# CLASS "C"

# WATER and/or WASTEWATER UTILITIES

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

# ANNUAL REPORT

WU811-08-AR

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

**EXACT LEGAL NAME OF RESPONDENT** 

WU811-W / SU904

Certificate Number(s)

Submitted To The

# STATE OF FLORIDA



# PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

# **GENERAL INSTRUCTIONS**

- Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC)
   Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida

   Administrative Code
- Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
- Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
- For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable".
   Do not omit any pages.
- 5. Where dates are called for, the month and day should be stated as well as the year.
- 6. All schedules requiring dollar entries should be rounded to the nearest dollar.
- Complete this report by means which will result in a permanent record. You may use permanent ink or a typewriter.
   Do not use a pencil.
- 8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional schedules should reference the appropriate schedules, state the name of the utility, and state the year of the report.
- 9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statement should be made at the bottom of the page or an additional page. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
- 10 The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7)(a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

#### **GENERAL DEFINITIONS**

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement or construction costs of the utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water and wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss of service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)- (Rule 25-30.515 (8), Florida Administrative Code)

- (a) 350 gallons per day
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit, or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER )- Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to, the cost of operation, maintenance, depreciation and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL - (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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# FINANCIAL SECTION

# REPORT OF

MSKP TO	WN & COUNTRY UTILITY, LI	LC d/b/a TOWN & COUNTRY UTILI	TY		
	(Exact nam	e of utility)			
17837 Murd	lock Circle	Same			
Port Charlotte		Same			
Mailing A	ddress	Street Addres	S		
Telephone Number	(941) 235-6900	Date Utility First Organized	11/10/99		
Check the business entity of the Individual	e utility as filed with the Internal Sub Chapter S Corporation	Revenue Service:  1120 Corporation	Partnership		
Location where books and reco	rds are located:	17837 Murdock Circle Port Charlotte, FL 33948			
Names of subdivisions where so	ervice is provided:	Babcock Ranch			
	CONTA	CTS:			
Name	Title	Principle Business Address	Salary Charged Utility		
Person to send correspondence: Mike Acosta	Utility Director	17837 Murdock Circle Port Charlotte, FL 33948			
Person who prepared this report.  Carlstedt, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl.			
Officers and Managers: Mike Acosta	Utility Director	17837 Murdock Circle Port Charlotte, FL 33948	None None		
Report every corporatio	n or person owning or holding securities of the re	directly or indirectly 5 percent or more eporting utility:	re of the voting		
	Percent Ownership In		Salary Charged		

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
MSKP Babcock Holdings, LLC	100%	17837 Murdock Circle	
		Port Charlotte, FL 33948	None
			· ve vessus o opposed of a consumption of the constant
			· · · · · · · · · · · · · · · · · · ·
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# **INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential				· · · · · · · · · · · · · · · · · · ·	\$
Commercial Industrial (Agricultural Water)		0.450			
Multiple Family		2,159			2,159
Guarenteed Revenues					
Other (Specify)		·	****		· [
, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					-
Total Gross Revenue		2,159	N/A	N/A	2,159
Operation Expense (Must	W-3				
tie to Pages W-3 and S-3)	S-3	52,144			52,144
Depreciation Expense	F-5	910			910
	, ,				310
CIAC Amortization Expense	F-8	(155)			(155)
Taxes Other Than Income	F-7	266			266
Income Taxes	F-7	<u>-</u>	-		
Total Operating Expenses		53,1 <u>65</u>			53,165
Net Operating Income (Loss)		(51,006)		_	(51,006)
Other Income:					
Nonutility Income		1,677,861			1,677,861
Interest income		1,283,308			1,283,308
Other Deductions:					
Miscellaneous Nonutilty					
Expenses					
Interest Expense		(2,017,170)			(2,017,170)
				<u></u>	-
Net Income (Loss)		\$ 892,993	N/A	N/A	\$ 892,993

# **COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105)	F-5, W-1, S-1	\$ 7,495,045	\$ 3,340,551
Accumulated Depreciation and			
Amortization (108)	F-5, W-2, S-2	(512,101)	(511,191)
Net Utility Plant		6,982,944	2,829,360
Cash		10,588	244,559
Customer Accounts Receivable (141)		233	18,442
Other Assets (Specify):			
Construction Fund		821,928	39,709,909
Deferred Loan Costs (Net)			460,171
Capitalized Interest Cost		225,364	
Total Assets		\$ 8,041,057	\$ 43,262,441
LIABILITIES AND CAPITAL:			
Common Stock Issued (201)	F-6	<u></u>	<b>\$</b> 10
Preferred Stock Issued (204)	F-6		
Other Paid In Capital (211)			105,813
Retained Earnings (Deficit)(215)	F-6		(785,935)
Proprietary Capital (Proprietary and partnership only) (218) _ (Members Equity)	F-6	212,879	227,601
Total Capital		212,879	(452,511)
Long Term Debt (224)	F-6		42,500,000
Accounts Payable (231)		254,896	136,557
Notes Payable (232)			178,962
Customer Deposits (235)			
Accrued Taxes (236)	F-7	97	
Other Liabilities (Specify): Accrued interest		_	613,870
Intercompany Payable		7,573,001	285,224
Advances For Construction (252)			
Contributions In Aid Of Construction - Net (271 - 272)	F-8	184	339
Total Liabilities and Capital		\$ 8,041,057	\$ 43,262,441

# **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) Inclusive		Water	Sewer	Plant Other Than Reporting Systems		Total
Utility Plant In Service (101)	\$	2,216,063	N/A	N/A	\$	2,216,063
Construction Work In Progress (105)	.	5,278,982			_	5,278,982
Other (Specify)			-		-	-
Total Utility Plant	\$	7,495,045	N/A	N/A	\$	7,495,045

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year	\$ 511,191	N/A	N/A	\$ 511,191
Add Credits During Year: Accruals charged to	:			
depreciation account	910			910
Salvage		mą		_
Other credits (specify)	- -	_		_
	<u>-</u>			-
Total credits	910			910
Deduct Debits During Year:		·		
Book cost of plant retired	_			
Cost of removal				-
Other debits (specify)				
	-			
Total debits				.
Balance End of Year	\$ 512,101	N/A	N/A	\$ 512,101

# **CAPITAL STOCK (201 - 204)**

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

# **RETAINED EARNINGS (215)**

	Appropriated	Un- Appropriated
Balance first of yearCharges during the year (specify):	N/A	N/A
Delenes and of year		
Balance end of year	-   <del>*</del>	-

# **PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year(Transfer of R.E. on reorganization as LLC) Charges during the year (specify):		\$ (680,112
Current Year Income		892,993
Rounding		(2
Ralance end of year		\$ 212.870
Balance end of year		\$ 212,87

# **LONG TERM DEBT (224)**

	li	Principal	
Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Rate	# of Payments	Per Balance Sheet Date
	%		\$
	%		_
	% _		
	% _		
Total	·		N/A

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILIT

# **TAXES ACCRUED (236)**

(a)	WATER (b)		SEWER (c)	OTHER (d)	TOTAL (e)		
Income Taxes: Federal income tax	\$		N/A	N/A	\$	-	
State income tax Taxes Other Than Income: State ad valorum tax		<u>-</u>			Handrida Hada Taratta		
Local property tax Regulatory assessment fee Other (Specify):		97				97	
Misc		169				169	
Total taxes accrued	\$	266			\$	266	

# 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
Jones Day	\$ 7,749	· · · · · · · · · · · · · · · · · · ·	Legal
Akerman Senterfitt	3,823		Legal
Kitson & Partners	3,897		Legal
	<u>-</u>		
	-		
	<u> </u>		<u> </u>

# MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY U

UTILITY NAME:

# **CONTRIBUTIONS IN AID OF CONSTRUCTION (271)**

(a)	Water (b)	Wastewater (c)	TOTAL (d)
Balance first of year     Add credits during year:	\$ 4,050	N/A	\$ 4,050
Total      Deduct charges during year	4,050		4,050
5.Balance end of year		,	4,050
6 Less Accumulated Amortization	(3,866)		(3,866)
7.Net CIAC	\$ 184		\$ 184

#### ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

agreements from which cash received during the year.	or contractors or property was	Indicate "Cash" or "Property"	Water	Wastewater
			\$ -	_   \$
Sub-totalReport below all capacity cha	rges, main extensio		NONE	NONE
14				
year.	Number of	Charge per	_	
year.  Description of Charge				
and customer connections ch year.  Description of Charge  None	Number of	Charge per		

# ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year	\$ 3,711	N/A	\$ 3,711
Add Debits During Year:	155		155
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above)	\$ 3,866	\$ -	\$ 3,866

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

UTILITY NAME:

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTI December 31, 2008

YEAR OF REPORT

**SCHEDULE "A"** 

# SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ 212,879	<u>\$ 100.00</u> %	<u>12.01</u> %	12.01 %
Preferred Stock		%	%	%
Long Term Debt	-	%	- %	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%		
Tax Credits - Weighted Cost		%		- %
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$ 212,879	100.00 %		12.01 %

(1) Should equal amounts on schedule B, Column (f), Page F-10.

(2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

#### APPROVED AFUDC RATE

Current Commission approved AF	FUDC rate: 9.00	%
Commission order approving AF	FUDC rate: PSC-08-0228-PAA-WS	<del></del>

**UTILITY NAME:** 

MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

YEAR OF REPORT December 31, 2008

# SCHEDULE "B"

# SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
Common Equity	212,879				212,879
Preferred Stock					
Long Term Debt		,			
Customer Deposits					
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost					
Deferred Income Taxes					
Other (Explain)					
Total	212,879	_	-		212,879
					<u> </u>

(1) Explain below all adjustments made in Column (e):

_
_
_
_
_
_
_
—

# WATER OPERATION SECTION

# WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 35.534	\$	<u>\$</u>	\$ 35,534
302	Franchises		· · · · · · · · · · · · · · · · · · ·		. <u>-</u>
303	Land and Land Rights		1,677,861		1,677,861
304	Structure and Improvements			-	-
305	Collecting and Impounding Reservoirs			-	-
306	Lake, River and Other Intakes_		-		-
307	Wells and Springs		_	_	497,068
308	Infiltration Galleries and				
300	Tunnels	ı.			
309	Supply Mains			_	
310	Power Generation Equipment_		-	_	
311	Pumping Equipment			<u>-</u>	2,500
320	Water Treatment Equipment				2,300
330	Distribution Reservoirs and				
	Standpipes	800		-	800
331	Transmission and Distribution  Mains				
333	Services				_
334	Meters and Meter Installations_				
335	Hydrants				
339	Other Plant and Miscellaneous  Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment			·	
343	Tools, Shop and Garage Equipn				
344	Laboratory Equipment	-			-
345	Power Operated Equipment		-		_
346	Communication Equipment	-			
347	Miscellaneous Equipment	<u>-</u>			
348	Other Tangible Plant				
	Total Water Plant	\$ 538,202	<u>\$ 1,677,861</u>	\$ -	\$ 2,216,063

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted

YEAR OF REPORT December 31, 2008

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Account NAME   Account NAME   Savinge Average   Account NAME   Savinge Average Average   Account NAME   Savinge Average   Account NAME   Ac									
Continue			Average	Average	200	Accumulated			Balance
ACCOUNT NAME         Veare         Percent         Applied         Previous Year         Charles         Charles         (4)-41%	ACCT		Life in	oa vaga	Rate	Balance			End of year
Containtation	Š. Š.		Years	Percent	Applied	Previous Year	Debits	Credits	(f-g+h=i)
Figure Reservoirs and Improvements	(a)			1	1	(1)	Į	880	
Franchises	301	1 1 1	40	1		8,587		000	
Structure and Improvements	302	     	'	١	1	1			
Collecting and Impounding Reservoirs Lake River and Other Intakes Light and Springs Lake River and Other Intakes Light and Springs Light and Light an	304	Structure and Improvements	,	1	%  -			1	
Lake Niver and Obstitution Callelines         %	305	Collecting and Impounding						•	,
Lake River and Other Intakes         9         497,068         -         (0)         4           Unification Calleties and Turners         9         3.33         4,497,068         -         (0)         4           Turnines         1 1 moles         2         2,500         - <td></td> <td>Reservoirs</td> <td>-</td> <td>ĺ</td> <td>1</td> <td>•</td> <td></td> <td></td> <td></td>		Reservoirs	-	ĺ	1	•			
Wells and Springs         30         %         3.33         497,088         (U)         40         40         (U)         40	306	Lake, River and Other Intakes		%				- (4)	
Unification Calleries and Supply Mains         %	307	             	30	% -		497,068	_	0	497,068
Supply Mealine         %	308	Infiltration Galleries and		Ē	~				'
Supply Mains         Supply Mains           Power Generation Equipment         20           Pumple getupment         22           Pumple getupment         22           Pumple getupment         22           Standpipes         2300           Distribution Reservoirs and Standpipes         8           Transhission and Distribution         8           Mains         8           Services         8           Services         8           Hydrants         8           Equipment         8           Professer Equipment         8           Stores Equipment         8           Tools, Shop and Garage Equipment         8           Power Operated Equipment <td< td=""><td></td><td>11 11 11 11 11 11 11 11 11 11 11 11 11</td><td>1</td><td>%  -</td><td></td><td></td><td></td><td>1</td><td></td></td<>		11 11 11 11 11 11 11 11 11 11 11 11 11	1	%  -				1	
Power Generation Equipment         20         %         5.00         %         2.500 <td>309</td> <td>             </td> <td>1</td> <td>%</td> <td>1</td> <td>•</td> <td></td> <td>•</td> <td>•</td>	309	           	1	%	1	•		•	•
Pumping Equipment         20         %         5.00         %         2500         9         2500         9         2300         9 <td< td=""><td>310</td><td>(  </td><td>-</td><td>% -</td><td>1</td><td>•</td><td></td><td></td><td></td></td<>	310	( 	-	% -	1	•			
Water Treatment Equipment         22         2,300          22         22 <td>311</td> <td></td> <td>20</td> <td>% -</td> <td></td> <td>2,500</td> <td>-</td> <td>t</td> <td>2,500</td>	311		20	% -		2,500	-	t	2,500
Distribution Reservoirs and Standpipes	320	       !	22	%		2,300	F		2,300
Standpipes	330	Distribution Reservoirs and							
Transmission and Distribution  Mains  Services  Meters and Meter Installations  Hydranis  Equipment  Office Furniture and Equipment  Transportation Equipment  Thools, Shop and Garage Equipment  Though the Transportation Equipment  Transportation Equipment  Transportation Equipment  Transportation Equipment  Totals		Standpipes	37	١	임	726		22	748
Mains	331	Transmission and Distribution						-	
Services       %<		Mains	,	١	•	1	•	4	
Weters and Meter Installations       %       %   <	333	<b> </b>   <b>!</b> 	,	% -	-	٠	-	1	•
Hydrants       " " " " " " " " " " " " " " " " " " "	334	Meters and Meter Installations	J	% -	,	,	•		3
Other Plant and Miscellaneous       %       %       %        %        %        %        %        %         %        %	335	Hydrants	,	%		•		•	
Equipment       %       %         %	338	Other Plant and Miscellaneous							
Office Furniture and Equipment       %       -       %       -       <		)       	•		•	:		-	
Transportation Equipment       %       %       %       -       %       -       %       -       -       %       - </td <td>340</td> <td>1</td> <td>-</td> <td>%</td> <td></td> <td></td> <td>,</td> <td>-</td> <td>•</td>	340	1	-	%			,	-	•
Stores Equipment       -       %       -       %       -	341	1		% -	•	•	-	•	
Tools, Shop and Garage Equipment	342	 		%	1			-	
Laboratory Equipment       %       %       -       %       -	343	Tools, Shop and Garage Equipment	۱	%				-	
Power Operated Equipment       -       %       - </td <td>344</td> <td>Laboratory Equipment</td> <td>•</td> <td>%</td> <td>1</td> <td>•</td> <td>and the second s</td> <td></td> <td></td>	344	Laboratory Equipment	•	%	1	•	and the second s		
Communication Equipment       -       %       -       %       -       -       Miscellaneous Equipment       -       -       %       - <td< td=""><td>345</td><td>Power Operated Equipment</td><td>1</td><td></td><td>•</td><td></td><td></td><td></td><td>1</td></td<>	345	Power Operated Equipment	1		•				1
Miscellaneous Equipment       -       %       -       %       - <td>346</td> <td>Communication Equipment</td> <td>ı</td> <td></td> <td>,</td> <td></td> <td></td> <td>•</td> <td></td>	346	Communication Equipment	ı		,			•	
Other Tangible Plant	347		,		,			7	
\$ 511,191	348		•		-				•
		3 0+0T.							

\* This amount should tie to Sheet F-5 Note (1): Adjustment ro remove excess depreciation

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

# WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services: Billing	
	Operator and Management	007
	Testing	i
	Other(Outside accounting & legal fees)	
640	Rents(Agricultural well sites)	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation and Maintenance Expense	
	* This amount should tie to Sheet F-3.	

# WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Act Start of Year (d)	ive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service	1-7	(0)		<b></b>	
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	3	2	2
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	С	16.0			
3"	Т	17.5			
Unmetered Customers Other (Specify):		1.0			
** D = Displacement C = Compound T = Turbine		Total	4	3	5

UTILITY	NAME:
---------	-------

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY
Babcock Ranch

YEAR OF REPORT December 31, 2008

# PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Ornit 000's) (C)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	_]				·
February					
March	E .				
April		****			
May					
June					
July					
August					
September					
October					
November					
December					
Total for year	N/A	<u>N/A</u>		N/A	<u>N/A</u>
If water is purchased for res Vendor Point of Delivery	ale, indicate the folk N/A N/A	owing:			
If Water is sold to other wate utilities below:	er utilities for redistri	bution, list name:	s of such		
	N/A				

# MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
N/A	N/A	N/A	N/A	N/A	<u>N/A</u>
					<u> </u>

UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY

SYSTEM NAME: Babcock Ranch

YEAR OF REPORT December 31, 2008

# **WELLS AND WELL PUMPS** (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed	See Note (1)			
Types of Well Construction and Casing	Unknown			
	Uknown			
Depth of Wells				
Diameters of Wells				
Pump - GPM	Uknown			
Motor - HP	Uknown			
Motor Type *				
Yeilds of Wells in GPD				
Auxillary Power	Uknown			
* Submersable, centrifugal, etc.				

# **RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground of Elevated	None 			

# HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
MOTORS  Manufacturer  Type  Rated Horsepower	None None None			
(a)	(b)	(c)	(d)	(e)
PUMPS  Manufacturer  Type  Capacity in GPM  Average Number of Hours  Operated Per Day  Auxiliary Power	Various Various Various Various N/A			

<sup>(1)</sup> The Company has 2 wells serving 3 potable water customers.

# UTILITY NAME: MSKP TOWN & COUNTRY UTILITY, LLC d/b/a TOWN & COUNTRY UTILITY Per of Report December 31, 2008

# SOURCE OF SUPPLY

List for each source of supply (Ground, Su	rface, Purchased Water, etc):	
Gallons per day of sourceType of source	Unknown Ground	
	WATER TREATMENT FACILITIES	
List for each Water Treatment Facility:		

Type	Chlorination
Make	Unknown
Permitted Capacity (GPD)	Unknown
High service pumping  Gallons per minuteSee Page W-5	
Reverse Osmosis	N/A
Lime treatment Unit Rating	N/A
Filtration	N/A
Pressure Sq. Ft Gravity GPD/Sq. Ft	
Disinfection Chlorinator	X
Ozone	
Other	
Auxiliary Power	

YEAR OF REPORT December 31, 2008

# OTHER WATER SYSTEM INFORMATION

	Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.
1.	Present ERC's * the system can efficiently serve 5
2.	Maximum number of ERC's * which can be served 5
3.	Present system connection capacity (in ERC's *) using existing lines5
4.	Future connection capacity (in ERC's *) upon service area buildout5
5.	Estimated annual increase in ERC's* None for these facilities
6.	Is the utility required to have fire flow capacity? No If so, how much capacity is required?
7.	Attach a description of the fire fighting facilities None
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.  None
9.	When did the company last file a capacity analysis report with the DEP? None
10.	If the present system does not meet the requirements of DEP rules, submit the following:
	a. Attach a description of the plant upgrade necessary to meet DEP rules.
	b. Have these plans been approved by DEP?
	c. When will construction begin?
	d. Attach plans for funding the required upgrading.
	e. Is this system under any Consent Order with DEP?
11.	Department of Environmental Protection ID # None
12.	Water Management District Consumptive Use Permit # None
	a. Is the system in compliance with the requirements of the CUP?  Yes
	b. If not, what are the utility's plans to gain compliance?N/A
	* An ERC is determined based on one of the following methods:
	(a) if actual flow data are available from the preceding 12 months:  Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
	(b) If no historical flow data available are available for use:  ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

# WASTEWATER OPERATION SECTION

Town & Country Utility provides water service only at this time. No Wastewater facilities exist. Therefore, Pages S-1 through S-6 have been omitted.

# **CERTIFICATION OF ANNUAL REPORT**

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

YES (X)	NO ( )	<ol> <li>The utility is in substantial compliance with the Uniform System Of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.</li> </ol>
YES (X)	NO ( )	<ol><li>The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.</li></ol>
YES (X)	NO ( )	<ol> <li>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.</li> </ol>
YES (X)	NO ( )	4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents.
	ITEMS C	RTIFIED
1. ( X )	2. ( X )	3. 4. (X) (signature of child executive office of the utility)
1.	2. ( )	3. 4. ( ) N/A * (signature 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.

# Reconciliation of Revenue to Regulatory Assessment Fee Revenue Water Operations Class C

Company: TOWN & COUNTRY UTILITIES COMPANY

For the Year Ended December 31, 2008 (a)	(b) Gross Water	(c) Gross Water	(d)
Accounts	Revenues per Sch. F-3	Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	<u>\$</u>	<u>-</u>	\$
Commercial			
Industrial	2,159	2,159	
Multiple Family		<u>-</u>	
Guaranteed Revenues		<u>-</u>	
Other (Irrigation)		<u> </u>	
Total Water Operating Revenue	\$ 2,159	\$ 2,159	\$
LESS: Expense for Purchased Water from FPSC-Regulated Utility		•	
Net Water Operating Revenues	\$ 2,159	\$ 2,159	\$
Explanations:			
Instructions:  For the current year, reconcile the gross water revo	enues reported on Schedule F-3 with	n the gross water reven	ues reported