

CLASS "A" OR "B"

WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

OF

SU915-13-AR

Ni Florida, LLC

Exact Legal Name of Respondent

104S & 388W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



FOR THE

YEAR ENDED DECEMBER 31, 2013

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Public Service Commission
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FLORIDA PUBLIC SERVICE
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DIVISION OF
ACCOUNTING & FINANCE

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
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 with not enough room. Such a schedule 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 inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems."
12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

The fourth copy should be retained by the utility.

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EXECUTIVE SUMMARY

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

CERTIFICATION OF ANNUAL REPORT

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

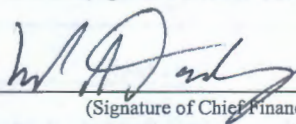
- | | | | |
|--|--------------------------------|----|---|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | 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 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 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"/>

1.	2.	3.	4.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(Signature of Chief Executive Officer of the utility) *



(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.

ANNUAL REPORT OF

YEAR OF REPORT December 31, 2013
--

Ni Florida, LLC

County: _____

(Exact Name of Utility)

List below the exact mailing address of the utility for which normal correspondence should be sent:

10913 Metronome DriveHouston, Texas 77043Telephone: (713) 574-5952E Mail Address: ewallace@niamerica.comWEB Site: www.niamerica.com

Sunshine State One-Call of Florida, Inc. Member Number

HUI891 & TV1036

Name and address of person to whom correspondence concerning this report should be addressed:

Edward R. Wallace, Sr10913 Metronome DriveHouston, Texas 77043Telephone: (713) 574-5952

List below the address of where the utility's books and records are located:

10913 Metronome DriveHouston, Texas 77043Telephone: (713) 574-5952

List below any groups auditing or reviewing the records and operations:

PricewaterhouseCoopers, LLP1201 Louisiana St., Suite 200Houston, TX 77002

Date of original organization of the utility:

11/16/07

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

Individual

☐

Partnership

☒

Sub S Corporation

☐

1120 Corporation

☐

List below every corporation or person owning or holding directly or indirectly 5% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	<u>Ni America Capital Management, LLC</u>	<u>100%</u>
2.	<u></u>	<u></u>
3.	<u></u>	<u></u>
4.	<u></u>	<u></u>
5.	<u></u>	<u></u>
6.	<u></u>	<u></u>
7.	<u></u>	<u></u>
8.	<u></u>	<u></u>
9.	<u></u>	<u></u>
10.	<u></u>	<u></u>

UTILITY NAME: Ni Florida, LLC

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DIRECTORY OF PERSONNEL WHO CONTACT THE FLORIDA PUBLIC SERVICE COMMISSION

[illegible]

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by, if not on general payroll.

UTILITY NAME: Ni Florida, LLC

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COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

- A. Ni Florida, LLC, a Delaware Corporation, was incorporated in 2007. The Company purchased the assets of Hudson Utilities, Inc. on May 5, 2008 and Tamiami Village Water Company on September 5, 2008. The company provides sewage collection service in Pasco County and water distribution service in Lee County.
- B. Water distribution (Tamiami Village Water Company) - water is purchased from Lee County. Sewage collection (Hudson Utilities) - Sewage treatment is purchased from Pasco County.
- C. To provide water distribution and wastewater collection throughout the company's service areas and to earn a fair rate of return for the Company's owners.
- D. Tamiami Village Water Company -- water distribution
Hudson Utilities -- sewage collection
- E. The Company expects to add less than 50 new connections annually.
- F. None

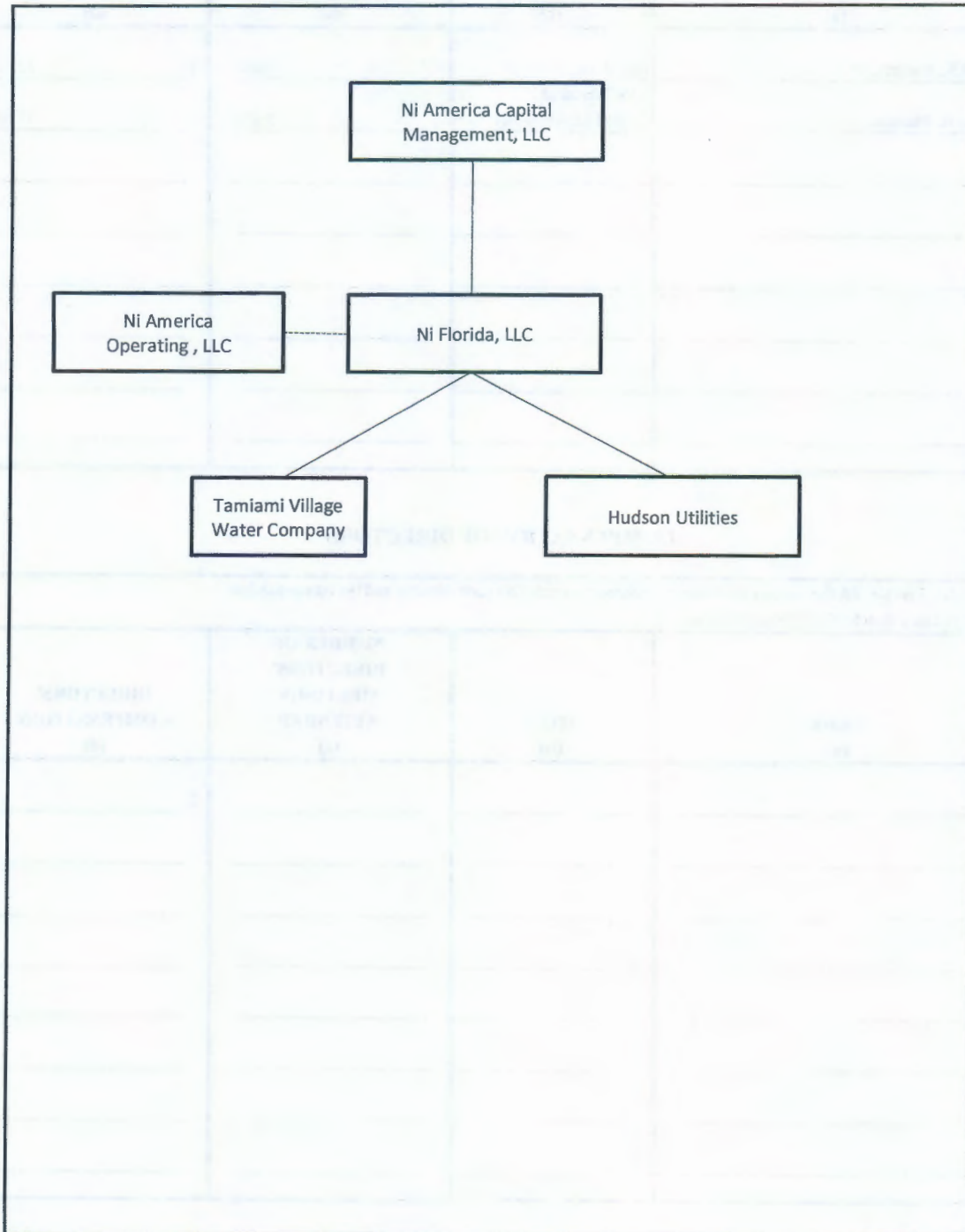
UTILITY NAME: Ni Florida

YEAR OF REPORT
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PARENT / AFFILIATE ORGANIZATION CHART

Current as of December 31, 2013

Complete below an organizational chart that shows all parents, subsidiaries and affiliates of the utility.
The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
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COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF THE UTILITY (c)	OFFICERS' COMPENSATION (d)
Edward R. Wallace, Sr	President	9.0%	\$ 22,077
William A. Thomas	Vice President - Capital Expenditures	9.0%	11,569

COMPENSATION OF DIRECTORS

For each director, list the number of directors' meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
None			\$

UTILITY NAME: Ni Florida, LLC

December 31, 2013

BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, or other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

[illegible]

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
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AFFILIATION OF OFFICERS AND DIRECTORS

<p>For each of the officials listed on page E-6, list the principal occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.</p>			
NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Edward R. Wallace, Sr	Corporate matters	Officer	<p>Ni America Capital Management, LLC Ni America Operating, LLC Ni America Texas, LLC Ni South Carolina, LLC Ni America Texas Development, LLC Palmetto Utilities, Inc 1710 Woodcreek Farms Road, LLC Ni South Carolina Utilities, Inc. Palmetto Wastewater Reclamation, LLC Ni South Carolina Environmental Services, LLC Palmetto Ni Utilities, LLC Palmetto of Richland County, LLC</p> <p>Address for all: 10913 Metronome Drive Houston, TX 77043</p>
William A. Thomas	Engineering	Officer	<p>Ni America Capital Management, LLC Ni America Operating, LLC Ni America Texas, LLC Ni South Carolina, LLC Ni America Texas Development, LLC Palmetto Utilities, Inc 1710 Woodcreek Farms Road, LLC Ni South Carolina Utilities, Inc. Palmetto Wastewater Reclamation, LLC Ni South Carolina Environmental Services, LLC Palmetto Ni Utilities, LLC Palmetto of Richland County, LLC</p> <p>Address for all: 10913 Metronome Drive Houston, TX 77043</p>

UTILITY NAME: Ni Florida, LLC

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**BUSINESSES WHICH ARE A BY-PRODUCT, CO PRODUCT OR JOINT-PRODUCT
RESULT OF PROVIDING WATER OR WASTEWATER SERVICE**

Complete the following for any business which is conducted as a byproduct, co product, or joint product as a result of providing water and / or wastewater service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenue and expenses segregated out as nonutility also.

[illegible]

YEAR OF REPORT
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Part II. Specific Instructions: Sale, Purchase and Transfer of Assets

3. The columnar instructions follow:
 - (a) Enter name of related party or company.
 - (b) Describe briefly the type of assets purchased, sold or transferred.
 - (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
 - (d) Enter the net book value for each item reported.
 - (e) Enter the net profit or loss for each item reported. (column (c) - column (d))
 - (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

[illegible]

FINANCIAL SECTION

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
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**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 8,501,559	\$ 9,325,877
108-110	Less: Accumulated Depreciation and Amortization	F-8	4,154,281	4,404,587
Net Plant			\$ 4,347,278	\$ 4,921,290
114-115	Utility Plant Acquisition adjustment (Net)	F-7	4,282,442	4,282,442
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 8,629,720	\$ 9,203,732
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	\$	\$
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property			\$	\$
123	Investment in Associated Companies	F-10		
124	Utility Investments	F-10		
125	Other Investments	F-10	2,519,917	3,248,272
126-127	Special Funds	F-10	7,850	7,850
Total Other Property & Investments			\$ 2,527,767	\$ 3,256,122
CURRENT AND ACCRUED ASSETS				
131	Cash		\$ 176,743	\$ 142,446
132	Special Deposits	F-9		
133	Other Special Deposits	F-9		
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	136,089	118,649
145	Accounts Receivable from Associated Companies	F-12	1,721,251	2,031,432
146	Notes Receivable from Associated Companies	F-12		
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments		11,257	10,213
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues		53,972	38,889
174	Miscellaneous Current and Accrued Assets	F-12		
Total Current and Accrued Assets			\$ 2,099,312	\$ 2,341,629

* Not Applicable for Class B Utilities

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13	\$ 14,947	\$ 25,093
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey & Investigation Charges		9,274	3,470
184	Clearing Accounts			
185 *	Temporary Facilities			
186	Miscellaneous Deferred Debits	F-14	136,522	149,320
187 *	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes			
	Total Deferred Debits		\$ 160,743	\$ 177,883
	TOTAL ASSETS AND OTHER DEBITS		\$ 13,417,542	\$ 14,979,366

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ _____	\$ _____
204	Preferred Stock Issued	F-15	_____	_____
202,205 *	Capital Stock Subscribed		_____	_____
203,206 *	Capital Stock Liability for Conversion		_____	_____
207 *	Premium on Capital Stock		_____	_____
209 *	Reduction in Par or Stated Value of Capital Stock		_____	_____
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock		_____	_____
211	Other Paid - In Capital		6,433,994	6,433,994
212	Discount On Capital Stock		_____	_____
213	Capital Stock Expense		_____	_____
214-215	Retained Earnings	F-16	(324,080)	(486,990)
216	Reacquired Capital Stock		_____	_____
218	Proprietary Capital (Proprietorship and Partnership Only)		_____	_____
Total Equity Capital			\$ 6,109,914	\$ 5,947,004
LONG TERM DEBT				
221	Bonds	F-15	_____	_____
222 *	Reacquired Bonds		_____	_____
223	Advances from Associated Companies	F-17	_____	_____
224	Other Long Term Debt	F-17	2,354,808	2,427,024
Total Long Term Debt			\$ 2,354,808	\$ 2,427,024
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		96,023	162,766
232	Notes Payable	F-18	197,850	178,890
233	Accounts Payable to Associated Companies	F-18	2,545,541	4,255,430
234	Notes Payable to Associated Companies	F-18	_____	_____
235	Customer Deposits		56,767	65,027
236	Accrued Taxes	W/S-3	45,877	43,829
237	Accrued Interest	F-19	15,486	13,900
238	Accrued Dividends		_____	_____
239	Matured Long Term Debt		_____	_____
240	Matured Interest		_____	_____
241	Miscellaneous Current & Accrued Liabilities	F-20	137,877	125,040
Total Current & Accrued Liabilities			\$ 3,095,421	\$ 4,844,882

* Not Applicable for Class B Utilities

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
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**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium On Debt	F-13	\$ _____	\$ _____
252	Advances For Construction	F-20	_____	_____
253	Other Deferred Credits	F-21	_____	_____
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits			\$ _____	\$ _____
OPERATING RESERVES				
261	Property Insurance Reserve		\$ _____	\$ _____
262	Injuries & Damages Reserve		_____	_____
263	Pensions and Benefits Reserve		_____	_____
265	Miscellaneous Operating Reserves		_____	_____
Total Operating Reserves			\$ _____	\$ _____
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ 3,666,910	\$ 3,669,311
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(1,809,511)	(1,908,855)
Total Net CIAC			\$ 1,857,399	\$ 1,760,456
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ _____	\$ _____
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		_____	_____
283	Accumulated Deferred Income Taxes - Other		_____	_____
Total Accumulated Deferred Income Tax			\$ _____	\$ _____
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 13,417,542	\$ 14,979,366

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
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COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 2,029,041	\$ 1,982,185
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)	0	0
Net Operating Revenues			\$ 2,029,041	\$ 1,982,185
401	Operating Expenses	F-3(b)	\$ 1,694,994	\$ 1,645,281
403	Depreciation Expense:	F-3(b)	\$ 232,077	\$ 240,471
	Less: Amortization of CIAC	F-22	98,113	112,396
Net Depreciation Expense			\$ 133,964	\$ 128,075
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)	0	0
407	Amortization Expense (Other than CIAC)	F-3(b)	0	0
408	Taxes Other Than Income	W/S-3	135,670	154,352
409	Current Income Taxes	W/S-3	0	0
410.1	Deferred Federal Income Taxes	W/S-3	0	0
410.11	Deferred State Income Taxes	W/S-3	0	0
411.1	Provision for Deferred Income Taxes - Credit	W/S-3	0	0
412.1	Investment Tax Credits Deferred to Future Periods	W/S-3	0	0
412.11	Investment Tax Credits Restored to Operating Income	W/S-3	0	0
Utility Operating Expenses			\$ 1,964,628	\$ 1,927,708
Net Utility Operating Income			\$ 64,413	\$ 54,477
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)	0	0
413	Income From Utility Plant Leased to Others		0	0
414	Gains (losses) From Disposition of Utility Property		0	0
420	Allowance for Funds Used During Construction		0	0
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ 64,413	\$ 54,477

* For each account,
Column e should
agree with Columns
f, g and h
on F-3(b)

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 237,513 0	\$ 1,744,672 0	\$ 0
\$ 237,513	\$ 1,744,672	\$ 0
\$ 278,200	\$ 1,365,212	\$ 1,869
20,661 0	219,810 112,396	
\$ 20,661	\$ 107,414	\$ 0
0 0 10,688 0 0 0 0 0 0	0 0 143,664 0 0 0 0 0 0	 0
\$ 309,549	\$ 1,616,290	\$ 1,869
\$ (72,036)	\$ 128,382	\$ (1,869)
0 0 0 0	0 0 0 0	
\$ (72,036)	\$ 128,382	\$ (1,869)

* Total of Schedules W-3 / S-3 for all rate groups.

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ 64,413	\$ 54,477
415	OTHER INCOME AND DEDUCTIONS Revenues-Merchandising, Jobbing, and Contract Deductions		\$	\$
416	Costs & Expenses of Merchandising Jobbing, and Contract Work			
419	Interest and Dividend Income		146	(556)
421	Nonutility Income			
426	Miscellaneous Nonutility Expenses		0	0
Total Other Income and Deductions			\$ 146	\$ (556)
408.2	TAXES APPLICABLE TO OTHER INCOME Taxes Other Than Income		\$	\$
409.2	Income Taxes			
410.2	Provision for Deferred Income Taxes			
411.2	Provision for Deferred Income Taxes - Credit			
412.2	Investment Tax Credits - Net			
412.3	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable To Other Income			\$ 0	\$ 0
427	INTEREST EXPENSE Interest Expense	F-19	\$ 130,050	\$ 122,042
428	Amortization of Debt Discount & Expense	F-13	29,005	19,000
429	Amortization of Premium on Debt	F-13	0	0
Total Interest Expense			\$ 159,055	\$ 141,042
433	EXTRAORDINARY ITEMS Extraordinary Income		\$	\$
434	Extraordinary Deductions			
409.3	Income Taxes, Extraordinary Items			
Total Extraordinary Items			\$ 0	\$ 0
NET INCOME			\$ (94,496)	\$ (87,121)

Explain Extraordinary Income:

UTILITY NAME: Ni Florida, LLC

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SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 562,015	\$ 8,237,114
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	274,105	4,130,482
110	Accumulated Amortization	F-8		
271	Contributions in Aid of Construction	F-22	110,779	3,558,532
252	Advances for Construction	F-20		
Subtotal			\$ 177,131	\$ 548,100
272	Add:			
	Accumulated Amortization of			
	Contributions in Aid of Construction	F-22	110,779	1,798,076
Subtotal			\$ 287,910	\$ 2,346,176
114	Plus or Minus:			
	Acquisition Adjustments (2)	F-7	712,628	3,569,814
115	Accumulated Amortization of			
	Acquisition Adjustments (2)	F-7	0	0
	Working Capital Allowance (3)		34,775	170,652
	Other (Specify):			
	Acquisition Adjustment		(712,628)	(3,569,814)
	not approved by the commission.			
RATE BASE			\$ 322,685	\$ 2,516,828
NET UTILITY OPERATING INCOME			\$ (72,036)	\$ 128,382
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-22.32%	5.10%

NOTES :

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: Ni Florida, LLC

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**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity	\$ 5,947,004	70.47%	7.84%	5.52%
Preferred Stock	0	0.00%		0.00%
Long Term Debt	2,427,024	28.76%	5.27%	1.52%
Customer Deposits	65,027	0.77%	6.00%	0.05%
Tax Credits - Zero Cost	0	0.00%		0.00%
Tax Credits - Weighted Cost	0	0.00%		0.00%
Deferred Income Taxes	0	0.00%		0.00%
Other (Explain)	0	0.00%		0.00%
	0	0.00%		0.00%
Total	\$ 8,439,055	100.00%		7.09%

(1) If the utility's capital structure is not used, explain which capital structure is used.

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate
proceeding using current annual report year end amounts and cost rates.

APPROVED RETURN ON EQUITY

Current Commission Return on Equity: 7.84% for Hudson; 7.76% for Tamiami

Commission order approving Return on Equity: Order No. PSC-13-0611-PAA-WS

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate: N/A

Commission order approving AFUDC rate: _____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge,
an explanation as to why AFUDC was not charged and the percentage capitalized.

Ni Florida, LLC

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**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING**

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON- JURISDICTIONAL ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE (g)
Common Equity	\$ 5,947,004	\$	\$	\$	\$	\$ 5,947,004
Preferred Stock						0
Long Term Debt	2,427,024					2,427,024
Customer Deposits	65,027					65,027
Tax Credits - Zero Cost						0
Tax Credits - Weighted Cost						0
Deferred Inc. Taxes						0
Other (Explain)						0
						0
Total	\$ 8,439,055	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,439,055

(1) Explain below all adjustments made in Columns (e) and (f):

[illegible]

UTILITY NAME: Ni Florida, LLC

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--

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ 562,015	\$ 8,237,114	\$	\$ 8,799,129
102	Utility Plant Leased to Other				0
103	Property Held for Future Use				0
104	Utility Plant Purchased or Sold				0
105	Construction Work in Progress	0	526,748		526,748
106	Completed Construction Not Classified				0
	Total Utility Plant	\$ 562,015	\$ 8,763,862	\$ 0	\$ 9,325,877

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.
For any acquisition adjustments approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ 712,628	\$ 3,569,814	\$	\$ 4,282,442
					0
					0
					0
					0
	Total Plant Acquisition Adjustments	\$ 712,628	\$ 3,569,814	\$ 0	\$ 4,282,442
115	Accumulated Amortization	\$	\$	\$	\$ 0
					0
					0
					0
					0
	Total Accumulated Amortization	\$ 0	\$ 0	\$ 0	\$ 0
	Net Acquisition Adjustments	\$ 712,628	\$ 3,569,814	\$ 0	\$ 4,282,442

UTILITY NAME: Ni Florida, LLCYEAR OF REPORT
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ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$ 252,909	\$ 3,901,372	\$	\$ 4,154,281
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ 20,661	\$ 219,810	\$	\$ 240,471
Account 108.2 (2)				0
Account 108.3 (2)				0
Other Accounts (specify):				0
				0
				0
Salvage				0
Other Credits (Specify):				0
Audit Adjustment	535	9,300		9,835
Total Credits	\$ 21,196	\$ 229,110	\$ 0	\$ 250,306
Debits during year:				
Book cost of plant retired				0
Cost of Removal				0
Other Debits (specify):				0
Audit Adjustment				0
Total Debits	\$ 0	\$ 0	\$ 0	\$ 0
Balance end of year	\$ 274,105	\$ 4,130,482	\$ 0	\$ 4,404,587
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$ 0	\$	\$	\$ 0
Credit during year:				
Accruals charged to:				
Account 110.2 (3)	\$	\$	\$	\$ 0
Other Accounts (specify):				0
				0
Total credits	\$ 0	\$ 0	\$ 0	\$ 0
Debits during year:				
Book cost of plant retired				0
Other debits (specify):				0
				0
Total Debits	\$ 0	\$ 0	\$ 0	\$ 0
Balance end of year	\$ 0	\$ 0	\$ 0	\$ 0

- (1) Account 108 for Class B utilities.
(2) Not applicable for Class B utilities.
(3) Account 110 for Class B utilities.

UTILITY NAME: Ni Florida, LLC

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**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
Hudson - rate case	\$ 24,546		\$
Tamiami - rate case	20,704		
Hudson - rate case - Write-Off	21,114		
Tamiami - rate case - Write-Off	33,949		
Total	\$ 100,313		\$ 0

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.

Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
	\$	\$	\$	\$ 0
				0
				0
				0
Total Nonutility Property	\$ 0	\$ 0	\$ 0	\$ 0

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132):	\$
Total Special Deposits	\$ 0
OTHER SPECIAL DEPOSITS (Account 133):	\$
Total Other Special Deposits	\$ 0

UTILITY NAME: Ni Florida, LLC

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INVESTMENTS AND SPECIAL FUNDS

ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123):	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Investment in Associated Companies		\$ <u>0</u>
UTILITY INVESTMENTS (Account 124):	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Utility Investment		\$ <u>0</u>
OTHER INVESTMENTS (Account 125):		
Advances to Affiliates - Ni America Capital Management, LLC	\$ _____	\$ 3,248,272
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Investment		\$ <u>3,248,272</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127):		
Wastewater - Other Special Funds -- Security Deposits		\$ 7,850
_____		_____
_____		_____
_____		_____
_____		_____
Total Special Funds		\$ <u>7,850</u>

UTILITY NAME: Ni Florida, LLC

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ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in
Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Water	\$ 18,660	
Wastewater	332,018	
Total Customer Accounts Receivable		\$ 350,678
OTHER ACCOUNTS RECEIVABLE (Account 142):		
	\$	
Total Other Accounts Receivable		\$ 0
NOTES RECEIVABLE (Account 144):		
	\$	
Total Notes Receivable		\$ 0
Total Accounts and Notes Receivable		\$ 350,678
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)		
Balance first of year	\$ 193,259	
Add: Provision for uncollectibles for current year	\$ 50,974	
Total Additions	\$ 50,974	
Deduct accounts written off during year:		
Utility Accounts	12,204	
Others		
Total accounts written off	\$ 12,204	
Balance end of year		\$ 232,029
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET		\$ 118,649

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ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
Accounts Receivable from Ni America Operating, LLC	\$ 275,690
Accounts Receivable from Ni America Capital Management, LLC	800,000
Accounts Receivable from Palmetto Utilities, Inc.	57,521
Accounts Receivable from Ni America Texas, LLC	38,086
Accounts Receivable from Palmetto Wastewater Reclamation, LLC	807,147
Accounts Receivable from Palmetto of Richland County, LLC	52,988
Total	\$ 2,031,432

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
N/A	%	\$
	%	
	%	
	%	
	%	
	%	
	%	
	%	
Total		\$ 0

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
N/A	\$
Total Miscellaneous Current and Accrued Liabilities	\$ 0

UTILITY NAME:

Ni Florida, LLC

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**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181):		
Bank of America Loan	\$ _____	\$ 25,093
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense	\$ 0	\$ 25,093
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Premium on Debt	\$ 0	\$ 0

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ _____
_____	_____
_____	_____
Total Extraordinary Property Losses	\$ 0

UTILITY NAME: Ni Florida, LLC

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MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
Hudson - Deferred Rate Case Expense	\$ 0	\$ 117,963
Tamiami - Deferred Rate Case Expense		31,357
Total Deferred Rate Case Expense	\$ 0	\$ 149,320
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
N/A	\$	\$
Total Other Deferred Debits	\$ 0	\$ 0
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
N/A	\$	\$
Total Regulatory Assets	\$ 0	\$ 0
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ 0	\$ 149,320

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**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON 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	_____ %	\$ _____
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	_____ %	\$ _____

* Account 204 not applicable for Class B utilities.

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
N/A	_____ %	_____	\$ _____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
	_____ %	_____	_____
Total			\$ _____ 0

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: Ni Florida, LLC

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STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
2. Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance Beginning of Year	\$ (399,869)
439	Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits:	\$
	Total Credits:	\$ 0
	Debits:	\$
	Total Debits:	\$ 0
435	Balance Transferred from Income	\$ (87,121)
436	Appropriations of Retained Earnings:	
	Total Appropriations of Retained Earnings	\$ 0
437	Dividends Declared: Preferred Stock Dividends Declared	
438	Common Stock Dividends Declared	
	Total Dividends Declared	\$ 0
215	Year end Balance	\$ (486,990)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end):	
214	Total Appropriated Retained Earnings	\$ 0
Total Retained Earnings		\$ (486,990)
Notes to Statement of Retained Earnings:		

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ADVANCES FROM ASSOCIATED COMPANIES
ACCOUNT 223

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$
Total	\$ 0

OTHER LONG-TERM DEBT
ACCOUNT 224

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
Guaranteed growth note (Issued 5/5/2008, matures 5/4/2015)	7.00 %	Fixed	\$ 299,004
Bank of America Loan	* %	Variable *	2,128,020
	%		
	%		
* 1 Month LIBOR plus 3.25% Margin	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ 2,427,024

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

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DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NOTES PAYABLE (Account 232):			
Bank of America Loan	* %	Variable *	\$ 178,890
	%		
* 1 Month LIBOR plus 3.25% Margin	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 232			\$ 178,890
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			
N/A	%		\$
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 234			\$ 0

DESCRIPTION (a)	TOTAL (b)
Ni Florida to Ni America Capital Management, LLC	\$ 11,394
Ni Florida to Palmetto Utilities, Inc.	749,001
Ni Florida to Palmetto of Richland County, LLC	297,727
Ni Florida to Ni America Texas, LLC	765,079
Hudson Utilities to Ni America Operating, LLC	1,950,626
Tamiami Water to Ni America Operating, LLC	481,603
Total	\$ 4,255,430

UTILITY NAME: Ni Florida, LLC

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ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427

DESCRIPTION OF DEBIT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt					
Interest Expense - Hudson	\$ 0	427	\$ 29,016	\$ 29,016	\$ 0
Interest Expense - Ni Florida, LLC	6,730	427	89,379	93,906	2,203
Total Account 237.1	\$ 6,730		\$ 118,395	\$ 122,922	\$ 2,203
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities					
Customer Deposits - Hudson	\$ 6,995	427	\$ 2,986	\$ 590	\$ 9,391
Customers Deposits - Tamiami	1,761	427	661	116	2,306
Total Account 237.2	\$ 8,756		\$ 3,647	\$ 706	\$ 11,697
Total Account 237 (1)	\$ 15,486		\$ 122,042	\$ 123,628	\$ 13,900
INTEREST EXPENSED:				(1) Must agree to F-2 (a), Beginning and Ending Balance of Accrued Interest. (2) Must agree to F-3 (c), Current Year Interest Expense	
Total accrual Account 237		237	\$ 0		
Less Capitalized Interest Portion of AFUDC:					
Net Interest Expensed to Account No. 427 (2)			\$ 0		

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**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Hudson: Misc Liabilities - Deferred Revenue	\$ 56,416
Hudson: Misc Liabilities - Accrued Expenses	62,281
Tamiami: Misc Liabilities - Accrued Expenses	4,418
Ni Florida: Bank of America SWAP Valuation Allowance	1,925
Total Miscellaneous Current and Accrued Liabilities	\$ 125,040

**ADVANCES FOR CONSTRUCTION
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	DEBITS		CREDITS (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
N/A	\$		\$	\$	\$ 0
					0
					0
					0
					0
					0
					0
					0
					0
					0
Total	\$ 0		\$ 0	\$ 0	\$ 0

* Report advances separately by reporting group, designating water or wastewater in column (a).

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OTHER DEFERRED CREDITS
ACCOUNT 253

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1):		
_____	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Liabilities	\$ _____	\$ _____
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
_____	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Liabilities	\$ _____	\$ _____
TOTAL OTHER DEFERRED CREDITS	\$ _____	\$ _____

UTILITY NAME: Ni Florida, LLC

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**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>110,779</u>	\$ <u>3,556,132</u>	\$ _____	\$ <u>3,666,911</u>
Add credits during year:	\$ <u>0</u>	\$ <u>2,400</u>	\$ _____	\$ <u>2,400</u>
Less debit charged during the year	\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Total Contribution In Aid of Construction	\$ <u><u>110,779</u></u>	\$ <u><u>3,558,532</u></u>	\$ <u><u>0</u></u>	\$ <u><u>3,669,311</u></u>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>110,779</u>	\$ <u>1,698,732</u>	\$ _____	\$ <u>1,809,511</u>
Debits during the year:	\$ <u>0</u>	\$ <u>112,396</u>	\$ _____	\$ <u>112,396</u>
Credits during the year	\$ <u>0</u>	\$ <u>(13,052)</u>	\$ _____	\$ <u>(13,052)</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u><u>110,779</u></u>	\$ <u><u>1,798,076</u></u>	\$ <u><u>0</u></u>	\$ <u><u>1,908,855</u></u>

WATER
OPERATING
SECTION

Ni Florida, LLC

December 31, 2013

WATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The water financial schedules (W-2 through W-10) should be filed for the group in total.

The water engineering schedules (W-11 through W-14) must be filed for each system in the group.

All of the following water pages (W-2 through W-14) should be completed for each group and arranged by group number.

[illegible]

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT December 31, 2013
--

SYSTEM NAME / COUNTY : Tamiami / Lee County**SCHEDULE OF YEAR END WATER RATE BASE**

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 562,015
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	W-6(b)	274,105
110	Accumulated Amortization	F-8	
271	Contributions in Aid of Construction	W-7	110,779
252	Advances for Construction	F-20	
Subtotal			\$ 177,131
272	Add: Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	\$ 110,779
Subtotal			\$ 287,910
114	Plus or Minus: Acquisition Adjustments (2)	F-7	712,628
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		34,775
	Other (Specify):		
	Excludes Acquisition Adjustment not approved by the PSC		(712,628)
WATER RATE BASE			\$ 322,685
WATER OPERATING INCOME		W-3	\$ (72,036)
ACHIEVED RATE OF RETURN (Water Operating Income / Water Rate Base)			-22.32%

NOTES : (1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and
Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	CURRENT YEAR (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	W-9	\$ 237,513
469	Less: Guaranteed Revenue and AFPI	W-9	0
	Net Operating Revenues		\$ 237,513
401	Operating Expenses	W-10(a)	\$ 278,200
403	Depreciation Expense	W-6(a)	20,661
	Less: Amortization of CIAC	W-8(a)	0
	Net Depreciation Expense		\$ 20,661
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income		
	Utility Regulatory Assessment Fee		10,688
408.11	Property Taxes		
408.12	Payroll Taxes		0
408.13	Other Taxes and Licenses		
408	Total Taxes Other Than Income		\$ 10,688
409.1	Income Taxes		
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		\$ 309,549
	Utility Operating Income		\$ (72,036)
	Add Back:		
469	Guaranteed Revenue (and AFPI)	W-9	\$ 0
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ (72,036)

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$	\$	\$	\$ 0
302	Franchises				0
303	Land and Land Rights				0
304	Structures and Improvements				0
305	Collecting and Impounding Reservoirs				0
306	Lake, River and Other Intakes				0
307	Wells and Springs				0
308	Infiltration Galleries and Tunnels				0
309	Supply Mains				0
310	Power Generation Equipment				0
311	Pumping Equipment				0
320	Water Treatment Equipment				0
330	Distribution Reservoirs and Standpipes				0
331	Transmission and Distribution Mains	242,551	5,930		248,481
333	Services	50,932			50,932
334	Meters and Meter Installations	228,983			228,983
335	Hydrants	0			0
336	Backflow Prevention Devices	2,090			2,090
339	Other Plant Miscellaneous Equipment	0			0
340	Office Furniture and Equipment	13,452		(1,121)	12,331
341	Transportation Equipment	0			0
342	Stores Equipment	0			0
343	Tools, Shop and Garage Equipment	0			0
344	Laboratory Equipment	0			0
345	Power Operated Equipment	0			0
346	Communication Equipment	0			0
347	Miscellaneous Equipment	0			0
348	Other Tangible Plant	8,450	10,748		19,198
TOTAL WATER PLANT		\$ 546,458	\$ 16,678	\$ (1,121)	\$ 562,015

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

W-4(a)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

WATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 0	\$	\$	\$	\$	\$
302	Franchises	0					
303	Land and Land Rights	0					
304	Structures and Improvements	0					
305	Collecting and Impounding Reservoirs	0					
306	Lake, River and Other Intakes	0					
307	Wells and Springs	0					
308	Infiltration Galleries and Tunnels	0					
309	Supply Mains	0					
310	Power Generation Equipment	0					
311	Pumping Equipment	0					
320	Water Treatment Equipment	0					
330	Distribution Reservoirs and Standpipes	0					
331	Transmission and Distribution Mains	248,481				248,481	
333	Services	50,932				50,932	
334	Meters and Meter Installations	228,983				228,983	
335	Hydrants	0					
336	Backflow Prevention Devices	2,090				2,090	
339	Other Plant Miscellaneous Equipment	0					
340	Office Furniture and Equipment	12,331					12,331
341	Transportation Equipment	0					
342	Stores Equipment	0					
343	Tools, Shop and Garage Equipment	0					
344	Laboratory Equipment	0					
345	Power Operated Equipment	0					
346	Communication Equipment	0					
347	Miscellaneous Equipment	0					
348	Other Tangible Plant	19,198					19,198
TOTAL WATER PLANT		\$ 562,015	\$ 0	\$ 0	\$ 0	\$ 530,486	\$ 31,529

W-4(b)

GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

BASIS FOR WATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
304	Structures and Improvements			
305	Collecting and Impounding Reservoirs			
306	Lake, River and Other Intakes			
307	Wells and Springs			
308	Infiltration Galleries and Tunnels			
309	Supply Mains			
310	Power Generation Equipment			
311	Pumping Equipment			
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains	43		2.33%
333	Services	40		2.50%
334	Meters and Meter Installations	20		5.00%
335	Hydrants			
336	Backflow Prevention Devices	15		6.67%
339	Other Plant Miscellaneous Equipment			
340	Office Furniture and Equipment	6		16.67%
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	10		10.00%
Water Plant Composite Depreciation Rate *				

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamlami / Lee County

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
304	Structures and Improvements	\$ _____	\$ _____	\$ _____	\$ _____ 0
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____ 0
306	Lake, River and Other Intakes	_____	_____	_____	_____ 0
307	Wells and Springs	_____	_____	_____	_____ 0
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____ 0
309	Supply Mains	_____	_____	_____	_____ 0
310	Power Generation Equipment	_____	_____	_____	_____ 0
311	Pumping Equipment	_____	_____	_____	_____ 0
320	Water Treatment Equipment	_____	_____	_____	_____ 0
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____ 0
331	Transmission and Distribution Mains	127,637	7,234	535	135,406
333	Services	49,308	1,534	_____	50,842
334	Meters and Meter Installations	60,731	9,849	_____	70,580
335	Hydrants	0	_____	_____	_____ 0
336	Backflow Prevention Devices	467	121	_____	588
339	Other Plant Miscellaneous Equipment	0	_____	_____	_____ 0
340	Office Furniture and Equipment	11,289	1,042	_____	12,331
341	Transportation Equipment	0	_____	_____	_____ 0
342	Stores Equipment	0	_____	_____	_____ 0
343	Tools, Shop and Garage Equipment	0	_____	_____	_____ 0
344	Laboratory Equipment	0	_____	_____	_____ 0
345	Power Operated Equipment	0	_____	_____	_____ 0
346	Communication Equipment	0	_____	_____	_____ 0
347	Miscellaneous Equipment	0	_____	_____	_____ 0
348	Other Tangible Plant	3,477	881	_____	4,358
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 252,909	20,661	535	274,105

*

Use () to denote reversal entries.

W-6(a)

GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
304	Structures and Improvements	\$	\$	\$	0	0
305	Collecting and Impounding Reservoirs				0	0
306	Lake, River and Other Intakes				0	0
307	Wells and Springs				0	0
308	Infiltration Galleries and Tunnels				0	0
309	Supply Mains				0	0
310	Power Generation Equipment				0	0
311	Pumping Equipment				0	0
320	Water Treatment Equipment				0	0
330	Distribution Reservoirs and Standpipes				0	0
331	Transmission and Distribution Mains				0	135,406
333	Services				0	50,842
334	Meters and Meter Installations				0	70,580
335	Hydrants				0	0
336	Backflow Prevention Devices				0	588
339	Other Plant Miscellaneous Equipment				0	0
340	Office Furniture and Equipment				0	12,331
341	Transportation Equipment				0	0
342	Stores Equipment				0	0
343	Tools, Shop and Garage Equipment				0	0
344	Laboratory Equipment				0	0
345	Power Operated Equipment				0	0
346	Communication Equipment				0	0
347	Miscellaneous Equipment				0	0
348	Other Tangible Plant				0	4,358
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 0	\$ 0	\$ 0	\$ 0	\$ 274,105

W-6(b)
GROUP _____

Ni Florida, LLC

December 31, 2013

Tamiami / Lee County

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance first of year		\$ 110,779
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	W-8(a)	\$ 0
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	0
Total Credits		\$ 0
Less debits charged during the year (All debits charged during the year must be explained below)		\$
Total Contributions In Aid of Construction		\$ 110,779

Explain all debits charged to Account 271 during the year below:

[illegible]

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County**WATER CIAC SCHEDULE "A"**

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,
MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Contributions in Aid of Construction		\$	0
			0
			0
			0
			0
			0
			0
			0
Total Credits			\$ 0

**ACCUMULATED AMORTIZATION OF WATER
CONTRIBUTIONS IN AID OF CONSTRUCTION**

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 110,779
Debits during the year:	
Accruals charged to Account 272	\$ 0
Other debits (specify) :	
Rate Base Audit & other adjustments	0
Total debits	\$ 0
Credits during the year (specify) :	
	\$
Total credits	\$ 0
Balance end of year	\$ 110,779

W-8(a)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

WATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
		\$ _____

Total Credits		\$ _____ 0

W-8(b)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS (d)	AMOUNT (e)
460	Water Sales: Unmetered Water Revenue			\$
461.1	Metered Water Revenue: Sales to Residential Customers	737	735	179,791
461.2	Sales to Commercial Customers	7	7	27,260
461.3	Sales to Industrial Customers	1	1	24,837
461.4	Sales to Public Authorities			
461.5	Sales Multiple Family Dwellings			
Total Metered Sales		745	743	\$ 231,888
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
Total Fire Protection Revenue		0	0	\$ 0
464	Other Sales To Public Authorities			
465	Sales To Irrigation Customers			
466	Sales For Resale			
467	Interdepartmental Sales			
Total Water Sales		745	743	\$ 231,888
469	Other Water Revenues: Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			5,625
Total Other Water Revenues				\$ 5,625
Total Water Operating Revenues				\$ 237,513

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

WATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 0	\$	\$
603	Salaries and Wages - Officers, Directors and Majority Stockholders	0		
604	Employee Pensions and Benefits	0		
610	Purchased Water	75,848	75,848	
615	Purchased Power	0		
616	Fuel for Power Production	0		
618	Chemicals	0		
620	Materials and Supplies	0		
631	Contractual Services-Engineering	9,824		
632	Contractual Services - Accounting	0		
633	Contractual Services - Legal	0		
634	Contractual Services - Mgt. Fees	37,368		
635	Contractual Services - Testing	5,574		
636	Contractual Services - Other	2,043		
641	Rental of Building/Real Property	0		
642	Rental of Equipment	0		
650	Transportation Expenses	0		
656	Insurance - Vehicle	0		
657	Insurance - General Liability	1,383		
658	Insurance - Workman's Comp.	0		
659	Insurance - Other	1,303		
660	Advertising Expense	0		
666	Regulatory Commission Expenses - Amortization of Rate Case Expense	20,704		
667	Regulatory Commission Exp.-Other	33,949		
668	Water Resource Conservation Exp.	0		
670	Bad Debt Expense	1,188		
675	Miscellaneous Expenses	89,016		
Total Water Utility Expenses		\$ 278,200	\$ 75,848	\$ 0

Ni Florida, LLC

December 31, 2013

Tamiami / Lee County

WATER UTILITY EXPENSE ACCOUNT MATRIX

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	9,824	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	37,368	_____	_____	_____
_____	_____	5,574	_____	_____	_____
_____	_____	2,043	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	1,383	_____	_____	_____
_____	_____	_____	_____	_____	1,303
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	20,704
_____	_____	_____	_____	_____	33,949
_____	_____	_____	_____	1,188	_____
_____	_____	_____	_____	_____	89,016
\$ 0	\$ 0	\$ 56,192	\$ 0	\$ 1,188	\$ 144,972

W-10(b)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January	2,162		125	2,037	1,833
February	2,732		125	2,607	2,500
March	2,545		125	2,420	2,200
April	2,298		125	2,173	2,254
May	1,580		125	1,455	1,466
June	1,475		125	1,350	1,179
July	1,090		125	965	913
August	1,128		125	1,003	875
September	1,065		125	940	1,026
October	1,155		125	1,030	960
November	1,661		125	1,536	1,655
December	1,860		125	1,735	1,669
Total for Year	20,751	0	1,500	19,251	18,530

If water is purchased for resale, indicate the following:

Vendor Lee County UtilitiesPoint of delivery Meter

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

SOURCE OF SUPPLY

List for each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
All water is purchased from Lee County	N/A		

W-11

GROUP _____

SYSTEM _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamlami / Lee County

WATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):

N/A

Location of measurement of capacity
(i.e. Wellhead, Storage Tank):

N/A

Type of treatment (reverse osmosis,
(sedimentation, chemical, aerated, etc.):

N/A - All water is purchased from Lee County

LIME TREATMENT

Unit rating (i.e., GPM, pounds
per gallon): N/A

Manufacturer:

N/A

FILTRATION

Type and size of area:

Pressure (in square feet):

N/A

Manufacturer:

N/A

Gravity (in GPM/square feet):

N/A

Manufacturer:

N/A

W-12

GROUP _____

SYSTEM _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

CALCULATION OF THE WATER SYSTEM METER EQUIVALENTS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	735	735.0
5/8"	Displacement	1.0		
3/4"	Displacement	1.5		
1"	Displacement	2.5	1	2.5
1 1/2"	Displacement or Turbine	5.0	6	30.0
2"	Displacement, Compound or Turbine	8.0		
3"	Displacement	15.0	1	15.0
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				782.5

CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$

ERC Calculation:

$$ERC = (20,751 \text{ thousand gallons sold} / 365 \text{ days} / 350 \text{ gallons per day}) = 162 \text{ ERCs}$$

W-13

GROUP _____

SYSTEM _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Tamiami / Lee County

OTHER WATER SYSTEM INFORMATION

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

1. Present ERCs * the system can efficiently serve. Water is purchased
2. Maximum number of ERCs * which can be served. Water is purchased
3. Present system connection capacity (in ERCs *) using existing lines. Water is purchased
4. Future connection capacity (in ERCs *) upon service area buildout. Water is purchased
5. Estimated annual increase in ERCs *. 5 or less
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? N/A
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system:
N/A
9. When did the company last file a capacity analysis report with the DEP? N/A
10. If the present system does not meet the requirements of DEP rules:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? N/A
 - c. When will construction begin? N/A
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? No
11. Department of Environmental Protection ID # 5364151
12. Water Management District Consumptive Use Permit # N/A
 - a. Is the system in compliance with the requirements of the CUP? N/A
 - b. If not, what are the utility's plans to gain compliance? N/A

* An ERC is determined based on the calculation on the bottom of Page W-13.

W-14

GROUP _____

SYSTEM _____

WASTEWATER

OPERATING

SECTION

Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

WASTEWATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The wastewater financial schedules (S-2 through S-10) should be filed for the group in total.

The wastewater engineering schedules (S-11 through S-13) must be filed for each system in the group.

All of the following wastewater pages (S-2 through S-13) should be completed for each group and arranged by group number.

[illegible]

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

SYSTEM NAME / COUNTY : Hudson / Pasco County

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 8,237,114
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6(b)	4,130,482
110	Accumulated Amortization	F-8	0
271	Contributions in Aid of Construction	S-7	3,558,532
252	Advances for Construction	F-20	
Subtotal			\$ 548,100
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	\$ 1,798,076
Subtotal			\$ 2,346,176
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	3,569,814
115	Accumulated Amortization of Acquisition Adjustments	F-7	
	Working Capital Allowance (3)		170,652
	Other (Specify):		
	Excludes Acquisition Adjustment not approved by the PSC		(3,569,814)
WASTEWATER RATE BASE			\$ 2,516,828
WASTEWATER OPERATING INCOME		S-3	\$ 128,382
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			5.10%

NOTES : (1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
UTILITY OPERATING INCOME			
400	Operating Revenues	S-9(a)	\$ 1,744,672
530	Less: Guaranteed Revenue (and AFPI)	S-9(a)	0
Net Operating Revenues			\$ 1,744,672
401	Operating Expenses	S-10(a)	\$ 1,365,212
403	Depreciation Expense	S-6(a)	219,810
	Less: Amortization of CIAC	S-8(a)	112,396
Net Depreciation Expense			\$ 107,414
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		78,510
408.11	Property Taxes		65,154
408.12	Payroll Taxes		0
408.13	Other Taxes and Licenses		0
408	Total Taxes Other Than Income		\$ 143,664
409.1	Income Taxes		
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
Utility Operating Expenses			\$ 1,616,290
Utility Operating Income			\$ 128,382
530	Add Back: Guaranteed Revenue (and AFPI)	S-9(a)	\$ 0
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
Total Utility Operating Income			\$ 128,382

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

SYSTEM NAME / COUNTY : Hudson / Pasco County

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 6,247	\$	\$	\$ 6,247
352	Franchises				
353	Land and Land Rights	9,513			9,513
354	Structures and Improvements	3,082			3,082
355	Power Generation Equipment				
360	Collection Sewers - Force	995,236			995,236
361	Collection Sewers - Gravity	3,706,477	122,175		3,828,652
362	Special Collecting Structures	411,793			411,793
363	Services to Customers	1,040,593	49,341		1,089,934
364	Flow Measuring Devices	157,854			157,854
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	550,916			550,916
371	Pumping Equipment	827,048	26,584		853,632
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment and Disposal Equipment				
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant Miscellaneous Equipment	16,217	94,423		110,640
390	Office Furniture and Equipment	38,831			38,831
391	Transportation Equipment	146,609			146,609
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	10,829			10,829
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment	15,484			15,484
397	Miscellaneous Equipment	2,814			2,814
398	Other Tangible Plant	5,048			5,048
Total Wastewater Plant		\$ 7,944,591	\$ 292,523	\$ 0	\$ 8,237,114

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

S-4(a)
GROUP _____

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

SYSTEM NAME / COUNTY : Hudson / Pasco County

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (l)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (j)	.7 GENERAL PLANT (k)
351	Organization	\$ 6,247	\$	\$	\$	\$	\$	\$
352	Franchises							
353	Land and Land Rights				9,513			
354	Structures and Improvements				3,082			
355	Power Generation Equipment							
360	Collection Sewers - Force		995,236					
361	Collection Sewers - Gravity		3,828,652					
362	Special Collecting Structures		411,793					
363	Services to Customers		1,089,934					
364	Flow Measuring Devices		157,854					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			550,916				
371	Pumping Equipment			853,632				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment and Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment				110,640			
390	Office Furniture and Equipment							38,831
391	Transportation Equipment							146,609
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							10,829
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							15,484
397	Miscellaneous Equipment							2,814
398	Other Tangible Plant							5,048
Total Wastewater Plant		\$ 6,247	\$ 6,483,469	\$ 1,404,548	\$ 123,235	\$ 0	\$ 0	\$ 219,615

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

S-4(b)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - D) / C (e)
354	Structures and Improvements	32		3.13%
355	Power Generation Equipment			
360	Collection Sewers - Force	30		3.33%
361	Collection Sewers - Gravity	45		2.22%
362	Special Collecting Structures	40		2.50%
363	Services to Customers	38		2.63%
364	Flow Measuring Devices	5		20.00%
365	Flow Measuring Installations			
366	Reuse Services			
367	Reuse Meters and Meter Installations			
370	Receiving Wells	30		3.33%
371	Pumping Equipment	18		5.56%
374	Reuse Distribution Reservoirs			
375	Reuse Transmission/Distribution Sys.			
380	Treatment and Disposal Equipment			
381	Plant Sewers			
382	Outfall Sewer Lines			
389	Other Plant Miscellaneous Equipment	15		6.67%
390	Office Furniture and Equipment	15		6.67%
391	Transportation Equipment	16		6.25%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment	10		10.00%
394	Laboratory Equipment			
395	Power Operated Equipment	10		10.00%
396	Communication Equipment	10		10.00%
397	Miscellaneous Equipment	10		10.00%
398	Other Tangible Plant	10		10.00%
Wastewater Plant Composite Depreciation Rate *				

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

SYSTEM NAME / COUNTY : Hudson / Pasco County

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
351	Organization Costs	\$ 6,247	\$	\$	\$ 0
354	Structures and Improvements	1,977	93		93
355	Power Generation Equipment	0			0
360	Collection Sewers - Force	756,151	33,183		33,183
361	Collection Sewers - Gravity	1,259,200	74,367	9,300	83,667
362	Special Collecting Structures	279,531	10,295		10,295
363	Services to Customers	365,473	28,054		28,054
364	Flow Measuring Devices	157,854	0		0
365	Flow Measuring Installations	0			0
366	Reuse Services	0			0
367	Reuse Meters and Meter Installations	0			0
370	Receiving Wells	334,155	18,368		18,368
371	Pumping Equipment	534,212	47,132		47,132
374	Reuse Distribution Reservoirs	0			0
375	Reuse Transmission/Distribution Sys.	0			0
380	Treatment and Disposal Equipment	0			0
381	Plant Sewers	0			0
382	Outfall Sewer Lines	0			0
389	Other Plant Miscellaneous Equipment	6,730	4,251		4,251
390	Office Furniture and Equipment	36,861	1,970		1,970
391	Transportation Equipment	146,609	0		0
392	Stores Equipment	0			0
393	Tools, Shop and Garage Equipment	10,829	0		0
394	Laboratory Equipment	0			0
395	Power Operated Equipment	903	1,549		1,549
396	Communication Equipment	0			0
397	Miscellaneous Equipment	2,814	0		0
398	Other Tangible Plant	1,826	548		548
Total Depreciable Wastewater Plant in Service		\$ 3,901,372	\$ 219,810	\$ 9,300	\$ 229,110

* Specify nature of transaction.
Use () to denote reversal entries.

S-6(a)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT December 31, 2013
--

SYSTEM NAME / COUNTY :

Hudson / Pasco County**ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION**

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
351	Organization Costs	\$	\$	\$	0	6,247
354	Structures and Improvements				0	2,070
355	Power Generation Equipment				0	0
360	Collection Sewers - Force				0	789,334
361	Collection Sewers - Gravity				0	1,342,867
362	Special Collecting Structures				0	289,826
363	Services to Customers				0	393,527
364	Flow Measuring Devices				0	157,854
365	Flow Measuring Installations				0	0
366	Reuse Services				0	0
367	Reuse Meters and Meter Installations				0	0
370	Receiving Wells				0	352,523
371	Pumping Equipment				0	581,344
374	Reuse Distribution Reservoirs				0	0
375	Reuse Transmission/Distribution Sys.				0	0
380	Treatment and Disposal Equipment				0	0
381	Plant Sewers				0	0
382	Outfall Sewer Lines				0	0
389	Other Plant Miscellaneous Equipment				0	10,981
390	Office Furniture and Equipment				0	38,831
391	Transportation Equipment				0	146,609
392	Stores Equipment				0	0
393	Tools, Shop and Garage Equipment				0	10,829
394	Laboratory Equipment				0	0
395	Power Operated Equipment				0	2,452
396	Communication Equipment				0	0
397	Miscellaneous Equipment				0	2,814
398	Other Tangible Plant				0	2,374
Total Depreciable Wastewater Plant in Service		\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,130,482

Use () to denote reversal entries.

 S-6(b)
 GROUP _____

Ni Florida, LLC

SYSTEM NAME / COUNTY :

Hudson / Pasco County

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ 3,556,132
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8(a)	\$ 2,400
Contributions received from Developer or Contractor Agreements in cash or property	S-8(b)	0
Total Credits		\$ 2,400
Less debits charged during the year (All debits charged during the year must be explained below)		\$
Total Contributions In Aid of Construction		\$ 3,558,532

Explain all debits charged to Account 271 during the year below:

210-5-1

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County**WASTEWATER CIAC SCHEDULE "A"**

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,
MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Service Availability Charge	1	\$ 2,400	\$ 2,400
			0
			0
			0
			0
			0
			0
			0
Total Credits			\$ 2,400

**ACCUMULATED AMORTIZATION OF WASTEWATER
CONTRIBUTIONS IN AID OF CONSTRUCTION**

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 1,698,732
Debits during the year:	
Accruals charged to Account 272	\$ 112,396
Other debits (specify) :	
Adjustments - Net	(13,052)
Total debits	\$ 99,344
Credits during the year (specify) :	
	\$ 0
Total credits	\$ 0
Balance end of year	\$ 1,798,076

S-8(a)

GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

WASTEWATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
N/A		\$
Total Credits		\$ 0

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
WASTEWATER SALES				
	Flat Rate Revenues:			
521.1	Residential Revenues			\$
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues			
521.6	Other Revenues			
521	Total Flat Rate Revenues	0	0	\$ 0
	Measured Revenues:			
522.1	Residential Revenues	2,629	2,605	1,085,710
522.2	Commercial Revenues	127	133	335,511
522.3	Industrial Revenues	1	1	273,185
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues			
522	Total Measured Revenues	2,757	2,739	\$ 1,694,406
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	2,757	2,739	\$ 1,694,406
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$
531	Sale of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues			50,266
	Total Other Wastewater Revenues			\$ 50,266

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
540.1	Flat Rate Reuse Revenues: Residential Reuse Revenues			\$
540.2	Commercial Reuse Revenues			
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From Public Authorities			
540.5	Other Revenues			
540	Total Flat Rate Reuse Revenues	0	0	\$ 0
541.1	Measured Reuse Revenues: Residential Reuse Revenues			
541.2	Commercial Reuse Revenues			
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues	0	0	\$ 0
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				\$ 0
Total Wastewater Operating Revenues				\$ 1,744,672

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

S-9(b)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES- OPERATIONS (d)	.2 COLLECTION EXPENSES- MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 0	\$	\$	\$	\$	\$	\$
703	Salaries and Wages - Officers, Directors and Majority Stockholders	0						
704	Employee Pensions and Benefits	0						
710	Purchased Sewage Treatment	648,975					648,975	
711	Sludge Removal Expense	0						
715	Purchased Power	26,719					26,719	
716	Fuel for Power Production	0						
718	Chemicals	0						
720	Materials and Supplies	1,864						
731	Contractual Services-Engineering	13,569						
732	Contractual Services - Accounting	0						
733	Contractual Services - Legal	0						
734	Contractual Services - Mgt. Fees	180,342					180,342	
735	Contractual Services - Testing	15,912					15,912	
736	Contractual Services - Other	34,333					34,333	
741	Rental of Building/Real Property	0						
742	Rental of Equipment	0						
750	Transportation Expenses	0						
756	Insurance - Vehicle	0						
757	Insurance - General Liability	5,262					5,262	
758	Insurance - Workman's Comp.	0						
759	Insurance - Other	4,979					4,979	
760	Advertising Expense	0						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	24,546						
767	Regulatory Commission Exp.-Other	21,114						
770	Bad Debt Expense	49,787						
775	Miscellaneous Expenses	337,810						
Total Wastewater Utility Expenses		\$ 1,365,212	\$ 0	\$ 0	\$ 0	\$ 0	\$ 916,522	\$ 0

S-10(a)
GROUP _____

UTILITY NAME: Ni Florida, LLC

YEAR OF REPORT
December 31, 2013

SYSTEM NAME / COUNTY : Hudson / Pasco County

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
703	Salaries and Wages - Officers, Directors and Majority Stockholders	_____	_____	_____	_____	_____	_____
704	Employee Pensions and Benefits	_____	_____	_____	_____	_____	_____
710	Purchased Sewage Treatment	_____	_____	_____	_____	_____	_____
711	Sludge Removal Expense	_____	_____	_____	_____	_____	_____
715	Purchased Power	_____	_____	_____	_____	_____	_____
716	Fuel for Power Purchased	_____	_____	_____	_____	_____	_____
718	Chemicals	_____	_____	_____	_____	_____	_____
720	Materials and Supplies	_____	1,864	_____	_____	_____	_____
731	Contractual Services-Engineering	_____	13,569	_____	_____	_____	_____
732	Contractual Services - Accounting	_____	_____	_____	_____	_____	_____
733	Contractual Services - Legal	_____	_____	_____	_____	_____	_____
734	Contractual Services - Mgt. Fees	_____	_____	_____	_____	_____	_____
735	Contractual Services - Testing	_____	_____	_____	_____	_____	_____
736	Contractual Services - Other	_____	_____	_____	_____	_____	_____
741	Rental of Building/Real Property	_____	_____	_____	_____	_____	_____
742	Rental of Equipment	_____	_____	_____	_____	_____	_____
750	Transportation Expenses	_____	_____	_____	_____	_____	_____
756	Insurance - Vehicle	_____	_____	_____	_____	_____	_____
757	Insurance - General Liability	_____	_____	_____	_____	_____	_____
758	Insurance - Workman's Comp.	_____	_____	_____	_____	_____	_____
759	Insurance - Other	_____	_____	_____	_____	_____	_____
760	Advertising Expense	_____	_____	_____	_____	_____	_____
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	_____	24,546	_____	_____	_____	_____
767	Regulatory Commission Exp.-Other	_____	21,114	_____	_____	_____	_____
770	Bad Debt Expense	49,787	_____	_____	_____	_____	_____
775	Miscellaneous Expenses	324,780	13,030	_____	_____	_____	_____
Total Wastewater Utility Expenses		\$ 374,567	\$ 74,123	\$ 0	\$ 0	\$ 0	\$ 0

916522

S-10(b)
GROUP _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

WATER METER SIZE (a)	TYPE OF WATER METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF WATER METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	2,605	2,605.0
5/8"	Displacement	1.0		
3/4"	Displacement	1.5	106	159.0
1"	Displacement	2.5	8	20.0
1 1/2"	Displacement or Turbine	5.0	8	40.0
2"	Displacement, Compound or Turbine	8.0	8	64.0
3"	Displacement	15.0	2	30.0
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	1	25.0
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	1	50.0
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				2,993.0

CALCULATION OF THE WASTEWATER SYSTEM
EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:

$$ERC = (158,940 \text{ thousand gallons sold} / 365 \text{ days} / 173 \text{ gallons per day}) = 2,517 \text{ ERCs}$$

S-11

GROUP _____

SYSTEM _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	N/A (3)		
Basis of Permit Capacity (1)	N/A (3)		
Manufacturer	N/A (3)		
Type (2)	N/A (3)		
Hydraulic Capacity	N/A (3)		
Average Daily Flow	0		
Total Gallons of Wastewater Treated	0		
Method of Effluent Disposal	Purchased Sewage Pasco County		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit
(i.e. average annual daily flow, etc.)

(2) Contact stabilization, advanced treatment, etc.

(3) All sewage is transmitted for treatment to the Pasco County sub-regional wastewater plant; therefore permitted capacity, basis, manufacturer, type and hydraulic capacity questions are not applicable.

S-12

GROUP _____

SYSTEM _____

UTILITY NAME:

Ni Florida, LLC

YEAR OF REPORT

December 31, 2013

SYSTEM NAME / COUNTY :

Hudson / Pasco County

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served 2,993
2. Maximum number of ERCs* which can be served 3,800
3. Present system connection capacity (in ERCs*) using existing lines 3,800
4. Future connection capacity (in ERCs*) upon service area buildout 7,500
5. Estimated annual increase in ERCs* 50
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known. N/A
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
If so, when? N/A
9. Has the utility been required by the DEP or water management district to implement reuse? No
If so, what are the utility's plans to comply with this requirement? N/A
10. When did the company last file a capacity analysis report with the DEP? _____
11. If the present system does not meet the requirements of DEP rules:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? N/A
 - c. When will construction begin? N/A
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? N/A
12. Department of Environmental Protection ID # N/A - All treatment is purchased from Pasco County

* An ERC is determined based on the calculation on S-11.

S-13

GROUP _____

SYSTEM _____

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class A & B**

Company: Ni Florida (Tamiami)
For the Year Ended December 31, 2013

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 179,791	\$ 179,791	\$ -
Commercial	\$ 27,260	\$ 27,259	1.00
Industrial	\$ 24,837	\$ 24,837	-
Multiple Family	\$ -	\$ -	-
Guaranteed Revenues	\$ -	\$ -	-
Other	\$ 5,625	\$ 5,625	-
Total Water Operating Revenue	\$ 237,513	\$ 237,512	\$ 1.00
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	-
Net Water Operating Revenues	\$ 237,513	\$ 237,512	\$ 1.00

Explanations:

Commercial Revenue is off \$1.00 due to an immaterial rounding difference.

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class A & B**

Company: Ni Florida (Hudson)
For the Year Ended December 31, 2013

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. S-9	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate Revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	1,694,406	1,694,406	-
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	50,266	50,266	-
Reclaimed Water Sales (540.1 - 544)	-	-	-
Total Wastewater Operating Revenue	\$ 1,744,672	\$ 1,744,672	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 1,744,672	\$ 1,744,672	\$ -

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule S-9 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).