4 of 4

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Provide a copy of the election made under Section 46(f), Internal Revenue Code.

NONE

Parent's Debt Information

Florida Public Service Commission

Zephyr Shores

Schedule: C-8

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Anzaldo

Explanation: Provide the information required to adjust income tax expense by the interest expense of the parent that may be invested in the equity of the applicant. If a year-end rate base is used, provide on both a year-end and an average basis. Amounts should be **parent only**.

Line No.	(1) Description	(2) Average Amount	(3) % of Total	(4) Cost Rate	(5) Weighted Cost	(6) Supporting Schedules
1	Long-Term Debt					
2	Short-Term Debt					
3	Preferred Stock		See Note			
4	Common Equity (State Retained Earnings Separately - Parent Only)					
5	Deferred Income Tax					
6	Other-Retained Earnings					
7	Total	<u>0</u>			<u>0</u>	

Parent Debt Adjustment Calculation

8	Weighted Cost of Parent's Debt (Line 1 & 2, col. 5)		0			From
9	Effective consolidated tax rate					B-1
10	Parent's Tax Deduction on Debt Interest		0			
Water						
11	Equity of Subsidiary					D-1
12	Parent Debt Adjustment		0			
	(to C-1) Allocation to subsidiary at		0			A-17
Sewer						
13	Equity of Subsidiary					D-1
14	Parent Debt Adjustment (to C-1)		0			
	(to C-1) Allocation to subsidiary at		0			A-17

Note

This system had no debt in the historical test year. However, the total rate base is funded by a 0.3769 Debt - 0.6231 Equity capital structure (the capital structure of the parent) with consideration made for Customer Deposits and Deferred Taxes. See Schedule D-1

Income Tax Returns**Florida Public Service Commission****Zephyr Shores**

Schedule: C-9

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: W Jerdon

Explanation: Provide a copy of the most recently filed federal income tax return, state income tax return and most recent final IRS revenue agent's report for the applicant or consolidated entity (whichever type of return is filed). A statement of when and where the returns and reports are available for review may be provided in lieu of providing the returns and reports.

Federal and State Income Tax Returns are available at the company's office location at
762 West Lancaster Ave, Bryn Mawr, PA 19010

Miscellaneous Tax Information

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: C-10
Page: 1 of 1
Preparer: W Jerdon

Explanation: Provide answers to the following questions with respect to the applicant or its consolidated entity.

- | | |
|---|------------------------|
| (1) What tax years are open with the Internal Revenue Service? | 2004, 2005, 2006, 2007 |
| (2) Is the treatment of customer deposits at issue with the IRS? | No |
| (3) Is the treatment of contributions in aid of construction at issue with the IRS? | No |
| (4) Is the treatment of unbilled revenue at issue with the IRS? | No |

**Zephyr Shores
CAPITAL SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Requested Cost of Capital	D-1	93
Reconciliation to Rate Base	D-2	95
Preferred Stock	D-3	96
Short-Term Debt	D-4	97
Long-Term Debt	D-5	98
Variable Debt	D-6	100
Customer Deposits	D-7	102

Schedule of Requested Cost of Capital

13 Month Average balance

Zephyr Shores**Docket No. 080121-WS**

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: D-1

Page: 1 of 2

Preparer: S Anzaldo

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis.
If a year-end basis is used submit an additional schedule reflecting year-end calculations.

Line No.	(1) Class of Capital	(2) Reconciled To 2007 Rate Base	(3) Ratio	(4) Cost Rate	(5) Weighted Cost Rate	(6) Cost	(7) Supporting Schedules
WATER							
1	Long-Term Debt	107,017	36.83%	5.10%	1.88%	5,461	D-2, D-5
2	Short-Term Debt	0	0.00%		0.00%	0	D-2
3	Preferred Stock	0	0.00%		0.00%	0	D-2
4	Common Stock	176,895	60.88%	10.25%	6.24%	18,127	D-2
5	Customer Deposits	1,107	0.38%	6.00%	0.02%	66	D-2
6	Accumulated Deferred Income Taxes	5,532	1.90%	0.00%	0.00%	0	D-2
7	Total	<u>290,551</u>	<u>100.00%</u>		<u>8.14%</u>	<u>23,654</u>	
SEWER							
8	Long-Term Debt	86,700	36.74%	5.10%	1.87%	4,424	D-2
9	Short-Term Debt	0	0.00%	0.00%	0.00%	0	D-2
10	Preferred Stock	0	0.00%	0.00%	0.00%	0	D-2
11	Common Stock	143,311	60.74%	10.25%	6.22%	14,686	D-2
12	Customer Deposits	1,099	0.47%	6.00%	0.03%	66	D-2
13	Accumulated Deferred Income Taxes	4,850	2.06%	0.00%	0.00%	0	D-2
14	Total	<u>235,959</u>	<u>100.00%</u>		<u>8.13%</u>	<u>19,176</u>	

Schedule of Requested Cost of Capital

13 Month Average balance

Zephyr Shores**Docket No. 080121-WS**

Pro Forma

Historical [] Projected [X]

Florida Public Service Commission

Schedule: D-1

Page: 2 of 2

Preparer: S Anzaldo

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis. If a year-end basis is used submit an additional schedule reflecting year-end calculations.

(1)	(2)	(3)	(4)	(5)	(6)	
Line No. Class of Capital	Reconciled To Pro Forma Rate Base	Ratio	Cost Rate	Weighted Cost Rate	Cost	Supporting Schedules
WATER						
1	Long-Term Debt	156,431	37.10%	5.10%	1.89%	7,983 D-2
2	Short-Term Debt	0	0.00%	0.00%	0.00%	0 D-2
3	Preferred Stock	0	0.00%	0.00%	0.00%	0 D-2
4	Common Stock	258,575	61.33%	10.25%	6.28%	26,497 D-2
5	Customer Deposits	1,107	0.26%	6.00%	0.02%	66 D-2
6	Accumulated Deferred Income Taxes	5,532	1.31%	0.00%	0.00%	0 D-2
7	Total	<u>421,645</u>	<u>100.00%</u>		<u>8.19%</u>	<u>34,546</u>
SEWER						
8	Long-Term Debt	97,686	36.85%	5.10%	1.88%	4,985 D-2
9	Short-Term Debt	0	0.00%	0.00%	0.00%	0 D-2
10	Preferred Stock	0	0.00%	0.00%	0.00%	0 D-2
11	Common Stock	161,470	60.91%	10.25%	6.24%	16,546 D-2
12	Customer Deposits	1,099	0.41%	6.00%	0.02%	66 D-2
13	Accumulated Deferred Income Taxes	4,850	1.83%	0.00%	0.00%	0 D-2
14	Total	<u>265,105</u>	<u>100.00%</u>		<u>8.15%</u>	<u>21,597</u>

Reconciliation of Capital Structure to Requested Rate Base

13 Month Average Balance

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Florida Public Service Commission

Schedule: D-2

Page: 1 of 1

Preparer: S Anzaldo

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

Line No.	Class of Capital	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
		Balance 12/31/2006	Balance 12/31/2007	13 Mo Average†	Reconciliation Adjustments Pro rata *	Reconciled To 2007 Rate Base	Reconciled To Pro Forma Rate Base	Supporting Schedules	
Water									
1	Long-Term Debt	94,990	107,403	107,017			107,017	156,431	D-5
2	Short-Term Debt	0	0	0			0	0	D-4
3	Preferred Stock	0	0	0			0	0	D-3
4	Common Stock	157,014	177,534	176,895			176,895	258,575	
5	Customer Deposits	989	1,241	1,107			1,107	1,107	D-7
6	Accumulated Deferred Income Taxes	6,213	4,851	5,532			5,532	5,532	C-6
7	Total	<u>259,206</u>	<u>291,029</u>	<u>290,551</u>	<u>0</u>	<u>290,551</u>	<u>421,645</u>		A-1
Sewer									
8	Long-Term Debt	77,007	87,842	86,700			86,700	97,686	D-5
9	Short-Term Debt	0	0	0			0	0	D-4
10	Preferred Stock	0	0	0			0	0	D-3
11	Common Stock	127,289	145,200	143,311			143,311	161,470	
12	Customer Deposits	981	1,231	1,099			1,099	1,099	D-7
13	Accumulated Deferred Income Taxes	5,430	4,270	4,850			4,850	4,850	C-6
14	Total	<u>210,706</u>	<u>238,543</u>	<u>235,959</u>	<u>0</u>	<u>235,959</u>	<u>265,105</u>		A-2

† The 13 month averages shown in column (4) above include used & useful adjustments as shown on Schedule A-1.

* List corresponding adjustments to rate base below:

This system had no debt in the historical test year. However, the total rate base is funded by a 0.3769 Debt - 0.6231 Equity capital structure (the capital structure of the parent) with consideration made for Customer Deposits and Deferred Taxes. See Schedule D-1

Preferred Stock Outstanding

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-3
 Page: 1 of 1
 Preparer: S Anzaldo

Utility [X] or Parent [X]

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.

Line No.	(1) Description, Coupon Rate Years of Life	(2) Issue Date	(3) Call Provis. Special Restrictions	(4) Principal Amt Sold Face Value	(5) Principal Amount Outstanding	(6) (Discount) or Premium on Principal Amt Sold	(7) (Discount) or Premium Assoc. with Col (5)	(8) Issuing Exp. Associated with Col (4)	(9) Issuing Exp. Associated with Col (5)	(10) Net Proceed (5)-(9)+(7)	(11) Rate (Contract Rate on Face Value)	(12) Dollar Divd. On Face Value (11)x(5)	(13) Effective Cost Rate (12)/(10)
----------	--	-------------------	--	--	---	--	--	---	---	------------------------------------	--	---	---

1

There is no Preferred Stock for this subsidiary nor its parent

Cost of Short-Term Debt

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-4
 Page: 1 of 1
 Preparer: S Anzaldo

Utility [X] or Parent [X]

Explanation: Provide the following information on a 13 month 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) Average Amt Outstanding	(4) Effective Cost Rate	(5) Supporting Schedule(s)
1	There is no Short Term Debt for this subsidiary nor its parent					
2						
3						
4						
5						
6						
7						
8	Total	<u>0</u>			<u>0.00%</u>	

Cost of Long-Term Debt

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: D-5
 Page: 1 of 2
 Preparer: S Anzaldo

Utility or Parent

Explanation: Provide the specified data on long-term debt issues on a 13 month average basis for the test year. Arrange by type of issue (e.g., 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.

(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 Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc.(Premium) Associated With Col (4)	Unamortized issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of issuing Exp. on Principal Outstanding	Interest Cost (Coupon Rate) x Col(4)	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/(12)

1

All Long Term Debt is issued and held by the parent

Cost of Long-Term Debt

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: D-5
Page: 2 of 2
Preparer: S Anzaldo

Utility [] or Parent [X]

Explanation: Provide the specified data on long-term debt issues on a 13 month average basis for the test year. Arrange by type of issue (e.g., 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.

Line No.	Description	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
		Years of Life, Coupon Rate	Issue Date, Maturity Date	Principal Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc.(Premium) Associated With Col (4)	Unamortized Issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of Issuing Exp. on Principal Outstanding	Interest Cost (Coupon Rate) x Col(4)	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
2006													
1	Unsecured Note - 10 years	6.00%	10/31/2006 10/31/2016	20,501,000	20,501,000	-	-	-	-	-	1,230,060	1,230,060	6.00%
2													
3													
4	2007												
5	Unsecured Note - 7 years	4.87%	07/31/2003 07/31/2010	27,000,000	3,135,582	-	-	-	-	-	152,703	152,703	4.87%
6	Unsecured Note - 10 years	4.87%	07/31/2003 07/31/2013	21,600,000	2,508,465	-	-	-	-	-	122,162	122,162	4.87%
7	Unsecured Note - 11 years	4.87%	07/31/2003 07/31/2014	27,000,000	3,135,582	-	-	-	-	-	152,703	152,703	4.87%
8	Unsecured Note - 13 years	4.87%	07/31/2003 07/31/2016	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
9	Unsecured Note - 14 years	4.87%	07/31/2003 07/31/2017	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
10	Unsecured Note - 15 years	4.87%	07/31/2003 07/31/2018	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
11	Unsecured Note - 17 years	4.87%	07/31/2003 07/31/2020	16,200,000	1,881,349	-	-	-	-	-	91,622	91,622	4.87%
12	Unsecured Note - 20 years	4.87%	07/31/2003 07/31/2023	10,800,000	1,254,233	-	-	-	-	-	61,081	61,081	4.87%
13	Unsecured Note - 10 years	5.01%	02/03/2005 02/03/2015	18,000,000	2,090,388	-	-	-	-	-	104,728	104,728	5.01%
14	Unsecured Note - 15 years	5.20%	02/03/2005 02/03/2020	12,000,000	1,393,592	-	-	-	-	-	72,467	72,467	5.20%
15	Unsecured Note - 15 years	5.63%	02/28/2007 02/28/2022	15,000,000	1,741,990	-	-	-	-	-	98,074	98,074	5.63%
16	Unsecured Note - 30 years	5.83%	02/28/2007 02/28/2037	15,000,000	1,741,990	-	-	-	-	-	101,558	101,558	5.83%
17	Unsecured Note - 12 years	5.54%	12/27/2006 12/27/2018	30,000,000	3,490,254	-	-	-	-	-	193,360	193,360	5.54%
18	<u>2007 12 Month Total</u>				<u>26,136,124</u>	-	-	-	-	-	<u>1,333,702</u>	<u>1,333,702</u>	<u>5.10%</u>
19	<u>2007 12 Month Total</u>				<u>22,517,338</u>	-	-	-	-	-	<u>1,333,702</u>	<u>1,333,702</u>	<u>5.10%</u>
20	13 Month Average (from A-19)				<u>22,517,338</u>	-	-	-	-	-	<u>1,333,702</u>	<u>1,333,702</u>	<u>5.10%</u>

* The interest expense calculated on this schedule represents a full year of interest. The actual interest expense incurred by the company for 2006 was:

\$208,427

** The interest expense calculated on this schedule represents a full year of interest. The actual interest expense incurred by the company for 2007 was:

\$1,293,801

All long-term debt is issued and held by the parent

Cost of Variable Rate Long-Term Debt

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Florida Public Service Commission

Schedule: D-6
 Page: 1 of 2
 Preparer: S Anzaldo

Utility or Parent

Explanation: Provide the specified data on variable cost long-term debt issues on a 13 month average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc. (Premium) Associated With Col (4)	Unamortized Issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of Issuing Exp. on Principal Outstanding	Basis of Variable Rate (e.g., Prime+%)	Interest Cost (Test Year Cost Rate X Col. (4))	Total Interest Cost ((8)+(9)+(10))	Effective Cost Rate ((12)/(13))

1

All Long Term Debt is issued and held by the parent

Cost of Variable Rate Long-Term Debt

Florida Public Service Commission

Zephyr Shores

Schedule: D-6

Docket No. 080121-WS

Page: 2 of 2

Historical Test Year Ending December 31, 2007

Preparer: S Anzaldo

Utility or Parent

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.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
Line No.	Description, Coupon Rate, Years of Life	Issue Date - Maturity Date	Principal Amt. Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Disc. (Premium) Associated With Col (4)	Unamortized Issuing Exp. Associated with Col (4)	Annual Amort. of Discount (Prem) on Principal Outst.	Annual Amort. of Issuing Exp. on Principal Outstanding	Basis of Variable Rate (e.g., Prime+%)	Interest Cost (Test Year Cost Rate X Col. (4))	Total Interest Cost ((8)+(9)+(10); ((4)-(6)-(7)))	Effective Cost Rate (12)

1 The parent does not have any Variable Rate Long term debt

Schedule of Customer Deposits

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: D-7
 Page: 1 of 1
 Preparer: S Anzaldo

Utility [X] or Parent []

Explanation: Provide a schedule of customer deposits on a 13 month average basis.

Line No.	(1) Month & Year	(2) Beginning Balance	(3) Deposits Received	(4) Deposits Refunded	Ending Balance (2+3+4)
1	Dec-06	1,924	46	0	1,970
2	Jan-07	1,970	23	0	1,993
3	Feb-07	1,993	0	0	1,993
4	Mar-07	1,993	23	0	2,016
5	Apr-07	2,016	91	0	2,107
6	May-07	2,107	183	0	2,290
7	Jun-07	2,290	46	(183)	2,153
8	Jul-07	2,153	69	0	2,222
9	Aug-07	2,222	23	0	2,245
10	Sep-07	2,245	67	0	2,312
11	Oct-07	2,312	115	0	2,427
12	Nov-07	2,427	45	0	2,472
13	Dec-07	2,472	0	0	2,472
14	Average				<u>2,206</u>
15					
16			Water Allocated at	50%	<u>1,107</u>
17					
18			Sewer Allocated at	50%	<u>1,099</u>

**Zephyr Shores
RATES SCHEDULES**

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Rate Schedule - Water

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Water [X] or Sewer []

Schedule: E-1w

Page: 1 of 1

Preparer: T Rendell

Explanation: Provide a schedule of present rates and proposed rates.

Line No.	(1) Class/Meter Size	(2) Test Year Period 1	(3) Test Year Period 2	(4) Period 3 & Prior to Filing	(5) Unlimited Interim Rates	(6) Limited Interim Rates	(7) Proposed Consolidated Rates
1	Residential						
2	5/8" X 3/4"	6.30	6.53	6.30	9.44	8.20	21.92
3	3/4"	9.47	9.63	9.47	14.19	12.32	32.89
4	1"	15.76	15.80	15.76	23.62	20.51	54.81
5	1-1/2"	31.51	31.24	31.51	47.23	41.00	109.62
6	2"	50.43	49.78	50.43	75.59	65.62	175.39
7	3"	100.84	99.20	100.84	151.15	131.20	350.79
8	4"	157.58	154.81	157.58	236.19	205.03	548.10
9	6"	315.14	309.26	315.14	472.36	410.03	1,096.21
10	8"	504.23	494.61	504.23	755.78	656.06	1,753.93
11	10"	724.83	710.85	724.83	1,086.44	943.09	2,521.28
12	<i>Gallonge</i>						
13	<i>Block 1, 0-5,000</i>	5.03	5.28	5.03	7.54	6.54	3.80
14	<i>Block 2, 5,000-10,000</i>	5.03	5.28	5.03	7.54	6.54	4.76
15	<i>Block 3, >10,000</i>	5.03	5.28	5.03	7.54	6.54	4.76
16							
17	Commercial						
18	5/8" X 3/4"	6.30	6.53	6.30	9.44	8.20	21.92
19	3/4"	9.47	9.63	9.47	14.19	12.32	32.89
20	1"	15.76	15.80	15.76	23.62	20.51	54.81
21	1-1/2"	31.51	31.24	31.51	47.23	41.00	109.62
22	2"	50.43	49.78	50.43	75.59	65.62	175.39
23	3"	100.84	99.20	100.84	151.15	131.20	350.79
24	4"	157.58	154.81	157.58	236.19	205.03	548.10
25	6"	315.14	309.26	315.14	472.36	410.03	1,096.21
26	8"	504.23	494.61	504.23	755.78	656.06	1,753.93
27	10"	724.83	710.85	724.83	1,086.44	943.09	2,521.28
28	Gallonage charge	5.03	5.28	5.03	7.54	6.54	3.80
29							
30							
31							
32	Multi-Family						
33	5/8" X 3/4"	6.30	6.53	6.30	9.44	8.20	21.92
34	3/4"	9.47	9.63	9.47	14.19	12.32	32.89
35	1"	15.76	15.80	15.76	23.62	20.51	54.81
36	1-1/2"	31.51	31.24	31.51	47.23	41.00	109.62
37	2"	50.43	49.78	50.43	75.59	65.62	175.39
38	3"	100.84	99.20	100.84	151.15	131.20	350.79
39	4"	157.58	154.81	157.58	236.19	205.03	548.10
40	6"	315.14	309.26	315.14	472.36	410.03	1,096.21
41	8"	504.23	494.61	504.23	755.78	656.06	1,753.93
42	10"	724.83	710.85	724.83	1,086.44	943.09	2,521.28
43	Gallonage charge	5.03	5.28	5.03	7.54	6.54	3.80
44							
45	Fire Protection						
46	2"	4.20	4.47	4.20	6.30	5.46	14.62
47	3"	8.40	8.58	8.40	12.59	10.93	29.23
48	4"	13.15	13.24	13.15	19.71	17.11	45.68
49	6"	26.25	26.08	26.25	39.35	34.15	91.35
50	8"	42.03	41.55	42.03	63.00	54.69	146.16
51	10"	60.40	59.56	60.40	90.53	78.59	210.11

Rate Schedule - Sewer

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Water [] or Sewer [X]

Schedule: E-1s
 Page: 1 of 1
 Preparer: T Rendell

Explanation: Provide a schedule of present rates and proposed rates.

Line No.	(1) Class/Meter Size	(2) Test Year Period 1	(3) Test Year Period 2	(4) Period 3 & Prior to Filing	(5) Unlimited Interim Rates	(6) Limited Interim Rates	(7) Proposed Consolidated Rates
1	Residential						
2	All Meter Sizes	11.39	11.39	11.39	23.24	17.14	45.26
3				-			
4				-			
5				-			
6				-			
7				-			
8				-			
9				-			
10				-			
11				-			
12	Gallage cap (gallons)	6,000	6,000	6,000	6,000	6,000	6,000
13	Gallage Charge, Capped Usage	9.54	9.54	9.54	19.47	14.35	8.73
14							
15							
16	Commercial						
17	5/8" X 3/4"	11.39	11.39	11.39	23.24	17.14	45.26
18	3/4"	17.08	17.08	17.08	34.85	25.70	67.89
19	1"	28.48	28.48	28.48	58.12	42.85	113.14
20	1-1/2"	56.93	56.93	56.93	116.18	85.66	226.29
21	2"	91.11	91.11	91.11	185.93	137.09	362.06
22	3"	182.22	182.22	182.22	371.85	274.18	724.12
23	4"	284.72	284.72	284.72	581.02	428.41	1,131.44
24	6"	569.41	569.41	569.41	1,161.99	856.76	2,262.89
25	8"	911.08	911.08	911.08	1,859.23	1,370.86	3,620.62
26	10"	1,309.66	1,309.66	1,309.66	2,672.60	1,970.59	5,204.65
27	Gallage charge	11.46	11.46	11.46	23.39	17.24	10.48
28							
29	Multi-Family						
30	5/8" X 3/4"	11.39	11.39	11.39	23.24	17.14	45.26
31	3/4"	17.08	17.08	17.08	34.85	25.70	67.89
32	1"	28.48	28.48	28.48	58.12	42.85	113.14
33	1-1/2"	56.93	56.93	56.93	116.18	85.66	226.29
34	2"	91.11	91.11	91.11	185.93	137.09	362.06
35	3"	182.22	182.22	182.22	371.85	274.18	724.12
36	4"	284.72	284.72	284.72	581.02	428.41	1,131.44
37	6"	569.41	569.41	569.41	1,161.99	856.76	2,262.89
38	8"	911.08	911.08	911.08	1,859.23	1,370.86	3,620.62
39	10"	1,309.66	1,309.66	1,309.66	2,672.60	1,970.59	5,204.65
40	Gallage charge	11.46	11.46	11.46	23.39	17.24	10.48
41							
42	Flat Rate						
43	Resid'l Wastewater Only (RWO)	27.63	27.63	27.63	56.38	41.57	112.65
44	Comml. Wastewater Only	27.63	27.63	27.63	56.38	41.57	701.21
45	Reuse per Sprinkler Head	-	-	-	-	-	-
46	Reuse Flat Rate	-	-	-	-	-	-

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Schedule: E-2w

Docket No. 080121-WS

Page: 1 of 4

Historical Test Year Ending December 31, 2007

Preparer: G Prettyman

Water [X] or Sewer []

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Effctv. Test Year Rate	(5) Test Year Revenue	(6) Rate Prior to Filing	(7) Repressed Gallons	(8) Proposed Rate	(9) Revenue at Proposed
1	Residential								
2	5/8" X 3/4"	4,668	7,795	6.30	29,408	6.30	NA	21.92	102,323
3	3/4"	0	0	-	0	9.47	NA	32.89	0
4	1"	0	0	-	0	15.76	NA	54.81	0
5	1-1/2"	0	0	-	0	31.51	NA	109.62	0
6	2"	0	0	-	0	50.43	NA	175.39	0
7	3"	0	0	-	0	100.84	NA	350.79	0
8	4"	0	0	-	0	157.58	NA	548.10	0
9	Gallorage								
10	Block 1, 0-5,000		7,278	5.03	36,609	5.03	7,278	3.80	27,657
11	Block 2, 5,000-10,000		298	5.03	1,499	5.03	284	4.76	1,352
12	Block 3, >10,000		219	5.03	1,101	5.03	209	4.76	992
13	Total Residential	4,668	7,795		68,618		7,771		132,324
14	Average Bill				14.70				28.35
15									
16	Commercial								
17	5/8" X 3/4"	36	292	6.30	227	6.30	NA	21.92	789
18	3/4"	0	0	-	0	9.47	NA	32.89	0
19	1"	12	248	15.76	189	15.76	NA	54.81	658
20	1-1/2"	12	68	31.51	378	31.51	NA	109.62	1,315
21	2"	24	221	50.43	1,210	50.43	NA	175.39	4,209
22	3"	0	0	-	0	100.84	NA	350.79	0
23	4"	0	0	-	0	157.58	NA	548.10	0
24	8"	0	0	-	0	504.23	NA	1,753.93	0
25	Gallorage		829	5.03	4,171	5.03	829	3.80	3,151
26									
27									
28	Total Commercial	84	829		6,175		829		10,123
29	Average Bill				73.51				120.51
30									
31	Multi-Family								
32	5/8" X 3/4"	0	0	-	0	6.30	NA	21.92	0
33	3/4"	0	0	-	0	9.47	NA	32.89	0
34	1"	0	0	-	0	15.76	NA	54.81	0
35	1-1/2"	0	0	-	0	31.51	NA	109.62	0
36	2"	0	0	-	0	50.43	NA	175.39	0
37	3"	0	0	-	0	100.84	NA	350.79	0
38	4"	0	0	-	0	157.58	NA	548.10	0
39									
40	Gallorage		0	-	0	5.03	0	3.80	0
41									
42									
43	Total Multi-Family	0	0		0		0		0
44	Average Bill				-				-
45									
46	Fire Protection								
47	2"	0	NA	-	0	4.20	NA	14.64	0
48	3"	0	NA	-	0	8.40	NA	29.27	0
49	4"	0	NA	-	0	13.15	NA	45.74	0
50	6"	0	NA	-	0	26.25	NA	91.47	0
51	8"	0	NA	-	0	42.03	NA	146.35	0
52	10"	0	NA	-	0	60.40	NA	210.38	0
53									
54									
55									
56	Total Fire Protection	0	NA		0		NA		0
57	Average Bill				-				-
58									
59	Subtotal				74,793				142,446
60	Unbilled Revenues				-				-
61	Guaranteed Revenues				-				-
62	Misc. Service Charge				1,505				4,830
63	Total Revenue				76,298				147,276
64	Booked Revenue				76,898				
65	Difference				(599)	-0.8%			

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Schedule Period: 1/1/07 - 4/30/07 (pre-Interim Rates)

Water [X] or Sewer []

Schedule: E-2w

Page: 2 of 4

Preparer: G Prettyman

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 1 Rates	(5) Period 1 Revenue
1	Residential				
2	5/8" X 3/4"	1,832	3,951	6.30	11,542
3	3/4"	0	0	9.47	0
4	1"	0	0	15.76	0
5	1-1/2"	0	0	31.51	0
6	2"	0	0	50.43	0
7	3"	0	0	100.84	0
8	4"	0	0	157.58	0
9	Gallorage				
10	Block 1		3,684	5.03	18,529
11	Block 2		127	5.03	636
12	Block 3		141	5.03	709
13	Total Residential	1,832	3,951		31,415
14	Average Bill				17.15
15					
16	Commercial				
17	5/8" X 3/4"	13	104	6.30	82
18	3/4"	0	0	9.47	0
19	1"	4	80	15.76	63
20	1-1/2"	6	40	31.51	189
21	2"	9	78	50.43	454
22	3"	0	0	100.84	0
23	4"	0	0	157.58	0
24	8"	0	0	504.23	0
25	Gallorage		301	5.03	1,513
26					
27					
28	Total Commercial	32	301		2,300
29	Average Bill				71.89
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	6.30	0
33	3/4"	0	0	9.47	0
34	1"	0	0	15.76	0
35	1-1/2"	0	0	31.51	0
36	2"	0	0	50.43	0
37	3"	0	0	100.84	0
38	4"	0	0	157.58	0
39					
40	Gallorage		0	5.03	0
41					
42					
43	Total Multi-Family	0	0		0
44	Average Bill				-
45					
46	Fire Protection				
47	1"	0	NA	4.20	0
48	2"	0	NA	8.40	0
49	3"	0	NA	13.15	0
50	4"	0	NA	26.25	0
51	6"	0	NA	42.03	0
52	8"	0	NA	60.40	0
53					
54					
55					
56	Total Fire Protection	0	NA		0
57	Average Bill				-
58					
59	Subtotal				33,716

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Schedule: E-2w

Docket No. 080121-WS

Page: 3 of 4

Schedule Period: 5/1/07 - 8/31/07 (Interim Rates)

Preparer: G Prettyman

Water [X] or Sewer []

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 1 Rates	(5) Revenue at Per 1 Rates	(6) Period 2 Rates	(7) Period 2 Billed Rev.	(8) Period 2 Refunds
1	Residential							
2	5/8" X 3/4"	1,287	1,477	6.30	8,108	6.53	8,404	296
3	3/4"	0	0	9.47	0	9.63	0	0
4	1"	0	0	15.76	0	15.80	0	0
5	1-1/2"	0	0	31.51	0	31.24	0	0
6	2"	0	0	50.43	0	49.78	0	0
7	3"	0	0	100.84	0	99.20	0	0
8	4"	0	0	157.58	0	154.81	0	0
9	Gallage							
10	Block 1		1,373	5.03	6,906	5.28	7,249	343
11	Block 2		65	5.03	324	5.28	341	16
12	Block 3		39	5.03	197	5.28	206	10
13	Total Residential	1,287	1,477		15,535		16,200	665
14	Average Bill				12.07		12.59	
15								
16	Commercial							
17	5/8" X 3/4"	11	93	6.30	69	6.53	72	3
18	3/4"	0	0	9.47	0	9.63	0	0
19	1"	4	79	15.76	63	15.80	63	0
20	1-1/2"	0	0	31.51	0	31.24	0	0
21	2"	7	78	50.43	353	49.78	348	(5)
22	3"	0	0	100.84	0	99.20	0	0
23	4"	0	0	157.58	0	154.81	0	0
24	8"	0	0	504.23	0	494.61	0	0
25	Gallage		250	5.03	1,259	5.28	1,321	63
26								
27								
28	Total Commercial	22	250		1,744		1,805	61
29	Average Bill				79.27		82.02	
30								
31	Multi-Family							
32	5/8" X 3/4"	0	0	6.30	0	6.53	0	0
33	3/4"	0	0	9.47	0	9.63	0	0
34	1"	0	0	15.76	0	15.80	0	0
35	1-1/2"	0	0	31.51	0	31.24	0	0
36	2"	0	0	50.43	0	49.78	0	0
37	3"	0	0	100.84	0	99.20	0	0
38	4"	0	0	157.58	0	154.81	0	0
39								
40	Gallage		0	5.03	0	5.28	0	0
41								
42								
43	Total Multi-Family	0	0		0		0	0
44	Average Bill				-		-	
45								
46	Fire Protection							
47	1"	0	NA	4.20	0	4.47	0	0
48	2"	0	NA	8.40	0	8.58	0	0
49	3"	0	NA	13.15	0	13.24	0	0
50	4"	0	NA	26.25	0	26.08	0	0
51	6"	0	NA	42.03	0	41.55	0	0
52	8"	0	NA	60.40	0	59.56	0	0
53								
54								
55								
56	Total Fire Protection	0	NA		0		0	0
57	Average Bill				-		-	
58								
59	Subtotal				17,279		18,005	726

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Schedule Period: 9/1/07 - 12/31/07 (post-interim Rates)

Water or Sewer

Schedule: E-2w

Page: 4 of 4

Preparer: G Prettyman

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 3 Rates	(5) Period 3 Revenue
1	Residential				
2	5/8" X 3/4"	1,549	2,368	6.30	9,759
3	3/4"	0	0	9.47	0
4	1"	0	0	15.76	0
5	1-1/2"	0	0	31.51	0
6	2"	0	0	50.43	0
7	3"	0	0	100.84	0
8	4"	0	0	157.58	0
9	Gallorage				
10	Block 1		2,222	5.03	11,175
11	Block 2		107	5.03	539
12	Block 3		39	5.03	196
13	Total Residential	<u>1,549</u>	<u>2,368</u>		<u>21,668</u>
14	Average Bill				<u>13.99</u>
15					
16	Commerical				
17	5/8" X 3/4"	12	96	6.30	76
18	3/4"	0	0	9.47	0
19	1"	4	90	15.76	63
20	1-1/2"	6	29	31.51	189
21	2"	8	64	50.43	403
22	3"	0	0	100.84	0
23	4"	0	0	157.58	0
24	8"	0	0	504.23	0
25	Gallorage		278	5.03	1,400
26					
27					
28	Total Commerical	<u>30</u>	<u>278</u>		<u>2,131</u>
29	Average Bill				<u>71.03</u>
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	6.30	0
33	3/4"	0	0	9.47	0
34	1"	0	0	15.76	0
35	1-1/2"	0	0	31.51	0
36	2"	0	0	50.43	0
37	3"	0	0	100.84	0
38	4"	0	0	157.58	0
39					
40	Gallorage		0	5.03	0
41					
42					
43	Total Multi- Family	<u>0</u>	<u>0</u>		<u>0</u>
44	Average Bill				<u>-</u>
45					
46	Fire Protection				
47	1"	0	NA	4.20	0
48	2"	0	NA	8.40	0
49	3"	0	NA	13.15	0
50	4"	0	NA	26.25	0
51	6"	0	NA	42.03	0
52	8"	0	NA	60.40	0
53					
54					
55					
56	Total Fire Protection	<u>0</u>	<u>NA</u>		<u>0</u>
57	Average Bill				<u>-</u>
58					
59	Subtotal				<u>23,799</u>

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Schedule: E-2s

Docket No. 080121-WS

Page: 1 of 4

Historical Test Year Ending December 31, 2007

Preparer: G Prettyman

Water [] or Sewer [X]

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Usage in 1,000 gal.	(4) Effctv. Test Year Rate	(5) Test Year Revenue	(6) Rate Prior to Filing	(7) Proposed Usage	(8) Proposed Rate	(9) Revenue at Proposed
1	Residential								
2	5/8" X 3/4"	4,644	7,747	11.39	52,895	11.39		45.26	210,187
3	3/4"	0	0	-	0	11.39		45.26	0
4	1"	0	0	-	0	11.39		45.26	0
5	1-1/2"	0	0	-	0	11.39		45.26	0
6	2"	0	0	-	0	11.39		45.26	0
7	3"	0	0	-	0	11.39		45.26	0
8	4"	0	0	-	0	11.39		45.26	0
9	Gallorage cap (gallons)		6,000				6,000		
10	Capped Usage	-	7,348	9.54	70,096	9.54	7,348	8.73	64,145
11	Usage Above Cap	-	400				400		
12									
13	Total Residential	<u>4,644</u>	<u>7,747</u>		<u>122,991</u>		<u>7,747</u>		<u>274,332</u>
14	Average Bill				<u>26.48</u>				<u>59.07</u>
15									
16	Commercial								
17	5/8" X 3/4"	36	292	11.39	410	11.39		45.26	1,629
18	3/4"	0	0	-	0	17.08		67.89	0
19	1"	0	0	-	0	28.48		113.14	0
20	1-1/2"	12	79	56.93	683	56.93		226.29	2,715
21	2"	24	221	91.11	2,187	91.11		362.06	8,689
22	3"	0	0	-	0	182.22		724.12	0
23	4"	0	0	-	0	284.72		1,131.44	0
24									
25	Gallorage	-	592	11.46	6,785	11.46	592	10.48	6,205
26									
27									
28	Total Commercial	<u>72</u>	<u>592</u>		<u>10,065</u>		<u>592</u>		<u>19,239</u>
29	Average Bill				<u>139.80</u>				<u>267.22</u>
30									
31	Multi-Family								
32	5/8" X 3/4"	0	0	-	0	11.39		45.26	0
33	3/4"	0	0	-	0	17.08		67.89	0
34	1"	0	0	-	0	28.48		113.14	0
35	1-1/2"	0	0	-	0	56.93		226.29	0
36	2"	0	0	-	0	91.11		362.06	0
37	3"	0	0	-	0	182.22		724.12	0
38	4"	0	0	-	0	284.72		1,131.44	0
39									
40	Gallorage	-	0	-	0	11.46	0	10.48	0
41									
42									
43	Total Multi-Family	<u>0</u>	<u>0</u>		<u>0</u>		<u>0</u>		<u>0</u>
44	Average Bill				<u>-</u>				<u>-</u>
45									
46	Fiat Rate								
47	Res. Wastewater Only	24	0	27.63	663	27.63		112.65	2,704
48	Comrl. Wastewater Only	0	0	27.63	0	27.63		701.21	0
49	Sprinkler Heads	0	NA	-	0	-		-	0
50	Reuse	0	NA	-	0	-		-	0
51	Total Fiat Rate - Other		<u>0</u>		<u>663</u>				<u>2,704</u>
52									
53									
54	Subtotal				<u>133,720</u>				<u>296,275</u>
55	Unbilled Revenues				0				0
56	Guaranteed Revenues				0				0
57	Misc. Service Charge				0				0
58	Total Revenue				<u>133,720</u>				<u>296,275</u>
59	Booked Revenue				<u>134,430</u>				
60	Difference				(710)				-0.5%

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Schedule Period: 1/1/07 - 4/30/07 (pre-Interim)

Water [] or Sewer [X]

Schedule: E-2s

Page: 2 of 4

Preparer: G Prettyman

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Usage in 1,000 gal.	(4) Period 1 Rates	(5) Period 1 Revenue
1	Residential				
2	5/8" X 3/4"	1,824	4,005	11.39	20,775
3	3/4"	0	0	11.39	0
4	1"	0	0	11.39	0
5	1-1/2"	0	0	11.39	0
6	2"	0	0	11.39	0
7	3"	0	0	11.39	0
8	4"	0	0	11.39	0
9	Gallorage cap		6,000		
10	Capped Usage		3,837	9.54	36,609
11	Usage Above Cap		168		
12					
13	Total Residential	1,824	4,005		57,384
14	Average Bill				31.46
15					
16	Commercial				
17	5/8" X 3/4"	12	104	11.39	137
18	3/4"	0	0	17.08	0
19	1"	0	0	28.48	0
20	1-1/2"	4	40	56.93	228
21	2"	7	78	91.11	638
22	3"	0	0	182.22	0
23	4"	0	0	284.72	0
24					
25	Gallorage		221	11.46	2,535
26					
27					
28	Total Commercial	23	221		3,537
29	Average Bill				153.79
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	11.39	0
33	3/4"	0	0	17.08	0
34	1"	0	0	28.48	0
35	1-1/2"	0	0	56.93	0
36	2"	0	0	91.11	0
37	3"	0	0	182.22	0
38	4"	0	0	284.72	0
39					
40	Gallorage	-	0	11.46	0
41					
42					
43	Total Multi-Family	0	0		0
44	Average Bill				-
45					
46	Flat Rate				
47	Res. Wastewater Only	9	0	27.63	249
48	Comrt. Wastewater Only	0	0	27.63	0
49	Sprinkler Heads	0	NA	-	0
50	Reuse	0	NA	-	0
51	Total Flat Rate - Other		0		249
52					
53					
54	Subtotal				61,170

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Schedule: E-2s

Docket No. 080121-WS

Page: 3 of 4

Schedule Period: 5/1/07 - 8/31/07 (Interim)

Preparer: G Prettyman

Water [] or Sewer [X]

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Usage in 1,000 gal.	(4) Period 1 Rates	(5) Revenue at Per 1 Rates	(6) Period 2 Rates	(7) Period 2 Billed Rev.	(8) Period 2 Refunds
1	Residential							
2	5/8" X 3/4"	1,281	1,499	11.39	14,591	11.39	14,591	0
3	3/4"	0	0	11.39	0	11.39	0	0
4	1"	0	0	11.39	0	11.39	0	0
5	1-1/2"	0	0	11.39	0	11.39	0	0
6	2"	0	0	11.39	0	11.39	0	0
7	3"	0	0	11.39	0	11.39	0	0
8	4"	0	0	11.39	0	11.39	0	0
9	Gallorage cap		6,000					
10	Capped Usage		1,424	9.54	13,583	9.54	13,583	0
11	Usage Above Cap		76					
12								
13	Total Residential	1,281	1,499		28,174		28,174	0
14	Average Bill				21.99		21.99	
15								
16	Commercial							
17	5/8" X 3/4"	12	93	11.39	137	11.39	137	0
18	3/4"	0	0	17.08	0	17.08	0	0
19	1"	0	0	28.48	0	28.48	0	0
20	1-1/2"	3	0	56.93	171	56.93	171	0
21	2"	7	78	91.11	638	91.11	638	0
22	3"	0	0	182.22	0	182.22	0	0
23	4"	0	0	284.72	0	284.72	0	0
24								
25	Gallorage		172	11.46	1,967	11.46	1,967	0
26								
27								
28	Total Commercial	22	172		2,912		2,912	0
29	Average Bill				132.35		132.35	
30								
31	Multi-Family							
32	5/8" X 3/4"	0	0	11.39	0	11.39	0	0
33	3/4"	0	0	17.08	0	17.08	0	0
34	1"	0	0	28.48	0	28.48	0	0
35	1-1/2"	0	0	56.93	0	56.93	0	0
36	2"	0	0	91.11	0	91.11	0	0
37	3"	0	0	182.22	0	182.22	0	0
38	4"	0	0	284.72	0	284.72	0	0
39								
40	Gallorage		0	11.46	0	11.46	0	0
41								
42								
43	Total Multi-Family	0	0		0		0	0
44	Average Bill				-		-	
45								
46	Flat Rate							
47	Res. Wastewater Only	8	0	27.63	221	27.63	221	0
48	Cmrl. Wastewater Only	0	0		0		0	0
49	Sprinkler Heads	0	NA	-	0	0.00	0	0
50	Reuse	0	NA	-	0	0.00	0	0
51	Total Flat Rate - Other		0		221		221	0
52								
53								
54	Subtotal				31,306		31,306	0

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Schedule Period: 9/1/07 - 12/31/07 (post-Interim)

Water [] or Sewer [X]

Schedule: E-2s

Page: 4 of 4

Preparer: G Prettyman

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

Line No.	(1) Class/Meter Size	(2) Number Bills	(3) Consumption in 1,000 gal.	(4) Period 3 Rates	(5) Period 3 Revenue
1	Residential				
2	5/8" X 3/4"	1,539	2,243	11.39	17,529
3	3/4"	0	0	11.39	0
4	1"	0	0	11.39	0
5	1-1/2"	0	0	11.39	0
6	2"	0	0	11.39	0
7	3"	0	0	11.39	0
8	4"	0	0	11.39	0
9	Gallage cap		6,000		
10	Capped Usage		2,086	9.54	19,904
11	Usage Above Cap		157		
12					
13	Total Residential	1,539	2,243		37,433
14	Average Bill				24.32
15					
16	Commercial				
17	5/8" X 3/4"	12	96	11.39	137
18	3/4"	0	0	17.08	0
19	1"	0	0	28.48	0
20	1-1/2"	5	39	56.93	285
21	2"	10	64	91.11	911
22	3"	0	0	182.22	0
23	4"	0	0	284.72	0
24					
25	Gallage		199	11.46	2,284
26					
27					
28	Total Commercial	27	199		3,616
29	Average Bill				133.94
30					
31	Multi-Family				
32	5/8" X 3/4"	0	0	11.39	0
33	3/4"	0	0	17.08	0
34	1"	0	0	28.48	0
35	1-1/2"	0	0	56.93	0
36	2"	0	0	91.11	0
37	3"	0	0	182.22	0
38	4"	0	0	284.72	0
39					
40	Gallage	-	0	11.46	0
41					
42					
43	Total Multi-Family	0	0		0
44	Average Bill				-
45					
46	Flat Rate				
47	Res. Wastewater Only	7	0	27.63	193
48	Coml. Wastewater Only	0	0		0
49	Sprinkler Heads	0	NA	-	0
50	Reuse	0	NA	-	0
51	Total Flat Rate - Other				193
52					
53					
54	Subtotal				41,243

Customer Monthly Billing Schedule

Florida Public Service Commission

Zephyr Shores

Schedule: E-3

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: S Szczygiel

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

WATER

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Dwelling	(5) Trailer	(6) Private Fire Protection	(7) Other (Irrigation)	(8) Total
1	Jan-07	494	7	0	0	0	0	501
2	Feb-07	498	7	0	0	0	0	505
3	Mar-07	497	7	0	0	0	0	504
4	Apr-07	471	7	0	0	0	0	478
5	May-07	424	7	0	0	0	0	431
6	Jun-07	410	7	0	0	0	0	417
7	Jul-07	397	7	0	0	0	0	404
8	Aug-07	386	7	0	0	0	0	393
9	Sep-07	370	7	0	0	0	0	377
10	Oct-07	366	7	0	0	0	0	373
11	Nov-07	402	7	0	0	0	0	409
12	Dec-07	425	7	0	0	0	0	432
13	Total Water	5,140	84	0	0	0	0	5,224

SEWER

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Trailer	(5) Trailer	(6) Private Fire Protection	(7) Other (Irrigation)	(8) Total
14	Jan-07	495	6	0	0	0	0	501
15	Feb-07	498	6	0	0	0	0	504
16	Mar-07	497	6	0	0	0	0	503
17	Apr-07	471	6	0	0	0	0	477
18	May-07	424	6	0	0	0	0	430
19	Jun-07	410	6	0	0	0	0	416
20	Jul-07	397	6	0	0	0	0	403
21	Aug-07	386	6	0	0	0	0	392
22	Sep-07	370	6	0	0	0	0	376
23	Oct-07	366	6	0	0	0	0	372
24	Nov-07	402	6	0	0	0	0	408
25	Dec-07	425	6	0	0	0	0	431
26	Total Sewer	5,141	72	0	0	0	0	5,213

Miscellaneous Service Charges

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-4
 Page: 1 of 2
 Preparer: J Lihvarcik

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.

WATER

Line No.	(1) Type Charge	(2)		(3)		(4)		(5)	
		Present Bus. Hrs.	Present After Hrs.	Present Bus. Hrs.	Present After Hrs.	Proposed Bus. Hrs.	Proposed After Hrs.	Proposed Bus. Hrs.	Proposed After Hrs.
1	Initial Connection	15.00	-			50.00	75.00		
2									
3	Normal Reconnect	15.00	-			50.00	75.00		
4									
5	Violation Reconnect	15.00	-			75.00	115.00		
6									
7	Premises Visit	10.00	-			50.00	75.00		
8									
9	Late Payment Fees	-				5.00			
10									

SEWER

Line No.	(1) Type Charge	(2)		(3)		(4)		(5)	
		Present Bus. Hrs.	Present After Hrs.	Present Bus. Hrs.	Present After Hrs.	Present Bus. Hrs.	Present After Hrs.	Proposed Bus. Hrs.	Proposed After Hrs.
11	Initial Connection	15.00	-			50.00	75.00		
12									
13	Normal Reconnect	15.00	-			50.00	75.00		
14									
15	Violation Reconnect	At Cost	-			Actual cost	Actual cost		
16									
17	Premises Visit	10.00	-			50.00	75.00		
18									
19	Late Payment Fees	-				5.00			
20									
21									

DEPOSITS (REFUNDABLE)

Line No.	Class	Meter Size	Water		Sewer	
			Present	Proposed	Present	Proposed
23	Class	Meter Size	Present	Proposed	Present	Proposed
24	not specified	All sizes	#N/A		-	
25	not specified	5/8 X 3/4"	#N/A		-	
26	not specified	1"	#N/A		-	
27	not specified	1.5"	#N/A		-	
28	not specified	Over 2"	#N/A		-	
29						
30	Residential	All sizes	#N/A		-	
31	Residential	5/8 X 3/4"	#N/A	56.69	-	118.14
32	Residential	1"	#N/A	Two x Estimated Monthly Bill	-	Two x Estimated Monthly Bill
33	Residential	1.5"	#N/A		-	
34	Residential	Over 2"	#N/A		-	
35						
36	General	All sizes	#N/A	Two x est'd monthly Bill	-	Two x est'd monthly Bill
37	General	5/8 X 3/4"	#N/A		-	
38	General	1"	#N/A		-	
39	General	1.5"	#N/A		-	
40	General	2"	#N/A		-	
41	General	4"	#N/A		-	
42	General	8"	#N/A		-	

Miscellaneous Service Charges

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Explanation: Provide a schedule of derivation of charges

Schedule: E-4
Page: 2 of 2
Preparer: J Lihvarcik

Line No.	(1) Description	(2)	(3) Annual Pay	(4) Base	(5)	(6) Hourly Rate	(7)	(8)	(9)
1	Field Employee								
2	Sr. Facility Operator		62,491.88						
3	Utility Tech Coordinator		39,832.42						
4	Utility Tech I		26,902.50						
5	Utility Tech I		25,038.91						
6	Utility Tech I		25,681.60						
7	Utility Tech I		17,400.00						
8	Utility Tech II		26,571.48						
9	Utility Tech II		25,601.00						
10	Utility Tech II		26,700.00						
11	Utility Tech II		24,914.00	Hours/Year					
12	Field Employees Average Base		<u>30,113.38</u>	2,080		<u>14.48</u>			
13				Rate					
14	P/R Overhead			30.0%		4.34			
15	Field/Office Overhead			10.0%		1.45			
16	Field Employees Loaded Cost					<u>20.27</u>			
17									
18	Office Employee								
19	Administrative Assistant		29,537.19						
20	Administrative Assistant		36,468.07						
21	New Business Coordinator		47,362.58						
22	Office Clerk		23,493.54						
23	Operations Support Coordinator		55,941.12	Hours/Year					
24	Office Employees Average Salary		<u>38,560.50</u>	2,080		<u>18.54</u>			
25				Rate					
26	P/R Overhead			30.0%		5.56			
27	Field/Office Overhead			15.0%		2.78			
28	Office Employees Loaded Cost					<u>26.88</u>			
29									
30	Calculation of Miscellaneous Service Charges								
31		Description	# Hours	Hourly Rate	Labor Cost	Other Cost	Total Cost	Proposed Fee	
32		Collect Delinquent Account							
33		(CSR takes average 1 hour to process the delinquent account work.)							
34		Office	1	26.88	26.88	-	<u>26.88</u>	<u>25.00</u>	
35									
36		Connections, Premises Visits / Service Calls in Normal Hours							
37		(Technician to respond, evaluate, fix and complete service order takes average 1.5 hours. Customer service takes average 45 minutes to handle call, prepare work order, and close out work order when technician completes work.)							
38									
39		Field	1.5	20.27	30.40	-	30.40		
40		Office	0.75	26.88	20.16	-	<u>20.16</u>		
41		Total			<u>50.56</u>	-	<u>50.56</u>	<u>50.00</u>	
42									
43		Connections, Premises Visits / Service Calls After Hours							
44		= 1.5 X Connections in Normal Hours above			75.85	-	<u>75.85</u>	<u>75.00</u>	
45									
46		Reconnect Disconnected Service in Normal Hours							
47		(= Collect Del. Accl + Connections in Normal Hours above)			77.44	-	<u>77.44</u>	<u>75.00</u>	
48									
49		Reconnect Disconnected Service After Hours							
50		(1.5 X Sum of Reconnection and Collection Delinquent Account. During this period an answering service receives customer calls and dispatches to our FSRs on call.)							
51									
52		= 1.5 X Reconnect in Normal Hours above			116.17	-	116.17		
53		Answering Service Cost				2.00	<u>2.00</u>		
54		Total			<u>116.17</u>	<u>2.00</u>	<u>118.17</u>	<u>115.00</u>	
55									
56		Customer requested change of mailing address							
57		Office	0.12	26.88	3.23	-	<u>3.23</u>	<u>3.00</u>	

Miscellaneous Service Charge Revenue

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: E-5

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide a schedule by month of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges, if applicable. If a monthly schedule is not furnished, annual totals or by periods will be acceptable. If periods are not by-month, state what periods are used.

Line No.	(1) Month/ Year	(2) Initial Connection	(3) Normal Reconnect	(4) Violation Reconnect	(5) Premises Visit	(6) Other Charges	(7) Total
WATER							
1	Jan-07	90	0	0	0	0	90
2	Feb-07	60	0	0	0	20	80
3	Mar-07	30	0	0	0	0	30
4	Apr-07	30	0	0	0	0	30
5	May-07	15	0	0	0	0	15
6	Jun-07	0	0	0	0	20	20
7	Jul-07	0	0	0	0	20	20
8	Aug-07	45	15	0	0	0	60
9	Sep-07	75	0	0	0	0	75
10	Oct-07	150	15	0	0	0	165
11	Nov-07	615	0	0	0	20	635
12	Dec-07	285	0	0	0	0	285
13							
14	Total Water	1,395	30	0	0	80	1,505
15	Annual Events	93	2	0	0		
16							
17	Proposed Rate	50	50	75	50	5	
18	Proposed Revenue	4,650	100	0	0	80	4,830
SEWER							
19	Jan-07	0	0	0	0	0	0
20	Feb-07	0	0	0	0	0	0
21	Mar-07	0	0	0	0	0	0
22	Apr-07	0	0	0	0	0	0
23	May-07	0	0	0	0	0	0
24	Jun-07	0	0	0	0	0	0
25	Jul-07	0	0	0	0	0	0
26	Aug-07	0	0	0	0	0	0
27	Sep-07	0	0	0	0	0	0
28	Oct-07	0	0	0	0	0	0
29	Nov-07	0	0	0	0	0	0
30	Dec-07	0	0	0	0	0	0
31							
32	Total Sewer	0	0	0	0	0	0
33	Annual Events	0	0	0	0		
34							
35	Proposed Rate	50	50	Actual cost	50	5	
36	Proposed Revenue	0	0	0	0	0	0

Public Fire Hydrants Schedule

Florida Public Service Commission

Zephyr Shores

Schedule: E-6

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Water [X] or Sewer []

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	Any fire hydrant information is detailed on enclosed system maps		

Private Fire Protection Service**Florida Public Service Commission****Zephyr Shores**

Schedule: E-7

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Lihvarcik

Water [X] or Sewer []

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	Any fire hydrant information is detailed on enclosed system maps		

Contracts and Agreements Schedule

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: E-8

Page: 1 of 1

Preparer: J Lihvarcik

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.

Line	(1)	(2)
No.	Type	Description

None

Tax or Franchise Fee Schedule**Florida Public Service Commission****Zephyr Shores****Docket No. 080121-WS**

Historical Test Year Ending December 31, 2007

Schedule: E-9

Page: 1 of 1

Preparer: S Szczygiel

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).

Line No.	(1) Type Tax or Fee	(2) To Whom Paid	(3) Amount	(4) How collected From Customers	(5) Type Agreement
WATER					
1	Regulatory Assessment Fee	Florida Public Service Comm.	#N/A	Included in overall cost of service	None
SEWER					
2	Regulatory Assessment Fee	Florida Public Service Comm.	#N/A	Included in overall cost of service	None

Service Availability Charges Schedule

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-10
 Page: 1 of 1
 Preparer: J Lihvarcik

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.

Line No.	(1) Type Charge	(2) Size Unit	(3) Present Charges	(4) Proposed Charges
WATER				
1	Service Installation Charge	5/8"	143.00	1,000.00
2		3/4"	143.00	Actual Costs
3	(Service Line Size)	1"	154.00	Actual Costs
4		1 1/2"	202.00	Actual Costs
5		2"	245.00	Actual Costs
6		Over 2"	Actual Costs	Actual Costs
7				
8	Meter Installation Fee	5/8"	-	210.00
9	(Meter Size)	3/4"	110.00	Actual Costs
10		1"	140.00	Actual Costs
11		1 1/2"	300.00	Actual Costs
12		2"	385.00	Actual Costs
13		Over 2"	Actual Costs	Actual Costs
14				
15	Back Flow Preventor Installation Fee	All sizes	Actual Costs	Actual Costs
16				
17				
18				
19				
20				
21				
22	Plant Capacity Charge	ERC	-	700.00
23		Per Gallon Equivalent	-	2.75
24				
25	Main Extension Charge	ERC	-	446.00
26		Per Foot Equivalent	-	5.37
SEWER				
27	Service Installation Charge	=<4"		2,000.00
28		>4"		Actual Costs
29				
28				
29		4" unpaved	-	
30		4" paved	548.00	
31		6" unpaved	-	
32		6" paved	-	
33				
34	Plant Capacity Charge	ERC	1,300.00	1,300.00
35		Per Gallon Equivalent	7.59	7.60
36				
37	Main Extension Charge	ERC	480.00	480.00
38		Per Foot Equivalent	7.38	7.38
39				
40				
41				
42				
43				
44				

Guaranteed Revenues Received

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: E-11
 Page: 1 of 1
 Preparer: J Lihvarcik

Water [X] or Sewer [X]

Explanation: Provide copies of all guaranteed revenue contracts with a schedule of billing and receipts by month by class.

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Other	(5) Total
1					
2					
3			N/A		
4					
5					
6					
7					
8					
9					
10					
11					
12					
	Total	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Class A Utility Cost of Service Study

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS

Schedule: E-12
Page: 1 of 1
Preparer: N/A

Historical Test Year Ending December 31, 2007
Water [X] or Sewer [X]

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 wastewater service.

Line
No.

Not applicable; no industrial customers.

Billing Analysis Schedules

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Water [X] or Sewer [X]

Customer Class:

Meter Size:

Schedule: E-14

Page: 1 of 1

Preparer: G Prettyman

Explanation: Provide a billing analysis for each class of service by meter size. For applicants having master metered multiple dwellings, provide number of bills at each level by meter size or number of bills categorized by the number of units. Round consumption to nearest 1,000 gallons and begin at zero. If a rate change occurred during the test year, provide a separate billing analysis which coincides with each period.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Line Consumption No. Level	Number of Bills	Cumulative Bills	Gallons Consumed (1) X (2)	Cumulative Gallons	Reversed Bills	Consolidated Factor [(1)X(6)]+(5)	Percentage of Total

See attached Bill Analyses

**Zephyr Shores
ENGINEERING SCHEDULES**

<u>SCHEDULE TITLE</u>	<u>SCHEDULE NUMBER</u>	<u>PAGE NUMBER</u>
Gallons of Water Pumped, Sold & Unaccounted For	F-1	129
Gallons of Wastewater Treated	F-2	130
Water Treatment Plant Data	F-3	131
Wastewater Treatment Plant Data	F-4	132
Used and Useful Calculations - Water Treatment Plant	F-5	133
Used and Useful Calculations - Sewer Treatment Plant	F-6	134
Used and Useful Calculation - Distribution & Collection Systems	F-7	135
Margin Reserve Calculations	F-8	136
Equivalent Residential Connections Calculation - Water	F-9	137
Equivalent Residential Connections Calculation - Sewer	F-10	138

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

Florida Public Service Commission

**Zephyr Shores
Docket No. 080121-WS**

Schedule: F-1
Page: 1 of 1
Preparer: J Lihvarcik

Historical Test Year Ending December 31, 2007

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 DEP. 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.

Line No.	Month	(1) Gallons Pumped	(2) Gallons Purchased	(3) Gallons Sold	(4) Other Uses	(5) Unaccounted For Water (1)+(2)-(3)-(4)	(6) % Unaccounted For Water
1	Jan-07	1,458	0	1,175	36	247	
2	Feb-07	1,216	0	980	1	235	
3	Mar-07	1,436	0	1,157	11	268	
4	Apr-07	1,165	0	939	1	225	
5	May-07	822	0	505	1	316	
6	Jun-07	657	0	404	11	242	
7	Jul-07	623	0	383	26	214	
8	Aug-07	707	0	435	46	226	
9	Sep-07	702	0	450	26	226	
10	Oct-07	1,462	0	936	26	500	
11	Nov-07	924	0	592	26	306	
12	Dec-07	1,044	0	669	26	349	
13	TOTAL	12,216	0	8,624	237	3,355	27.5%

**Gallons of Wastewater Treated & Unaccounted For
In Thousands of Gallons**

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: F-2

Page: 1 of 1

Preparer: J Lihvarcik

Explanation: Provide a schedule of gallons of wastewater treated by individual plant for each month of the historical test year. Flow data should match the monthly operating reports sent to DEP.

Line No.	Month 2005	(1)	(2)	(3)	(4)	(5)	(6)
		STP#1	Individual Plant Flows (Name)	(Name)	(Name)	Total Plant Flows	Total Purch. Sewage Treatment
1	Jan	0	0	0	0	0	1,019
2	Feb	0	0	0	0	0	966
3	Mar	0	0	0	0	0	970
4	Apr	0	0	0	0	0	1,059
5	May	0	0	0	0	0	765
6	Jun	0	0	0	0	0	533
7	Jul	0	0	0	0	0	500
8	Aug	0	0	0	0	0	291
9	Sep	0	0	0	0	0	475
10	Oct	0	0	0	0	0	309
11	Nov	0	0	0	0	0	683
12	Dec	0	0	0	0	0	819
13	Total	0	0	0	0	0	8,389

Water Treatment Plant Data

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: F-3

Page: 1 of 1

Preparer: J Lihvarcik

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 Protection.

Line No.	Description	Date	GPD
1	Plant Capacity: The hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		200,000
2	Maximum Day: 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.	10/27/07	79,000
3	Five-Day Max Year: The five days with the highest pumpage rate from any one month in the test year. Provide an explanation if fire flow, line-breaks or other unusual occurrences affected the flows on these days.	Day	
		1	79,000
		2	72,000
		3	72,000
		4	67,000
		5	64,000
		Average	<u>70,800</u>
4	Average Daily Flow		33,468
5	Required Fire Flow The standards will be those as set by the Insurance Service Organization or by a governmental agency ordinance. Provide documents to support this calculation.		0

Sewer Treatment Plant Data

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: F-4

Page: 1 of 1

Preparer: J Lihvarcik

Explanation: Provide the following information for each sewer treatment plant. If the system has sewer 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 Protection.

Line No.	Description	Month	GPD
Inter-Connected			
1	Plant Capacity: The hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		<u>0</u>
2	Average Daily Flow Max Month An average of the daily flows during the peak usage month during the test year. Explain, on a separate page, if this peak month was influenced by abnormal infiltration due to rainfall periods.	<u>01/00/00</u>	<u>0</u>

**Used and Useful Calculations
Water Treatment Plant**

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
Historical Test Year Ending December 31, 2007

Schedule: F-5
Page: 1 of 1
Preparer: J Guastella

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).

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
WELLS, Interim													
Line No.	Storage	Max Day (GPM)	Peak Hour, MD X 2 (GPM)	Excess Unaccounted for Water (GPM)	MD less Excess Unaccounted for Water (GPM)	PH less Excess Unaccounted for Water (GPM)	Interim Margin Reserve Ratio	Demand (GPM)	Maximum Supply Well (GPM)	Total Well Capacity (GPM)	Remaining Well Capacity (GPM)	Wells Interim U&U Calculated	Wells Interim U&U Used
1	no	54.86	109.72	4.06	-	105.66	1.01	106.57	530	530	-	n/a	100.00%

WELLS, Permanent

Line No.	Storage	Multiple Wells	Max Day (GPM)	Margin Reserve Ratio	Excess Unaccounted for Water (GPM)	Fire Flow (GPM)	Peak Hour Demand for Systems with No Storage (GPM)	Max Day Demand for Systems with Storage (GPD)	Maximum Supply Well (GPM)	Total Well Capacity (GPM)	Firm Reliable Capacity for Systems with No Storage (GPM)	Firm Reliable Capacity for Systems with Storage (GPD)	Wells Permanent U&U Calculated	Wells Permanent U&U Used *
2														
3	no	no	54.86	1.01	4.06	-	106.60	-	530	530	-	-	0.00%	100.00%
4														

5 * This system has a single well and is therefore 100% Used and Useful.

STORAGE

Line No.	Average 5 Max Day Demand	Peak Hour ASMDD X 2	Reliable Storage	Interim Storage U&U Calculated	Interim Storage U&U Used	Bottom Drain	Max Day (GPD)	Margin Reserve Ratio	Excess Unaccounted for Water (GPD)	Fire Flow (GPD)	Peak Day Demand (GPD)	Usable Storage (Gal.)	Permanent Storage U&U Calculated	Permanent Storage U&U Used
6	70,800	141,600	-	na	100.00%	-	79,000	1.01	5,844	-	73,831	-	na	100.00%

**Used and Useful Calculations
Sewer Treatment Plant**

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: F-6
 Page: 1 of 1
 Preparer: J Guastella

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

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Line No.	Average Daily Demand (GPD)	Treated (GPD)	I&I%	Excess I&I (GPD)	Margin Reserve Ratio	Adjusted Average Daily Demand (GPD)	Plant Capacity (GPD)	Treatment U&U Calculated	Treatment U&U Used		
1	22,984	-	N/A	-	1.01	-	Inter-Connected	N/A		100.00%	
2											

Inflow and Infiltration Calculations

	8" Gravity Sewer Ft	8" Gravity Sewer Inch Ft	6" Gravity Sewer	6" Gravity Sewer Inch Ft	Total Inch Ft	Total Inch Miles	Daily Allowance - 500 GPD / In Mile	Annual Acceptable Infiltration	Inflow @ 10% of Water Sold	Acceptable I&I	Gallons Sold - Sewer Customers
3	18,548	148,384	-	-	148,384	28.10	14,052	5,128,803	833,930	5,962,733	8,339,300
	Residential % of Gallons Sold	Residential Water Sold	Residential Estimated Return 80%	General Service Water Sold	General Service Estimated Return 96%	Acceptable Amount of Wastewater	Acceptable Wastewater and I&I	Treated Gal	Total Excess I&I	% of Excess I&I Calculated	% of Excess I&I Used
4	92.90%	7,747,200	6,197,760	592,100	568,416	6,766,176	12,728,909	8,390,000	(4,338,909)	N/A	N/A
5											

Used and Useful Calculations
Water Distribution and Sewer Collection Systems

Florida Public Service Commission

Zephyr Shores
Docket No. 080121-WS

Schedule: F-7
 Page: 1 of 1
 Preparer: J Guastella

Historical Test Year Ending December 31, 2007

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 test year 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.

Line No.	(1) ERCs 2012*	(2) Lots Fronting Mains	(3) U&U as Calculated	(4) Interim U&U Used	(5) Permanent U&U Used
Water					
1	527.5	523	100.85%	100.00%	100.00%
Sewer					
2	478.3	498	96.04%	100.00%	100.00%

Inter-Connected

* 2012 Trended ERCs based on Consumption & Map Counts

Margin Reserve Calculations - Water & Sewer

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Schedule: F-8

Page: 1 of 1

Preparer: J Guastella

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

Calculation for Historical Test Year 2005 (interim rates) and Projected Test Year 2007 (permanent rates):
Linear regression analysis using average ERCs for the last five years and trended for the five years beyond test period(s).

Line No.	(1) Year	(2) Average Meters	(3) Average ERCs	(4) Trend	(5) Increase
WATER					
1	2003	522.3	541.8	542.7	
2	2004	524.5	544.3	543.5	
3	2005	525.4	544.9	544.4	
4	2006	525.7	545.2	545.2	
5	2007	526.1	545.6	546.0	
6	2008			546.9	0.15%
7	2009			547.7	0.15%
8	2010			548.6	0.15%
9	2011			549.4	0.15%
10	2012			550.2	0.15% 5 yrs beyond 2007
X Coefficient(s)				0.842	
SEWER					
11	2003	518.8	538.3	539.1	
12	2004	521.7	540.7	539.7	
13	2005	522.0	540.0	540.4	
14	2006	523.8	541.8	541.0	
15	2007	523.1	541.1	541.7	
16	2008			542.3	0.12%
17	2009			543.0	0.12%
18	2010			543.7	0.12%
19	2011			544.3	0.12%
20	2012			545.0	0.12% 5 yrs beyond 2005
X Coefficient(s)				0.658	

Equivalent Residential Connections - Water

Florida Public Service Commission

Zephyr Shores

Schedule: F-9

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: J Guastella

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)	(2) SFR Customers		(4)	(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Sold	Gallons/SFR (5)/(4)	Total Gallons Sold	Total ERCs (7)/(6)	Annual % Incr. in ERCs
1	2003	475	491	483.0	7,324	15.164	8,241	543.5	
2	2004	491	495	493.0	7,654	15.525	8,386	540.1	-0.61%
3	2005	495	491	493.0	6,666	13.521	7,373	545.3	0.95%
4	2006	491	492	491.5	8,621	17.540	9,772	557.1	2.17%
5	2007	492	425	458.5	8,431	18.388	9,265	503.8	-9.56%
Average Growth Through 5-Year Period (Col. 8)									-1.88%

Equivalent Residential Connections - Sewer

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007

Schedule: F-10
 Page: 1 of 1
 Preparer: J Guastella

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)	(2) SFR Customers		(4)	(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Treated	Gallons/SFR (5)/(4)	Total Gallons Treated	Total ERCs (7)/(6)	Annual % Incr. in ERCs
1	2003	472	489	480.5	7,148	14.876	8,047	540.9	
2	2004	489	495	492.0	7,402	15.045	7,635	507.5	-6.18%
3	2005	495	491	493.0	6,488	13.160	6,992	531.3	4.69%
4	2006	491	493	492.0	7,833	15.921	8,565	538.0	1.26%
5	2007	493	425	459.0	7,732	16.845	8,325	494.2	-8.14%
Average Growth Through 5-Year Period (Col. 8)									-2.23%

Zephyr Shores
INTERIM RATE SCHEDULES
Revision 1

<u>SCHEDULE TITLE</u>	Revision 1 <u>SCHEDULE</u> <u>NUMBER</u>	<u>PAGE</u> <u>NUMBER</u>
Rate Schedule - Interim Rates	G-1	141
Schedule of Rate Base - Interim Rates	G-2	142
Schedule of Adjustments to Rate Base - Interim	G-3	143
Schedule of Net Operating Income - Interim	G-4	144
Schedule of Adjustments to Operating Income - Interim	G-5	145
Schedule of Requested Cost of Capital - Interim	G-6	146

Rate Schedule - Interim Rates

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Water [X] Sewer [X]

Schedule: G-1
 Page: 1 of 1
 Preparer: T Rendell

Explanation: Provide a schedule of present and proposed interim rates

Line No.	(1) Class/Meter Size	(2) Present Rates	(3) Unlimited Interim Rates	(4) Limited Interim Rates	(5) Class/Meter Size	(6) Present Rates	(7) Unlimited Interim Rates	(8) Limited Interim Rates
	WATER		49.9%	30.1%	SEWER		104.1%	50.5%
1	Residential				Residential			
2	5/8" X 3/4"	6.30	9.44	8.20	All Meter Sizes	11.39	23.24	17.14
3	3/4"	9.47	14.19	12.32	3/4"	-	-	-
4	1"	15.76	23.62	20.51	1"	-	-	-
5	1-1/2"	31.51	47.23	41.00	1-1/2"	-	-	-
6	2"	50.43	75.59	65.62	2"	-	-	-
7	3"	100.84	151.15	131.20	3"	-	-	-
8	4"	157.58	236.19	205.03	4"	-	-	-
9	6"	315.14	472.36	410.03	6"	-	-	-
10	8"	504.23	755.78	656.06	8"	-	-	-
11	10"	724.83	1,086.44	943.09	10"	-	-	-
12	Gallorage, Block 1	5.03	7.54	6.54	Gallorage cap (gallons)	6,000	6,000	6,000
13	Block 2	5.03	7.54	6.54	Gallorage charge	9.54	19.47	14.35
14	Block 3	5.03	7.54	6.54				
15	General Service				General Service			
16	5/8" X 3/4"	6.30	9.44	8.20	5/8" X 3/4"	11.39	23.24	17.14
17	3/4"	9.47	14.19	12.32	3/4"	17.08	34.85	25.70
18	1"	15.76	23.62	20.51	1"	28.48	58.12	42.85
19	1-1/2"	31.51	47.23	41.00	1-1/2"	56.93	116.18	85.66
20	2"	50.43	75.59	65.62	2"	91.11	185.93	137.09
21	3"	100.84	151.15	131.20	3"	182.22	371.85	274.18
22	4"	157.58	236.19	205.03	4"	284.72	581.02	428.41
23	6"	315.14	472.36	410.03	6"	569.41	1,161.99	856.76
24	8"	504.23	755.78	656.06	8"	911.08	1,859.23	1,370.86
25	10"	724.83	1,086.44	943.09	10"	1,309.66	2,672.60	1,970.59
26	Gallorage charge	5.03	7.54	6.54	Gallorage charge	11.46	23.39	17.24
27	Fire Protection				Fiat Rate			
28	2"	4.20	6.30	5.46	Res. Wastewater Only	27.63	56.38	41.57
29	3"	8.40	12.59	10.93	Cmrl. Wastewater Only	27.63	56.38	41.57
30	4"	13.15	19.71	17.11	Sprinkler Heads	-	-	-
31	6"	26.25	39.35	34.15	Reuse	-	-	-
32	8"	42.03	63.00	54.69				
33	10"	60.40	90.53	78.59				

Supporting Schedules: G-4

Schedule of Rate Base - Interim Rates

Florida Public Service Commission

Zephyr Shores

Schedule: G-2

Docket No. 080121-WS

Page: 1 of 1

Historical Test Year Ending December 31, 2007

Preparer: R Griffin/J Guastella

Historical [X] Projected []

Explanation: Provide a schedule of the rate base used for Interim Rates

Line No.	(1) Description	(2) Adjusted Average Balance	(3) Adjustments for Non-U&U	(4) Adjustments Last Rate Case	(5) Interim Rate Base	(6) Supporting Schedule(s)
WATER						
1	Utility Plant in Service	269,892	0	0	269,892	A-5
2	Utility Land & Land Rights	0		0	0	A-5
3	Construction Work in Progress	0		0	0	A-1
4	Less: Accumulated Depreciation	(11,458)	0	0	(11,458)	A-9
5	Less: CIAC	(49,490)	0	0	(49,490)	A-12
6	Accumulated Amortization of CIAC	26,174	0	0	26,174	A-14
7	Acquisition Adjustments	0		0	0	A-1
8	Less: Accum. Amort. of Acq. Adjustments	0		0	0	A-1
9	Less: Advances For Construction	0		0	0	A-1
10	Working Capital Allowance	55,433		0	55,433	A-1
11	Total Rate Base	<u>290,551</u>	<u>0</u>	<u>0</u>	<u>290,551</u>	
SEWER						
12	Utility Plant in Service	331,604	0	0	331,604	A-6
13	Utility Land & Land Rights	44,384		0	44,384	A-6
14	Construction Work in Progress	0		0	0	A-2
15	Less: Accumulated Depreciation	(153,294)	0	0	(153,294)	A-10
16	Less: CIAC	(83,828)	0	0	(83,828)	A-12
17	Accumulated Amortization of CIAC	41,999	0	0	41,999	A-14
18	Less: Accum. Amort. of Acq. Adjustments	0		0	0	A-2
19	Less: Advances For Construction	0		0	0	A-2
20	Working Capital Allowance	55,094		0	55,094	A-2
21	Total Rate Base	<u>235,959</u>	<u>0</u>	<u>0</u>	<u>235,959</u>	

Schedule of Adjustments to Rate Base - Interim

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical Projected Water Sewer

Schedule: G-3

Page: 1 of 1

Preparer: R Griffin

Explanation: Provide an explanation of adjustments to reach the Interim Rate Base

Line No.	(1) Description	(2) Interim Water	(3) Interim Sewer
1	USED & USEFUL ADJUSTMENT TO 2007 TEST YEAR RATE BASE FOR INTERIM RATE PURPOSES		
2			
3	Utility Plant in Service	0	0
4	For Water details see schedules A-5, F-5, and F-7		
5	For Sewer details see schedules A-6, F-6, and F-7		
6			
7	Accumulated Depreciation	0	0
8	For Water details see schedules A-9, F-5, and F-7		
9	For Sewer details see schedules A-10, F-6, and F-7		
10			
11			
12	Total Rate Base	<u>0</u>	<u>0</u>

Schedule of Net Operating Income - Interim

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical [X] Projected []

Water [X] Sewer [X]

Schedule: G-4

Page: 1 of 1

Preparer: S Szczygiel

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
Line No. Description	Utility Test Year	Adjusted for Non-U&U	Adjustments	Utility Interim Adjustments	Adjusted Interim Test Year	Interim Increase	Requested Interim Revenues	Standalone % Increase	FWS Consol. Unlimited % Increase	Supporting Schedules
Water										
1 Water Sales Revenues	74,793			0	74,793	85,018	159,812	113.67%	49.9%	E-2w
2 Other Revenues	1,505			0	1,505	0	1,505			E-2w
3 OPERATING REVENUES	76,298	0		0	76,298	85,018	161,317			
4 Operation & Maintenance	102,311			0	102,311	1,256	103,566			B-5
5 Depreciation, net of CIAC Amort.	10,140	0		0	10,140		10,140			B-13
6 Amortization	2,772			0	2,772		2,772			
7 Taxes Other Than Income	7,265	1,591		0	8,856	3,823	12,680			B-15
8 Provision for Income Taxes	(20,564)			0	(20,564)	30,837	10,273			C-1
9 OPERATING EXPENSES	101,925	1,591		0	103,516	35,915	139,431			
10 NET OPERATING INCOME	(25,626)	(1,591)		0	(27,217)	49,103	21,885			
11 RATE BASE	290,551				290,551		290,551			A-1
12 RATE OF RETURN	-8.82%				-9.37%		7.53%			
Sewer										
13 Sewer Sales Revenues	133,720			0	133,720	21,671	155,390	16.21%	104.1%	E-2s
14 Other Revenues	0			0	0	0	0			E-2s
15 OPERATING REVENUES	133,720	0		0	133,720	21,671	155,390			
16 Operation & Maintenance	102,576			0	102,576	320	102,896			B-6
17 Depreciation, net of CIAC Amort.	13,814	0		0	13,814		13,814			B-14
18 Amortization	2,761			0	2,761		2,761			
19 Taxes Other Than Income	4,821	4,059		0	8,879	975	9,854			B-15
20 Provision for Income Taxes	463			0	463	7,860	8,323			C-1
21 OPERATING EXPENSES	124,434	4,059		0	128,493	9,155	137,648			
22 NET OPERATING INCOME	9,285	(4,059)		0	5,227	12,516	17,743			
23 RATE BASE	235,959				235,959		235,959			A-2
24 RATE OF RETURN	3.94%				2.22%		7.52%			

Schedule of Adjustments to Operating Income - Interim

Florida Public Service Commission

Zephyr Shores

Docket No. 080121-WS

Historical Test Year Ending December 31, 2007

Historical Projected Water Sewer

Schedule: G-5

Page: 1 of 1

Preparer: S Szczygiel

Explanation: Provide an explanation of adjustments to calculate Interim Operating Expenses

Line No.	(1) Description	(2) Interim Water	(3) Interim Sewer
USED & USEFUL ADJUSTMENT TO 2005 TEST YEAR			
1	Depreciation Expense for Interim Rate purposes	<u>0</u>	<u>0</u>
2	For Water details see schedules B-13, F-5, and F-7		
3	For Sewer details see schedules B-14, F-6, and F-7		
4			
5	Property Taxes for Interim Rate purposes	<u>1,591</u>	<u>4,059</u>
6	For details see schedule B-15		
UTILITY PROJECTED REVENUE REQUIREMENT ADJUSTMENTS			
7	NET OPERATING REVENUE		
8	Required Revenue Adjustment	<u>85,018</u>	<u>21,671</u>
9			
10	OPERATIONS & MAINTENANCE		
11	Impact of Revenue Increase on Bad Debt Expense	<u>1,256</u>	<u>320</u>
12			
13	TAXES OTHER THAN INCOME TAX		
14	RAF on Revenue Adjustment @ 4.50%	<u>3,826</u>	<u>975</u>
15			
16	INCOME TAX ADJUSTMENT		
17	Rate Year Revenue at Present Rates	76,298	133,720
18	Plus Required Revenue Adjustment	<u>85,018</u>	<u>21,671</u>
19	Rate Year Revenue at Proposed Rates	161,317	155,390
20			
21	Less Operating Expenses Before Income Taxes	(129,158)	(129,325)
22	Less Interest Expense	(5,527)	(4,490)
23	Taxable Income	26,631	21,575
24	Income Tax at Composite Rate of 38.58%	10,273	8,323
25	Less Income Tax at Present Rates	<u>20,564</u>	<u>(463)</u>
26			
27	Income Tax Adjustment	<u>30,837</u>	<u>7,860</u>

Schedule of Requested Cost of Capital

Florida Public Service Commission

Zephyr Shores
 Docket No. 080121-WS
 Historical Test Year Ending December 31, 2007
 Historical [] Projected []
 Water [X] Sewer [X]

Schedule: G-6
 Page: 1 of 1
 Preparer: S Anzaldo

Line No.	(1) Class of Capital	(2) Reconciled To Requested Rate Base	(3) Ratio	(4) Cost Rate	(5) Weighted Cost Rate	(6) Cost	(7) Supporting Schedules
WATER							
1	Long-Term Debt	107,017	36.83%	5.10%	1.88%	5,461	D-2
2	Short-Term Debt	0	0.00%		0.00%	0	D-2
3	Preferred Stock	0	0.00%		0.00%	0	D-2
4	Common Stock	176,895	60.88%	9.25%	5.63%	16,358	D-2
5	Customer Deposits	1,107	0.38%	6.00%	0.02%	66	D-2
6	Accumulated Deferred Income Taxes	5,532	1.90%	0.00%	0.00%	0	D-2
7	Total	<u>290,551</u>	<u>100.00%</u>		<u>7.53%</u>	<u>21,885</u>	
SEWER							
8	Long-Term Debt	86,700	36.74%	5.10%	1.87%	4,424	D-2
9	Short-Term Debt	0	0.00%	0.00%	0.00%	0	D-2
10	Preferred Stock	0	0.00%	0.00%	0.00%	0	D-2
11	Common Stock	143,311	60.74%	9.25%	5.62%	13,252	D-2
12	Customer Deposits	1,099	0.47%	6.00%	0.03%	66	D-2
13	Accumulated Deferred Income Taxes	4,850	2.06%	0.00%	0.00%	0	D-2
14	Total	<u>235,959</u>	<u>100.00%</u>		<u>7.52%</u>	<u>17,743</u>	

Note: Common stock cost rate established at low limit of equity return range