

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS719-11-AR

CFAT H20, Inc. PO Box 5220 Ocala, FL 34478-5220

Submitted To The

STATE OF FLORIDA

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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED December 31, 2011

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

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FINANCIAL SECTION

REPORT OF

CFAT H2O, INC. PO BOX 5220 OCALA, FL 34478-5220

2330 NE 8th Road MARION COUNTY

Telephone Number 352-622-4949

Date Utility First Organized

10/28/2003

Filed with the Internal Revenue Service as 1120S Corporation

Name, Address and phone where records are located

1410 NE 8th Ave Ocala, FL

Florida (352) 622-4949 c/o Tradewinds Utilities, Inc.

Subdivision where service is provided: Landfair and Hilltop Manor

CONTACTS

Name	Title	Principal Business Address	Salary Charged
Person to send Correspondence Charles deMenzes	President	P.O. Box 5220 Ocala, Fl 34478	0
Person who prepared this report Charles deMenzes	President	P.O. Box 5220 Ocala, FI 34478	0
Officers and Managers			
Charles deMenzes	President	P.O. Box 5220 Ocala, Fl 34478	22,500
Eugenia Segarra	Vice Pres	P.O. Box 5220 Ocala, Fl 34478	22,500

Report every Corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility.

Percent of Owner- ship in Utility	Principal Business Address	Salary Charged
.50	P.O. Box 5220 Ocala, Fl 34478	0
50	P.O. Box 5220 Ocala, FI 34478	0
	ship in Utility 50	ship in Utility 50 P.O. Box 5220 Ocala, FI 34478

INCOME STATEMENT

ACCOUNT NAME	REF Page	WATER	WASTEWATER	OTHER	TOTAL
Gross Revenue Residential Commercial		64,633 9,898	68,955 36,154		133,588 46,052
Other (specify) Turn on Charges	1	1,883			1,883
Total Gross Revenue	1 1	76,414	105,109		181,523
Operation Expense (Must tie to Pages W-3 & S-3)	W-3 S-3	54,104	85,754		139,858
Depreciation Expense	F-5	23,237	14,163		37,400
Amortization Expense	F-8	(5,594)	(11,372)		(16,966)
Taxes other than Income Reg Assessment Fees Total Operating Expenses	F-7 F-7	1,180 3,439 76,366	1,600 4,730 94,875		2,780 8,169 171,241
Net Operating Income (Loss)		48	10,234		10,282
Other Income: Non Utility Income					
Other Deductions:					
Interest Expense Amort of Loan Costs		24,920	701 1,540	1	25,621 1,540
Amort of Rate Case Exp		5,061			5,061
Net Income (Loss)		(29,933)	7,993		(21,940)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
Assets:	rage	Toda	1 Gai
7,000.0			
Utility Plant in Service (101-105)	F-5,W-1,S-1	908,566	906,323
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	(351,520)	(316,952)
Net Utility Plant:		557,046	589,371
Cash		3,534	10,290
Customer Accts Receivable (141) Other Assets		21,434	20,082
Utility Deposit		2,040	2,040
Prepaid Rate Cse Expense		15,183	10,339
Plant Held for Future Use		4,250	4,250
Acquisition Adjustment, net		61,127	64,528
Ind Bank Loan Costs		3,023	4,562
Total Assets		667,637	705,462
Liabilities & Capital			
Common Stock Issued (201)	F-6	200	200
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)		127,483	127,483
Retained Earnings (215)	F-6	(255,760)	(236,652)
Total Capital		(128,077)	(108,969)
Long Term Debt (224)	F-6	341,794	361,371
Accounts Payable (231)			
Notes Payable (232)		5.26	44.444
Customer Deposits (235)		19,732	20,372
Accrued Taxes (236)		8,169	7,345
Other Liabilities (Specify)		3.5.0	3
Refund Checks Returned		1,522	1,522
Stockholder Loan		30,000	30,000
Management Fee Payable		222,955	205,313
Contributions in Aid of Construction-Net (271-272)	F-8	171,542	188,508
Total Liabilities & Capital		667,637	705,462

GROSS UTILITY PLANT

Plant Accounts (101-107) Inclusive	Water	Wastewater	Total
Utility Plant in Service (101)	542,179	364,144	906,323
ADDITIONS		2,243	2,243
		Į.	ě
Total Utility Plant	542,179	366,387	908,566

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Water	Wastewater	Total
141,680	175,272	316,952
20,405	14,163	34,568
		-
162,085	189,435	351,520
		3
162,085	189,435	351,520
	141,680 20,405 162,085	141,680 175,272 20,405 14,163 162,085 189,435

UTILITY NAME CFAT H2O, INC.

CAPITAL STOCK (201-204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year		(233,820)
Changes during the year (specify) per Auditor Report		(0.4.0.40)
Less Current Year operating profit		(21,940)
Accounting transfer to Capital Acct		
Balance End of year		(255,760)
		1

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Rate	nterest Pymts	Principal per Balance Sheet Date
CenterState Bank	6.50	60	341,794
Total			341,794

TAX EXPENSE

	TAX EXI ENGE			
	Water (b)	Wastewater ©	Other (d)	Total (e)
Income Taxes:				
Federal income tax				
State income Tax				
Taxes Other Than Income:				7
County ad valorem tax	1,180	1,600		2,780
Payroll Tax Expense				7.50
Other tax	0.01	100		. 40
Regulatory assessment fee	3,439	4,730		8,169
Other (Specify)				
Total Tax Expense	4,619	6,330		10,949

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever, amounting to \$500 or more

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
MIRA International, Inc.	8161	9,003	Management & Maintenance
US Water	6341		Plant operation
Ben Fitzgerald, CPA	856		Accounting Fees

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

Water (b)	Wastewater ©	Total (d)
125,836	262,882	388,718
125,836	262,882	388,718
125,836 (66,175)	262,882 (151,001)	388,718 (217,176)
59,661	111,881	171,542
	(b) 125,836 125,836 125,836 (66,175)	(b) © 125,836 262,882 125,836 262,882 125,836 262,882 (66,175) (151,001)

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year Add Credits During Year	(60,581) (5,594)	(139,629) (11,372)	(200,210) (16,966)
Deduct Debits During Year			
Balance End of Year (must agree with line #6 above)	(66,175)	(151,001)	(217,176)

Schedule "A"

Schedule of Cost of Capital used for AFUDC Calculation



Schedule "B"

Schedule of Capital Structure Adjustments



WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

ACCT NO.	ACCOUNT DESCRIPTION	PREVIOUS YEAR	ADDITIONS	DELETIONS	CURRENT YEAR
(a)	(b)	©	(d)	(e)	(f)
301	ORGANIZATIONAL	~~			
302	FRANCHISES	-			103
303	LAND AND LAND RIGHTS	19,500			19,500
304	STRUCTURE AND IMPROVEMENTS	2,029	. /		2,029
307	WELL AND SPRINGS	38,888			38,888
310	POWER GENERATION EQUIPMENT	22,587			22,587
311	PUMPING EQUIPMENT	115,816			115,816
320	WATER TREATMENT EQUIPMENT	9,486			9,486
330	DIST RESERVOIR & STANDPIPES	200,081			200,081
331	TRANSMISSION & DISTRIBUTION MAINS	71,569			71,569
333	SERVICES	15,635			15,635
334	METER AND METER INSTALLATIONS	46,381			46,381
343	TOOL SHOP AND GARAGE EQUIPMENT	207			207
	TOTALS	542,179			542,179

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT NO.	ACCOUNT DESCRIPTION	AVERAGE SERVICE LIFE	DEPR RATE APPLIED	ACCUM BALANCE PREV YR	DEBITS	CREDITS	ACCUM DEPR BALANCE
(a)	(b)	©	(d)	(e)	(f)	(g)	(h)
301	ORGANIZATIONAL	5	20.0000				-5
302	FRANCHISES	29	3.4483				
304	STRUCTURES & IMPROV	27	3.7037	273		75	348
307	WELL PUMPS (15HP)	27	3.7037	12,223		1,438	13,661
310	POWER GENERATION EQ	15	6.6667	7,614		1,505	9,119
311	PUMPING EQUIPMENT	15	6.6667	31,164		7,721	38,885
320	WATER TREATMENT EQ	11	9.0909	2,602		862	3,464
330	DISTRIBUTION RESERVOIR	30	3.3333	37,578		6,669	44,247
331	TRANS & DIST MAINS	40	2.5000	30,885		1,789	32,674
333	SERVICES	35	2.8571	9,367		446	9,813
334	METERS & METER INSTAL	17	5.8824	6,939		2,728	9,667
335	HYDRANTS	40	2.5000	- 4			- 1/12
339	OTHER PLANT & MISC EQ	20	5.0000				*
340	OFFICE FURNITURE & EQ	6	16.6667	-2			
341	TRANSPORTATION EQ	5	20.0000	-31			-
343	TOOL,SHOP & GARAGE	15	6.6667	203		4	207
	TOTALS			138,848	140	23,237	162,085

UTILITY NAME CFAT H2O, INC.

WATER OPERATION AND MAINTENANCE EXPENSE

ACCT	ACCOUNT NAME	AMOUNT
NO.		
603	SALARIES & WAGES OFFICERS	27,000
615	PURCHASED POWER	2,457
616	FUEL FOR POWER PRODUCTION	84
618	CHEMICALS	883
631	CONTRACTUAL EXPENSE (ENGINEERING, ACCOUNTING)	807
630	CONTRACTUAL EXPENSE BILLING	8,162
635	CONTRACTUAL SERVICES - OPERATIONS	6,341
635	CONTRACTUAL SERVICES - TESTING	175
655	INSURANCE EXPENSE	
675	OFFICE SUPPLIES	
675	BANK SERVICE CHARGES	535
675	MAINTENANCE EXPENSE	925
675	MISCELLANEOUS EXPENSE	6,735
	Dep Exp	
	TOTAL OPERATION AND MAINTENANCE EXPENSE	54,104

WATER CUSTOMERS

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

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased for Resale (omit 000) (b)	Finished water from Wells (omit 000)	Accounted for loss thru line flushing etc. (omit 000) (d)	Total Water Pumped and Purchased (omit 000) (e)	Water sold to Customers (omit 000)
January	None	931	16	915	915
February	10	758	(72)	830	830
March	30	767	80	687	687
April	n.	736	(45)	781	781
May		826	93	733	733
June	36-	819	(18)	837	837
July	0-	879	191	688	688
August	tt-	769	34	735	735
September	9	740	42	698	698
October	ii.	702	90	612	612
November	10-	751	101	650	650
December		770	115	655	655 793
Total for Year	None	9,448	627	8,821	9,614

MAINS (Feet)

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

WELLS AND WELL PUMPS

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

RESERVOIRS

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

SOURCE OF SUPPLY

List for each source of supply:		
Gals, per day of source	100,000	
Type of Source	Well	

WATER TREATMENT FACILITIES

List for each water treatment facility:

Type Liquid Chlorinated
Make VT 100

Gals per day 100,000 Method of Measurement Flow meter

OTHER WATER SYSTEMS INFORMATION

Furnish information below for each system not physically connected with another facility.

- 1. Present ERC's * now being served 227
- 2. Maximum ERC's * that system can efficiently serve 250
- 3. Present system connection capacity (in ERC's) using existing lines 250
- 4. Future connection capacity (in ERC's) upon service area buildout 350
- Estimated annual increase in ERC's 2
- 6. List fire fighting facilities and capacities 200,000 Gal Ground Storage Tank & Triplex Pumps
- 7. List percent of certificated area where service connections are installed (total for each county) 30%
- 8. What is the current need for system upgrading and/or expansion? NONE
- 9. What are plans for future system upgrading and/or expansion? NONE
- 10. Have questions 8 and 9 been discussed with an engineer? YES
- 11. Has an application for a construction permit been filed (if so, state name and address) NO
- 12. Department of Environmental Protection ID #. 3424620

Water Management District ID # 2-83-0220AN

- * ERC = (Total Gallons Sold / 365 days / 350 Gallons per Day
- ** TOTAL PLANT CAPACITY / 350

SEWER OPERATING SECTION

SEWER UTILITY PLANT ACCOUNTS

ACCT NO.	ACCOUNT DESCRIPTION	PREVIOUS YEAR	ADDITIONS	DELETIONS	CURRENT YEAR
(a)	(b)	©	(d)	(e)	(f)
351	ORGANIZATIONAL	2,500			2,500
352	FRANCHISES	2,062	1		2,062
353	LAND & LAND RIGHTS	39,000	+ -		39,000
354	STRUCTURES AND IMPROVEMENTS	11,659			11,659
360	FORCE MAIN COLL LINES	81,058			81,058
361	GRAVITY FEED COLL LINES	45,657			45,657
362	SPECIAL COLL STRUCTURES	17,856			17,856
363	SERVICES TO CUSTOMERS	8,500			8,500
364	FLOW MEASURING DEVICES	90			90
365	FLOW MEASURING INSTALLATIONS	5,610			5,610
370	RECEIVING WELL - MANHOLES, LIFT STATIONS	128,289	2,243		130,532
380	TREATMENT AND DISPOSAL EQ	21,863			21,863
389	OTHER PLANT & MISC EQUIP	1.0			
303	OTHER PEARLY & WISC EQUIP	7			
390	OFFICE FURNITURE & EQUIP	36			
393	TOOLS, SHOP & GARAGE EQUIP	- 2			Ř
	TOTALS	364,144	2,243		366,387

UTILITY NAME CFAT H2O, INC.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT -SEWER

ACCT NO.	ACCOUNT DESCRIPTION	AVERAGE SERVICE	DEPR RATE	ACCUM BALANCE	DEBITS	CREDITS	ACCUM DEPR
Trans.		LIFE	APPLIED	PREV YR	(0)	25.0	BALANCE
(a)	(b)	©	(d)	(e)	(f)	(g)	(h)
351	ORGANIZATIONAL	5	20.0000	2,500			2,500
352	FRANCHISES	3	33,3333	2,062			2,062
354	STRUCTURES AND IMPROV	27	3.7037	5,015		431	5,446
360	FORCE MAIN COLL LINES	27	3.7037	34,461		3,002	37,463
361	GRAVITY FEED COLL LINES	40	2.5000	26,032		1,141	27,173
362	SPECIAL COLL STRUCTURES	35	2.8571	10,353		510	10,863
363	SERVICES TO CUSTOMERS	35	2.8571	5,817		242	6,059
364	FLOW MEASURING DEVICES	5	20.0000	90			90
365	FLOW MEASURING INSTAL	35	2.8571	3,807		160	3,967
370	RECEIVING WELL - MANHOLES	18	5.5556	66,479		7,220	73,699
380	TREATMENT AND DISPOSAL EQ	15	6.6667	18,656		1,457	20,113
389	OTHER PLANT & MISC EQUIP	15	6.6667				
390	OFFICE FURNITURE & EQUIP	6	16.6667				
393	TOOLS, SHOP & GARAGE EQUIP	15	6,6667				
	TOTALS			175,272	0	14,163	189,435

SEWER OPERATION AND MAINTENANCE EXPENSE

LARIES & WAGES OFFICERS UDGE REMOVAL EXPENSE RCHASED POWER IEMICALS OFESSIONAL FEES (ENGINEERING - ACCOUNTING)	13,935
UDGE REMOVAL EXPENSE RCHASED POWER IEMICALS	8,343 13,935
IEMICALS	13,935 2,395
TOTAL CONTROL	2,395
OFESSIONAL FEES (ENGINEERING - ACCOUNTING)	
	1,470
NTRACTUAL SERVICES SEWER	9,003
NTRACTUAL EXPENSE - PROFESSIONAL	19,043
NK SERVICE CHARGES	547
SC EXPENSE	2,868
P Permit Fees	1,150
TAL OPERATION AND MAINTENANCE EXPENCE	85,754
AISE	ONTRACTUAL EXPENSE - PROFESSIONAL ANK SERVICE CHARGES ISC EXPENSE EP Permit Fees OTAL OPERATION AND MAINTENANCE EXPENCE

WASTEWATER CUSTOMERS

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

PUMPING EQUIPMENT

Lift Station Number	1	2	3&4
Name or Type and Nameplate data of pump	STA-RITE	STA-RITE	STA-RITE
Year Installed Rated Capacity	1990 100 GPM	1990 100 GPM	2000 80 GPM
Size	4"	4"	4"
Power	Electric	Electric	Electric
Nameplate Data of Motor	2.8 HP	2.8 HP	5 HP
11 - 12 V 1 - 11 - 11 - 11 - 11 - 11 - 1	12.6 AMP	12.6 AMP	Y

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

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

MANHOLES

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

TREATMENT PLANT

	Marlof	
Type	Concrete	
Total Capacity - Gal Per Day	125,000	
Average Daily flow	46,207	
Total Gallons of Sewage treated	16,865,385	

MASTER LIFT STATION PUMPS

Manufacturer Capacity

Motor: Mfr

Horsepower 7.5 HP
Power (Electric or Mechanical) Electric

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons
	14		Park Tour Land
January	1,292,579	0	1,292,579
February	1,280,088	0	1,280,088
March	1,205,868		1,205,868
April	1,315,784	0	1,315,784
May	1,325,685	0	1,325,685
June	1,481,663	0	1,481,663
July	1,644,110	0	1,644,110
August	1,525,199	0	1,525,199
September	1,665,821	0	1,665,821
October	1,472,062	0	1,472,062
November	1,311,006	0	1,311,006
December	1,345,520	0	1,345,520
Total for Year	16,865,385	0	16,865,385

UTILITY NAME CFAT H2O, INC.

YEAR OF REPORT December 31, 2011

OTHER WASTEWATER SYSTEM INFORMATION

- 1. Present ERC's * being served 165
- 2. Maximum ERC's ** that system can efficiently serve 410
- 3. Present system connection capacity (in ERC'S) using existing lines. 250
- 4. Future connection capacity (in ERC'S) upon service area buildout. 125
- 5. Estimates annual increase in ERC'S * 2
- State any plans and estimated completion date for any enlargements of this system.
- In what percent of your certificated area have service connections been installed? 68%
- If present systems do not meet the requirements of DEP rule 62-4,
 Florida Asministrative Code, submit the following
 - Evaluation of the present plant or plants in regard to meeting the DEP'S rules.
 - b. Plans for funding and construction of the required upgrading.
 - c. Have these plans been coordinated with the DEP?
 - d. Do they concur?
 - e. When will construction begin?
- 9. Do you discharge effluent to surface waters? No
- Department of Environmental Protection I.D. #3042P01551 and Water Management District I.D. # 2-083-0220ANF
 - * ERC = (Total Gallons Treated / 365 days / 280 Gallons per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment.

^{**} Total plant capacity/115,000 gpd

CERTIFICATION OF ANNUAL REPORT

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

of the Florida Public Service Commission.

YES NO (X) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission. YES NO (X) () 2. The utility is in substantial compliance with all applicable rules and orders

YES NO

(X) () 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

(X) () 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents.

Items Certified 1. 2, 3, 4.	to klacke chillely
(X) (X) (X) (X)	(signature of chief executive officer of the utility
1. 2. 3. 4.	
/\/\/\/\ /e	ignature of chief financial officer of the utility)

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of

the signature.

NOTICE: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.