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Public Service Commission
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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU875-12-AR

Oak Springs LLC

Exact Legal Name of Respondent

623-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
13 MAR -4 PM 4: 14
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2012

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 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.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. 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.
4. 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.
7. Complete this report by means which 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 pages 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 statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and 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 preceeding 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 (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes 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 utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in 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 the 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

Oak Springs LLC (Orange and Lake County)
(EXACT NAME OF UTILITY)

12 Highland St. Sorrento, Florida 32776 Same as Mailing Address Orange/Lake County
Mailing Address Street Address County

Telephone Number 352-383-5973 Date Utility First Organized 2004

Fax Number 321-837-0566 E-mail Address None

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

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 12 Highland St. Sorrento, Florida 32776
352-383-5973

Name of subdivisions where services are provided: Oak Springs MHP

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Mike Campbell</u>	<u>Managing Member</u>	<u>1886 Canova Street</u> <u>Palm Bay, Florida 32909</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>1910 Lake Eustis Drive</u> <u>Eustis, Florida 32726</u>	\$ _____
Officers and Managers: <u>Mike Campbell</u>	<u>Managing Member</u>	<u>1886 Canova Street</u> <u>Palm Bay, Florida 32909</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Mike Campbell</u>	<u>100%</u>	<u>1886 Canova Street</u> <u>Palm Bay, Florida 32909</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT
DECEMBER 31, 2012

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 66,452		\$	\$ 66,452
Commercial_____					
Industrial_____					
Multiple Family_____					
Guaranteed Revenues__					
Other (Specify)_____					
Total Gross Revenue___		\$ 66,452	\$	\$	\$ 66,452
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 73,673	\$	\$	\$ 73,673
Depreciation Expense____	F-5	14,841			14,841
CIAC Amortization Expense__	F-8	0			0
Taxes Other Than Income__	F-7	2,967			2,967
Income Taxes_____	F-7	0			0
Total Operating Expense		\$ 91,481			\$ 91,481
Net Operating Income (Loss)		\$ (25,028)	\$	\$	\$ (25,028)
Other Income:					
Nonutility Income_____		\$	\$	\$	\$

Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$
Interest Expense_____					

Net Income (Loss)		\$ (25,028)	\$ 0	\$	\$ (25,028)

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 430,652	\$ 430,652
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>366,101</u>	<u>351,260</u>
Net Utility Plant _____		\$ <u>64,551</u>	\$ <u>79,392</u>
Cash _____		<u>9,442</u>	<u>9,250</u>
Customer Accounts Receivable (141) _____		-	-
Other Assets (Specify): _____		-	-
_____		-	-
_____		-	-
Total Assets _____		\$ <u>73,993</u>	\$ <u>88,642</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	-	-
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid in Capital (211) _____		<u>181,596</u>	<u>181,596</u>
Retained Earnings (215) _____	F-6	<u>(133,537)</u>	<u>(108,509)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	-	-
Total Capital _____		\$ <u>48,059</u>	\$ <u>73,087</u>
Long Term Debt (224) _____	F-6	-	-
Accounts Payable (231) _____		-	-
Notes Payable (232) _____		-	-
Customer Deposits (235) _____		-	-
Accrued Taxes (236) _____		-	-
Other Liabilities (Specify) _____		-	-
Due to Parent _____		<u>25,934</u>	<u>15,555</u>
_____		-	-
Advances for Construction _____		-	-
Contributions in Aid of Construction - Net (271-272) _____	F-8	-	-
Total Liabilities and Capital _____		\$ <u>73,993</u>	\$ <u>88,642</u>

UTILITY NAME Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>430,652</u>	\$ _____	\$ _____	\$ <u>430,652</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
Total Utility Plant _____	\$ <u>430,652</u>	\$ <u>-</u>	\$ _____	\$ <u>430,652</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>351,260</u>	\$ _____	\$ _____	\$ <u>351,260</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>14,841</u>	\$ _____	\$ _____	\$ <u>14,841</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>366,101</u>	\$ <u>-</u>	\$ _____	\$ <u>366,101</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>366,101</u>	\$ <u>-</u>	\$ _____	\$ <u>366,101</u>

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax_____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax_____	_____	_____	_____	_____
Local property tax_____	_____	_____	_____	_____
Regulatory assessment fee_____	2,967	_____	_____	2,967
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax	_____	_____	_____	_____
Workers Comp	_____	_____	_____	_____
Total Taxes	\$ 2,967	\$ -	\$ _____	\$ 2,967

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Gary Morse	\$ 6,000	\$ _____	Monthly Utility Management
General Utilities	\$ 44,787	\$ _____	Monthly Plant Operator/Repairs
Fewtek	\$ 9,577	\$ _____	Monthly Meter Reading/Billing
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ -	\$ -	\$ -
2) Add credits during year _____	\$ -	\$ -	\$ -
3) Total _____	-	-	-
4) Deduct charges during the year _____	-	-	-
5) Balance end of year _____	-	-	-
6) Less Accumulated Amortization _____	-	-	-
7) Net CIAC _____	\$ -	\$ -	\$ -

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ -	\$ -	\$ -
Add Credits During Year: _____	-	-	-
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ -	\$ -	\$ -

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

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 10,000	\$ 0	\$	\$ 10,000
302	Franchises_____	-			
303	Land and Land Rights_____	3,750	0		3,750
304	Structures and Improvements_____	1,198	-		1,198
305	Collecting and Impounding Reservoirs_____	-			
306	Lake, River and Other Intakes_____	-			
307	Wells and Springs_____	88,110	-		88,110
308	Infiltration Galleries and Tunnels_____	-			
309	Supply Mains_____	3,754	0		3,754
310	Power Generation Equipment_____	25,627	0		25,627
311	Pumping Equipment_____	41,945	-		41,945
320	Water Treatment Equipment_____	19,325	-		19,325
330	Distribution Reservoirs and Standpipes_____	61,889	-		61,889
331	Transmission and Distribution Lines_____	62,738	-		62,738
333	Services_____	32,810	-		32,810
334	Meters and Meter Installations_____	65,256	-		65,256
335	Hydrants_____	10,850	0		10,850
336	Backflow Prevention Devices_____	3,400	0		3,400
339	Other Plant and Miscellaneous Equipment_____				-
340	Office Furniture and Equipment_____				-
341	Transportation Equipment_____				-
342	Stores Equipment_____				
343	Tools, Shop and Garage Equipment_____				-
344	Laboratory Equipment_____				
345	Power Operated Equipment_____				
346	Communication Equipment_____				
347	Miscellaneous Equipment_____				-
348	Other Tangible Plant_____				
	Total Water Plant_____	\$ 430,652	\$ -	\$ -	\$ 430,652

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization (Original Certificate)			2.50%	1,750		250	2,000
304	Structures and Improvements			3.57%	\$ 1,198	\$	\$ 0	\$ 1,198
305	Collecting and Impounding Reservoirs				-			
306	Lake, River and Other Intakes				-			
307	Wells and Springs			3.70%	91,226		2,116	93,342
308	Infiltration Galleries & Tunnels				-			
309	Supply Mains			3.13%	3,637		0	3,637
310	Power Generating Equipment			5.88%	20,343		1,507	21,850
311	Pumping Equipment			5.88%	38,421		2,156	40,578
320	Water Treatment Equipment			5.88%	19,325		-	19,325
330	Distribution Reservoirs & Standpipes			3.33%	28,176		2,061	30,237
331	Trans. & Dist. Mains			2.50%	57,344		1,568	58,912
333	Services			2.86%	34,670		938	35,609
334	Meter & Meter Installations			5.88%	43,580		3,837	47,417
335	Hydrants			2.50%	10,026		271	10,298
336	Backflow Prevention Devices			4.00%	1,564		136	1,700
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment							
341	Transportation Equipment							
342	Stores Equipment							
343	Tools, Shop and Garage Equipment							
344	Laboratory Equipment							
345	Power Operated Equipment							
346	Communication Equipment							
347	Miscellaneous Equipment							
348	Other Tangible Plant							
	Totals				\$ 351,260	\$	\$ 14,841	\$ 366,101 *

* This amount should tie to Sheet F-5.

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	5,092
616	Fuel for Power Production	_____
618	Chemicals	4,137
620	Materials and Supplies	1,042
630	Contractual Services:	
	Billing	9,577
	Professional (Contract Ops & Annual Report/Legal)	7,683
	Testing	14,609
	Other (Repair and Maintenance)	30,178
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	1,355
	Total Water Operation And Maintenance Expense	\$ <u>73,673</u> *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	305	305	305
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	3	3	3
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	0	0	0
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	308	308

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) See Note (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	_____	1,455	_____	1,455	1,549
February	_____	1,557	_____	1,557	1,163
March	_____	1,982	_____	1,982	1,245
April	_____	2,314	_____	2,314	1,720
May	_____	2,470	_____	2,470	1,777
June	_____	1,713	_____	1,713	1,267
July	_____	1,858	_____	1,858	1,759
August	_____	2,042	_____	2,042	1,303
September	_____	1,813	_____	1,813	1,398
October	_____	1,789	_____	1,789	1,200
November	_____	1,834	_____	1,834	1,211
December	_____	-	_____	-	1,212
Total for Year	_____	20,827	-	20,827	16,804

Note: Well meter replaced in May after FRWA test revealed it was not measuring correctly.

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	2, 4, 6 inch	15,988	None	None	15,988
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____

Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1983	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	458	410	_____	_____
Diameters of Wells _____	8-inch	8-inch	_____	_____
Pump - GPM _____	375	500	_____	_____
Motor - HP _____	28	30	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	70 KW Gen	70 KW Gen	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel Hydro	Steel Grd Stg	_____	_____
Capacity of Tank _____	10,000	28,000	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Peerless	Peerless	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	25	25	_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	400	400	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	70 KW Gen	70 KW Gen	_____	_____

UTILITY NAME: _____ Oak Springs LLC

YEAR OF REPORT DECEMBER 31 ###

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	158,082	_____	_____
Type of Source_____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	Sodium Hypo	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

- 1. Present ERC's * the system can efficiently serve. 452
- 2. Maximum number of ERC's * which can be served. 452
- 3. Present system connection capacity (in ERCs *) using existing lines. 314
- 4. Future connection capacity (in ERCs *) upon service area buildout.
- 5. Estimated annual increase in ERCs *. Unknown
- 6. Is the utility required to have fire flow capacity? Yes
 If so, how much capacity is required? 500 GPM
- 7. Attach a description of the fire fighting facilities. Local Fire Hydrants
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of t

- 9. When did the company last file a capacity analysis report with the DEP?
- 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 the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
- 11. Department of Environmental Protection PWS335090
- 12. Water Management District Consumptive Use Permit # 2416
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
 (a) If actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 (b) If no historical flow data are available use:
 ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION
Not Applicable**

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2012

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

1.	2.	3.	4.	_____ *
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(signature of chief executive officer of the utility)
1.	2.	3.	4.	_____ *
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Michael V Campbell</i> (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.