

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Pine Harbour Waterworks, Inc., Application)
 For Approval of Transfer of Pine Harbour Water Utilities, LLC) Docket No. _____
 in Lake County, Florida) Filed: July 8, 2016

**PINE HARBOUR WATERWORKS, INC.
 APPLICATION FOR APPROVAL OF TRANSFER
 OF PINE HARBOUR WATER UTILITIES, LLC WATER SYSTEM
IN LAKE COUNTY, FLORIDA**

Pine Harbour Waterworks, Inc. ("Pine Harbour Waterworks" or "Buyer"), by and through its undersigned representative, and pursuant to Sections 367.071, Florida Statutes, and Rule 25-30.037, Florida Administrative Code, hereby files this Application for approval of the transfer of the Water System of Pine Harbour Water Utilities, LLC ("Seller") Certificate Nos. 450-W. In support of this Application, Pine Harbour Waterworks states as follows:

APPLICANT INFORMATION

1. The name and address of the Buyer for purposes of this Application, and as it should appear on Pine Harbour Waterworks, Inc. Commission-issued water certificate are:

Gary A. Deremer, President
 Pine Harbour Waterworks, Inc.
 4939 Cross Bayou Blvd.
 New Port Richey, Florida, 34652
 Tel: (727) 848 8292
 Fax: (727) 848 7701

2. The name and address of Pine Harbour Waterworks, Inc.'s authorized representatives are:

**Check received with filing and forwarded
 to Fiscal for deposit. Fiscal to forward
 deposit information to Records.**

Initials of person who forwarded check:

Representative's Name and Title:

Gary A. Deremer, President
Pine Harbour Waterworks, Inc.
4939 Cross Bayou Blvd.
New Port Richey, Florida, 34652

Troy Rendell, Manager of Regulated Utilities
Pine Harbour Waterworks, Inc.
4939 Cross Bayou Blvd.
New Port Richey, Florida, 34652
727-848-8292

3. The Seller's representatives for purposes of this Application are:

Sandra Wesson
Pine Harbour Water Utilities, LLC
P.O. Box 447
Fruitland Park, FL 34731
(352) 787-2944 (office)
(352) 787-3196 (fax)

4. The shareholders via Pine Harbour Water Utilities, LLC have been issued FPSC Certificate Nos. 450 W by Order No. PSC-08-0645-FOF-WU, issued October 6, 2008 in Docket No. 080269-WU.

5. Attached hereto is Pine Harbour Waterworks' Application for Approval of Purchase of the Seller's system in Lake County, Florida (the "Application"). The attached Application includes all of the information required by Rule 25-30.037, Florida Administrative Code.

6. Pine Harbour Waterworks entered into an Asset Purchase Agreement (APA) with Pine Harbour Water Utilities, LLC on May 27, 2016. (Exhibit A) The closing of the sales transaction took place on June 29, 2016. (Exhibit B)

7. Pine Harbour Waterworks is a Florida corporation authorized to do business in Florida as of May 27, 2016.

8. Attached hereto is Pine Harbour Waterworks' application for transfer of the Water and Wastewater Systems of Pine Harbour Water Utilities, LLC

9. Pine Harbour Waterworks requests the approval of a Credit Card Convenience Fee consistent with the other regulated utilities owned by the shareholders. The fee requested is consistent with the following Orders:

PSC-15-0178-TRF-WS	PSC-15-0179-TRF-WS	PSC-15-0180-TRF-WS
PSC-15-0181-TRF-WS	PSC-15-0182-TRF-WS	PSC-15-0183-TRF-WU
PSC-15-0184-TRF-WS	PSC-15-0185-TRF-WU	PSC-15-0186-TRF-WU
PSC-15-0187-TRF-WU	PSC-15-0188-TRF-WU	PSC-15-0189-TRF-WS
PSC-15-0180-TRF-WU	PSC-16-0169-PAA-WU	

The same support documentation applies for this request since the same services are being provided consistent with the related utility companies.

10. Pine Harbour Waterworks also requests Customer Deposits consistent with Rule 25-30.311, Florida Administrative Code.

11. In addition, Pine Harbour Waterworks requests approval of a Non Sufficient Funds (NSF) Charge as set forth in Section 68.065(2), Florida Statutes and consistent with the other regulated utilities owned by the shareholders. The request is consistent with the request approved by this Commission in Docket No. 150260-WS by Order No. PSC-16-0084-TRF-WS, issued February 22, 2016.

WHEREFORE, Utility Company requests that this Commission:

- A. Grant Pine Harbour Waterworks, Inc.'s Application;
- B. Approve the transfer of the Water Systems owned by Pine Harbour Water Utilities, LLC to Pine Harbour Waterworks, Inc. as described herein and in the attached application and,
- C. Grant such other relief as appropriate.

Respectfully submitted this 8th day of July 2016.



Name: Gary A. Deremer
Title: President
Pine Harbour Waterworks, Inc.
4939 Cross Bayou Blvd.
New Port Richey, FL 34652

Pine Harbour Waterworks, Inc.
Filing Fee Pursuant to Rule 25-30.020, Florida Administrative
Code

Water

Permitted Capacity: 60,480 gallons
350 gpd per ERC: 350 gpd
Number of ERCs 172.80 ERCs

Filing Fee: \$750

FLORIDA PUBLIC SERVICE COMMISSION

**INSTRUCTIONS FOR COMPLETING EXAMPLE
APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES
FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY**

**(Pursuant to Section 367.071, Florida Statutes, and
Rule 25-30.037(2), Florida Administrative Code)**

General Information

The attached form is an example application that may be completed by the applicant and filed with the Office of Commission Clerk to comply with Rule 25-30.037(2), Florida Administrative Code (F.A.C.). Any questions regarding this form should be directed to the Division of Engineering at (850) 413-6910.

Instructions

1. Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.
2. Fill out the attached application form completely and accurately.
3. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A." Do not leave any items blank.
4. Remit the proper filing fee pursuant to Rule 25-30.020, F.A.C., with the application.
5. Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.
6. The completed application, attached exhibits, and the proper filing fee should be mailed to:

**Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

**APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES
FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY**

**(Pursuant to Section 367.071, Florida Statutes, and
Rule 25-30.037(2), Florida Administrative Code)**

Pursuant to Rule 25-30.037(1)(a), F.A.C., if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.

To: **Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for the transfer of facilities and transfer or cancellation of Water Certificate No. 450-W and/or Wastewater Certificate No. _____ and amendment of Water Certificate No. _____ and/or Wastewater Certificate No. _____ in Lake _____ County, Florida, and submits the following information:

PART I

APPLICANT INFORMATION

- A) Contact Information for Utility/Seller. The utility/seller's certificated name, address, telephone number, and if applicable, fax number, e-mail address, and website address. The utility's name should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations:

Pine Harbour Waterworks, Inc.

Utility Name

4939 Cross Bayou Blvd.

Office Street Address

New Port Richey

City

FL

State

34652

Zip Code

Same

Mailing Address (if different from Street Address)

City

State

Zip Code

(727) 848-8292

Phone Number

(727) 848-7701

Fax Number

81-2865252

Federal Employer Identification Number

trendell@uswatercorp.net

E-Mail Address

www.mywaterservice.com

Website Address

450-W

Water Certificate No.

Wastewater Certificate No.

- B) The contact information of the seller's authorized representative to contact concerning this application:

Sandra Wesson

Name

P.O. Box 447

Mailing Address

Fruitland Park

FL

34731

City

State

Zip Code

(352) 787-2944

Phone Number

(352) 787-3196

Fax Number

pineharbourwater@aol.com

E-Mail Address

- C) Contact Information for Buyer. The buyer's name, address, telephone number, Federal Employer Identification Number, and, if applicable, fax number, e-mail address, website address, and new name of the utility if the buyer plans to operate under a different name. The buyer's business name, and if applicable, new utility name, should reflect the business and/or fictitious name(s) registered with the Department of State's Division of Corporations.

Pine Harbour Waterworks, Inc.

Buyer's Name

4939 Cross Bayou Blvd.

Office Street Address

New Port Richey

FL

32652

City

State

Zip Code

Same

Mailing Address (if different from Street Address)

City

State

Zip Code

(727) 848-8292

(727) 848-7701

Phone Number

Fax Number

81-2865252

Federal Employer Identification Number

trendell@uswatercorp.net

E-Mail Address

Pine Harbour Waterworks, Inc.

New Utility Name

- D) The contact information of the buyer's authorized representative to contact concerning this application:

Troy Rendell, Manager of Regulated Utilities

Name

Same as above

Mailing Address

City

State

Zip Code

(727) 848-8292

(727) 848-7701

Phone Number

Fax Number

trendell@uswatercorp.net

E-Mail Address

- E) The name, address, telephone number, and if available, e-mail address and fax number of the person in possession of the books and records when the application is filed.

Troy Rendell
Name

Same as above.
Mailing Address

City State Zip Code

() - () -
Phone Number Fax Number

same as above
E-Mail Address

F) Indicate the nature of the utility's/buyer's business organization (check one). Provide documentation from the Florida Department of State, Division of Corporations, showing the utility's/buyer's business name and registration/document number for the business, unless operating as a sole proprietor.

Corporation P16000047512
Number

Limited Liability Company
Number

Partnership
Number

Limited Partnership
Number

Limited Liability Partnership
Number

Sole Proprietorship

Association

Other (Specify)

If the utility is doing business under a fictitious name, provide documentation from the Florida Department of State, Division of Corporations showing the utility's fictitious name and registration number for the fictitious name.

Fictitious Name (d/b/a) _____
Registration Number _____

G) The name(s), address(es), and percentage of ownership of each entity or person which owns or will own more than 5 percent interest in the utility (Use additional sheet if necessary).

Gary Deremer - 59%; Cecil Delcher - 33%; Vickie Penich - 8%

H) Provide the date and state of incorporation or organization of the buyer.
May 27, 2016 - State of Florida

PART II

TRANSFER OF CERTIFICATE

A) DESCRIPTION OF SALE AGREEMENT

1) Exhibit A - Provide a copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval.

2) Exhibit B - Provide the following documentation of the terms of the transfer:

a) The date the closing occurred or will occur.

June 29, 2016

b) The purchase price and terms of payment.

\$34,000 cash purchase

c) A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of non-regulated operations or entities.

See attached schedule

- d) A description of all consideration between the parties, including promised salaries, retainer fees, stock, stock options, and assumption of obligations.

Not Applicable.

- e) Provisions regarding the disposition, where applicable, of customer deposits and interest thereon, guaranteed revenue contracts, developer agreements, customer advances, debt of the utility, and leases.

There are no customer deposits. There are no developer agreements or customer advances. Buyer does not assume any debt.

- f) A statement that the buyer will fulfill the commitments, obligations, and representations of the seller with regard to utility matters.

Buyer will fulfill the commitments, obligations, and representations of the seller with regard to utility matters.

- g) A provision that the buyer has or will obtain the books and records of the seller, including all supporting documentation for rate base additions since the last time rate base was established for the utility.

Buyer is obtaining the books and records of the seller, including all supporting documentation.

- h) A statement that the utility's books and records will be maintained using the National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA).

Buyer will maintain its books and records using the NARUC USOA.

- i) A statement that the utility's books and records will be maintained at the utility's office(s) within Florida, or that the utility will comply with the requirements of Rule 25-30.110(1)(b) and (c), F.A.C., regarding maintenance of utility records at another location or out-of-state. If the records will not be maintained at the utility's office(s), the statement should include the location where the utility intends to maintain the books and records.

The books and records will be maintained at the utility's office in New Port Richey, FL. See address above.

B) FINANCIAL ABILITY

- 1) Exhibit C - Provide a detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided.
- 2) Exhibit C - Provide a list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements.

See Exhibit C - financial statements will be provided under separate cover letter requesting confidential treatment.

C) TECHNICAL ABILITY

- 1) Exhibit D - Provide the buyer's experience in the water or wastewater industry.

See Exhibit D

- 2) Exhibit D - Provide the buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities.

D) TERRITORY DESCRIPTION, PUBLIC INTEREST, AND FACILITIES

- 1) Exhibit E - Provide a legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.

- 2) Exhibit F - Provide a statement explaining why the transfer is in the public interest.

See Exhibit F

- 3) Exhibit G - Provide a statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and compliance with all applicable standards set by the DEP, or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a description of the repairs or improvements that have been identified, the governmental entity that required the repairs or improvements, if applicable, the approximate cost to complete the repairs or improvements, and any agreements between the seller and buyer regarding who will be responsible for any identified repairs or improvements.

See Exhibit G

- 4) Exhibit H - Provide documentation of the utility's right to continued long-term use of the land upon which the utility treatment facilities are located. This documentation shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded long-term lease, such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided the applicant files a recorded copy within the time prescribed in the order granting the transfer.

- 5) Exhibit I - Provide a copy of all of the utility's current permits from the Department of Environmental Protection (DEP) and the water management district.

- 6) Exhibit J - Provide a copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary water quality standards report.

- 7) Exhibit K - Provide a copy of all of the utility's correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.
- 8) Exhibit L - Provide a copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years.

E) PROPOSED TARIFF

Exhibit M - Provide a tariff containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. See Rule 25-30.037, F.A.C., for information about water and wastewater tariffs that are available and may be completed by the applicant and included in the application.

F) ACCOUNTING INFORMATION

- 1) Exhibit N - Provide the proposed net book value of the system as of the date of the proposed transfer, and a statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested. If rate base has been established by this Commission, provide the docket and the order number. In addition, provide a schedule of all subsequent changes to rate base.

- 2) Exhibit O - Provide a statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established or the rate base was last established by the Commission, whichever is later. If the tax returns have not been obtained, provide a description of the steps taken to obtain the tax returns.

- 3) Exhibit P - Provide a statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for the year of the transfer and subsequent years.

- 4) Exhibit Q - If the buyer currently owns other water or wastewater utilities that are regulated by this Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities.

G) NOTICING REQUIREMENTS

Exhibit - R - Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.

PART III

SIGNATURE

Please sign and date the utility's completed application.

APPLICATION SUBMITTED BY:



Applicant's Signature

Gary Deemer

Applicant's Name (Printed)

President

Applicant's Title

July 8, 2016

Date

EXHIBIT A
Rule 25-30.037 (2)(i)

A copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval

A copy of the Asset Purchase Agreement, including attachments, by and between Pine Harbour Water Utilities, LLC and Pine Harbour Waterworks, Inc. executed on May 27, 2016 is attached hereto.

THIS ASSET PURCHASE AGREEMENT, dated as of this 27th day of May 2016, by and between **Pine Harbour Water Utilities, Inc.**, a Florida corporation with an address of **101 Satellite Court, Leesburg, FL 34748** ("Seller"), and **Pine Harbour Waterworks, Inc.**, a Florida corporation with an address of 4939 Cross Bayou Ct., New Port Richey, FL 35652 or ("Buyer"), with reference to the following RECITALS:

RECITALS

A. Seller owns, maintains and operates a water production and distribution system (collectively the "System") that provides water service to the residents of Pine Harbour located within Lake County, Florida (the "Service Area").

B. Buyer is a public utility that furnishes water to the public in an assigned portion of the State of Florida.

C. Seller desires to sell, and Buyer desires to purchase the properties and rights of Seller owned and used in connection with its System, all upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals and the covenants, representations, warranties and agreements herein contained, and intending to be legally bound hereby, the parties hereto agree as follows:

1. SALE AND PURCHASE OF THE SELLER'S WATER SYSTEM ASSETS

Subject to the terms and conditions hereinafter set forth, Buyer shall purchase from Seller, and Seller shall sell, assign, transfer, grant, convey and deliver to Buyer at Closing (hereinafter defined), all of the System assets, properties and rights of Seller (whether tangible or intangible, real, personal or mixed) which are held, used or useful in connection with the production, treatment, and distribution of water within the Service Area (the "Assets").

The Assets are being sold in "As Is" condition and Seller makes no representations, covenants or warranties with respect to the condition of the Assets, except that the Assets are being sold free and clear of all mortgages, liens, pledges, security interest, charges, taxes, claims, restrictions and encumbrances of any nature whatsoever. This paragraph shall be construed in a manner that does not limit any other representations or warranties provided by Seller within this Agreement.

1.1 Assets Further Defined

The Assets shall, without limitation to the definition stated above, include the specific assets, properties and rights of Seller set forth on the following:

- (a) all the land, buildings, pipes, pipelines, wells, treatment equipment and facilities, pumping stations, storage tanks and facilities, standpipes, fire hydrant, pump stations, structures, irrigation service lines, improvements, fixtures, rights-of-way, rights, uses, licenses and easements owned by Seller, or in which Seller has an interest, and all hereditaments, tenements and appurtenances belonging or appertaining thereto;
- (b) all rights of Seller under any written or oral contract, easement, license, agreement,

lease, plan, instrument, registration, permit, certificate or other authorization or approval of any nature, or other document, commitment, arrangement, undertaking, practice or authorization, relating to the Assets;

- (c) all information, files, records, data, plans, contracts and recorded knowledge, including customer and supplier lists and property records, related to the utility services provided by Seller in Lake County.

1.2 Excluded Assets

Notwithstanding the foregoing, the Assets shall not include any of the following:

- (a) any and all customer service lines that run from outside the meter box or from the curb stop to each individual residence, commercial or industrial structure served by the Assets;
- (b) Any customer water service lines that run from the curb to the residences;
- (c) all piping and fixtures internal to each individual customer's structure;
- (d) Seller's cash and accounts receivables as of the date of Closing; and
- (e) Sellers' Accounts Receivable

1.3 Consideration

The total purchase price ("Purchase Price") for the Assets will include a total price up to **Thirty Four Thousand Dollars** (\$34,000.00) for the portion of the assets attributable to the water service. Seller will be paid 90% (\$30,600.00) upon Closing with the final payment (10% or \$3,400.00) of being paid within 30 days of the Final Official Approval Date of Transfer established by the FPSC. Buyer will perform a final due diligence of all facilities and assets prior to Closing. The due diligence is to ensure all assets are in the same working condition, that all permits are valid, current and that there are no compliance infractions in force at the time of the date of this final completion of this Agreement. If, after conducting the final due diligence, Buyer determines that the assets are not in the same working condition, that any permit is no longer valid or current, or that there are compliance infractions, Seller shall have 60 days to either correct the condition or reach an agreement with Buyer for a reduction to the purchase price. If Seller refuses to correct the condition or is unable to reach agreement with Buyer concerning a reduction to the Purchase Price, Buyer may elect to terminate this Agreement without penalty or to proceed to Closing. The Seller shall then refund the \$30,600.00 already paid by the Buyer at Closing.

1.4 Contractual Obligations

Buyer shall not assume any obligations of Seller, under any contract, agreement, commitment, lease, certificate, order, notice, permit or other instrument, whether oral, written, express or implied not related to utility operation. Buyer shall fulfill commitments, obligations and representations of the seller with regard to utility matters only. Seller acknowledges that there are no outstanding developer agreements, guaranteed revenue contracts, or customer advances as of the date of this agreement.

1.5 Non-Assumption of Liabilities

All liabilities and obligations of Seller shall remain the sole responsibility of Seller, including any and all liabilities or obligations under any employee benefit plan, practice or arrangement or pension, retirement or savings plan. Buyer shall not assume and shall not be liable for any liabilities or obligations of Seller of any nature whatsoever, whether express or implied, fixed or contingent, whatsoever. Seller and Buyer acknowledge there are no customer deposits being held by the Seller as of the date of this agreement and none will be held at the date of closing.

2. CLOSING

Subject to the provisions of **Sections 4 and 5**, Closing hereunder (the "Closing") shall take place as mutually agreed upon by the Seller and Buyer, and which shall take place on or before June 30, 2016. The date of the Closing is referred to herein as the "Closing Date". The effective time of the legal transfer hereunder shall be 12:01 a.m. on the day following the Closing Date.

2.1 Items to be delivered at Closing

At the Closing and subject to the terms and conditions herein contained:

- (a) Seller shall deliver to Buyer the Assets, including, without limitation, the following:
 - (i) instruments and documents of conveyance and transfer, all in form reasonably satisfactory to Buyer and its counsel, as shall be necessary and effective to transfer and assign to, and vest in, Buyer good and marketable title to the Assets and all rights to operate the System as such is now being operated, including, but not limited to the following documents: a Deed for each parcel to be conveyed and a Bill of Sale and Assignments.
 - (ii) a complete and accurate list of the names and addresses of all customers of Seller, both in paper form and in electronic form on a diskette that can be downloaded to a computer, along with a billing history for each customer;
 - (iii) a complete listing of the last meter reading (ending read) in paper form and in electronic form for all customers of Seller referred to in Section 2.1(c) hereof.
 - (iv) keys to any and all buildings and gates; and simultaneously with such delivery, all such steps shall be taken as may be required to put Buyer in actual possession and operating control of the Assets.
- (b) Seller shall deliver to Buyer the agreements, opinions, certificates and other documents and instruments referred to in **Section 5** hereof.
- (c) Buyer and Seller agree that final meter readings shall be conducted within seven (7) days immediately prior to Closing. These readings shall be utilized by the Seller for the purpose of issuing final bills, and shall constitute the opening readings for Buyer. Buyer shall use these readings to begin the billing cycle for its new customers following Closing, and shall not be responsible for the collection of any amounts due Seller for

bills issued by Seller as a result the Seller's final meter reading.

- (d) Accurate asset listing and depreciation schedules updated through the closing date.

In the event that Buyer determines that payments that it has received are payments for the period of time that Seller owned the Assets, Buyer will forward these payments to Seller within a reasonable period of time. In making such determinations, among other ways to determine whether the payment received is for payments due prior to Closing, Buyer will consult with Seller on the amount of the amounts due to Seller prior to Closing and will compare these amounts due with the amount received.

- (e) Buyer shall pay all costs of closing including, but not limited to, recording the deed for the land and buildings on which the assets are located, intangible taxes, and any title costs, including title insurance, as required by the Buyer. Buyer also agrees to pay all Florida Department of Environmental Protection Operating Fees for the current year.

2.2 Transfer of Utilities

Seller and Buyer will cooperate to transfer any and all utility services, including telephone, electric, chlorine, and gas service providing such service to any of the Assets as of the Closing Date.

2.3 Further Assurances

Seller, from time to time after the Closing, at Buyer's request, and without compensation, will execute, acknowledge and deliver to Buyer such other instruments of sale, conveyance, assignment and transfer and will take such other actions and execute and deliver such other documents, certifications and further assurances as Buyer may reasonably require in order to vest in Buyer, and/or to place Buyer fully in possession of, all of the Assets.

3. CONDUCT OF PARTIES PENDING CLOSING

3.1 Seller agrees that, with respect to the Assets, pending the Closing and except as otherwise agreed to in writing by Buyer:

- (a) The business of Seller shall be conducted solely in the ordinary course consistent with past practice and shall maintain and service the tangible Assets in good working order such that they will be in proper working order at Closing.
- (b) Seller will use its best efforts to maintain its relations and goodwill with its suppliers, customers and any others having business relations with it.
- (c) Seller shall comply with all laws, ordinances, rules, regulations and orders applicable to it and to the conduct of its business.
- (d) Seller will promptly advise Buyer in writing of all events between the date hereof and Closing which could render any representation or warranty under the Agreement, if restated and republished as of Closing, untrue or incorrect in any material respect.
- (e) Seller will promptly advise Buyer in writing promptly after Seller receives knowledge of

the threat or commencement of any dispute, claim, action, suit, proceeding, arbitration or investigation against or involving the Assets or the sale and transfer thereof to Buyer, or of the occurrence of any event (exclusive of general economic factors affecting business in general) of a nature that is or may be materially adverse to the business, operations, properties, assets, prospects or condition (financial or otherwise) of Seller.

- (f) Seller will conduct its business in such a manner that at the Closing the representations and warranties of Seller contained in this Agreement shall be true as though such representations and warranties were made on and as of such date. Furthermore, Seller will use its best efforts to cause all of the conditions to this Agreement to be satisfied on or prior to the Closing Date.
- (g) Seller will give to Buyer free and full access to and the right to inspect, during normal business hours, all of the premises, properties, assets, records, contracts and other documents relating to its business and operations, and shall permit them to consult with the officers, employees, accountants, counsel and agents of Seller.

4. **CONDITIONS PRECEDENT TO SELLER'S OBLIGATIONS**

All obligations of Seller under this Agreement are subject to the fulfillment or satisfaction, or waiver by Seller, prior to or at the Closing, of each of the following conditions precedent:

4.1 **Closing Certificate; Performance by Buyer**

Buyer shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by it prior to or at the Closing; and Seller shall have been furnished with a certificate or certificates of Buyer dated the Closing Date, signed by an officer of Buyer, certifying, in such detail as Seller may reasonably request, to the fulfillment of the foregoing conditions and that all representations and warranties made by Buyer in this Agreement are true and correct as of Closing, except such as have been rendered incorrect because of events which occurred after the date hereof, as disclosed in writing by Buyer to Seller within a reasonable time after the event occurred.

4.2 **Litigation Affecting Closing**

On the Closing Date, no proceeding shall be pending or threatened before any court or governmental agency in which it is sought to restrain or prohibit or to obtain damages or other relief in connection with this Agreement or in the consummation of the transactions contemplated hereby, and no investigation that might eventuate in any such suit, action or proceeding shall be pending or threatened.

5. **CONDITIONS PRECEDENT TO BUYER'S OBLIGATIONS**

All obligations of Buyer under this Agreement are conditioned upon the fulfillment or satisfaction, or waiver by Buyer, prior to or at the Closing, of each of the following conditions precedent:

5.1 **Satisfaction with Operational and Real Estate Title Issues**

- (a) Buyer shall be satisfied with its review of the real estate and the quality of title to be

conveyed to Buyer from Seller.

5.2 Closing Certificate; Performance by Seller

Seller shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by it prior to or at the Closing; and Buyer shall have been furnished with a certificate or certificates of Seller dated the Closing Date, signed by the appropriate officials of Seller, certifying, in such detail as Buyer may reasonably request, to the fulfillment of the foregoing conditions and that all representations and warranties are true and correct as of Closing.

5.3 Litigation Affecting Closing

On the Closing Date, no proceeding shall be pending or threatened before any court or governmental agency in which it is sought to restrain or prohibit or to obtain damages or other relief in connection with this Agreement or the consummation of the transactions contemplated hereby, and no investigation that might eventuate in any such suit, action or proceeding shall be pending or threatened.

5.4 Seller Authorizations

Seller shall have furnished Buyer with certified copies of all proceedings of Seller, including a signed and certified copy of the appropriate document(s) authorizing the transactions hereby contemplated.

5.5 Governmental Approvals

Buyer shall have received within 12 months (365 days), all governmental approvals and authorizations needed for the transfer of the Assets, including, but not limited to, the FPSC, FDEP, and the Water Management District, upon terms and conditions acceptable to Buyer, to enable Buyer to assume ownership and operation of the System Assets and to provide water service to the public in the service territory presently being served by Seller. Seller agrees to provide complete cooperation throughout the governmental approval, including but not limited to, assisting in the financial audit of the Sellers books and records by the FPSC. Buyer and Seller will use reasonable efforts to achieve any necessary additional approvals within ninety (90) days from the official FPSC Transfer Date.

5.6 Regulatory Approval Contingency.

The sale of assets contemplated by this Agreement is subject to and contingent upon the receipt of a favorable Florida Public Service Commission ("FPSC") staff recommendation and FPSC approval upon terms and conditions reasonably acceptable to Buyer and Seller as to such recommendation and approval. As provided in Section 367.071, Florida Statutes, the parties desire to close the transaction in advance of the FPSC Staff's recommendation and the FPSC's approval. In the event that the FPSC staff and/or the FPSC determines that the sale and transfer of the Water System Assets is not in the public interest and that Buyer will not fulfill the commitments, obligations, and representations of the utility, and, therefore, the FPSC denies such transfer, or in the event that the FPSC staff recommends and/or the FPSC approves the sale and transfer of the Water System Assets upon terms and conditions not reasonably acceptable to Buyer and Seller then the Water System Assets remain with the Seller and any and all agreements or understandings will be null and void between the Seller and Buyer.

5.8 Satisfaction of Buyer

All actions, proceedings, resolutions, instruments and documents required to carry out this Agreement or incidental hereto and all other related matters shall have been approved on the Closing Date by Buyer in the exercise of its reasonable judgment.

6. **REPRESENTATIONS AND WARRANTIES OF SELLER**

6.1 Seller hereby represents and warrants to Buyer as follows:

- (a) Organization. Pine Harbour Water Utilities, LLC. as a Corporation is duly organized, validly existing and in good standing under the laws of the State of Florida.
- (b) System Ownership. Seller holds the exclusive right, title, interest and power to sell the assets of Pine Harbour Water Utilities, LLC.
- (c) Current Operations. Seller has all requisite power and authority and all agreements, contracts, commitments, leases, certificates, licenses, permits, regulatory authorizations and other instruments required to conduct the business of the System as it has been and is now being conducted and to own and operate the System.
- (d) Legal Authority. Seller has the full power and lawful authority to transfer to Buyer the rights, title and interest in and to the System.
- (e) Due Authorization; Valid and Binding. Seller has the full power and lawful authority to execute and deliver this Agreement and all related agreements and to consummate and perform the transactions contemplated hereby and has duly and validly authorized the execution of this Agreement and all related documents and agreements by all necessary proceedings. This Agreement and all related agreements constitute the valid and binding obligation of Seller.
- (f) No Approvals or Violations. This Agreement does not require any further approvals of any other party, does not violate any law, ordinance or regulation, does not conflict with any order or decree, and does not conflict with or result in a breach of any contract, lease or permit to which Seller is a party.
- (g) Party to Decree. Seller is not party to, or subject to the provision of, any judgment, order, writ, injunction or decree of any court or of any governmental official, agency or instrumentality relating to the System or the Assets.
- (h) List of Assets. Schedule 1.1 contains a true and complete list of the Assets.
- (i) Customer Records. The data contained in the customer records provided to Buyer is true and accurate.

6.2 Seller hereby represents and warrants to Buyer as follows:

- (a) Undisclosed Liabilities. There are no liabilities or obligations of Seller, either accrued, absolute, contingent or otherwise, relating to the Assets. For purposes of this Agreement, the term liabilities shall include, without limitation, any direct or indirect indebtedness, guaranty, endorsement, claim, loss, damage, deficiency, cost, expense,

obligation or responsibility accrued, absolute, contingent or otherwise.

- (b) No Other Parties. No person other than Seller owns or has any interest in any equipment or other tangible assets or properties currently utilized or necessary to the operations or business of the Seller's Assets.
- (c) Rights to Facilities. Seller has good and valid rights to occupy and to obtain access to the areas where the distribution lines and other facilities of the Assets are located.
- (d) Compliance with Law. Seller is not in any material violation of any law, ordinance or governmental rule or regulation to which it or its business, operations, assets or properties is subject and has not failed to obtain, or to adhere to the requirements of, any certificate, license, permit or other governmental authorization necessary to the ownership of its assets and properties or to the conduct of its business.

6.3 Seller hereby represents and warrants to and with Buyer as follows with respect to compliance with environmental laws:

- (a) Compliance with Law. To the best of Seller's actual knowledge, Seller has been and is in compliance with all Environmental Laws (as hereinafter defined).
- (b) Adequacy of Permits. To the best of Seller's actual knowledge, after diligent inquiry and investigation, Seller has obtained and continues to possess all permits, licenses, approvals or other authorizations which are required under the Environmental Laws, has filed such timely and complete renewal applications as may be required prior to the Closing Date, and also has complied with all reporting and record keeping requirements under the Environmental Laws.

7. REPRESENTATIONS AND WARRANTIES OF BUYER

7.1 Buyer hereby represents and warrants to Seller as follows:

- (a) Organization. Buyer is a corporation duly organized and validly existing and in good standing under the laws of the State of Florida.
- (b) Due Authorization; Valid and Binding. Buyer has the full power and lawful authority to execute this Agreement and to consummate and perform the transactions contemplated hereby and has duly and validly authorized the execution of this Agreement by all necessary proceedings. This Agreement constitutes the valid and binding obligations of Buyer.
- (c) Financial Wherewithal. Buyer has the financial wherewithal to complete the purchase of the Assets as contemplated hereunder and upon completion of Closing, to operate and manage the Assets at, or exceeding, the level of service provided by the Seller prior to Closing.

8. INDEMNIFICATION

8.1 Indemnification of Seller

For a period of one (1) year from and after the Closing, Buyer will reimburse, indemnify and hold Seller and its officials and employees harmless from and against any and all liabilities, obligations, damages, losses, actions, audits, deficiencies, claims, fines, costs and expenses, including attorney's fees and costs resulting from, relating to, or arising out of:

- (a) the provision of water service by Buyer for the period following Closing;
- (b) issues of regulatory compliance and claims by third parties for events that occur following the date of Closing that are not attributable to events that occurred prior to Closing;
- (c) the failure of Buyer to perform any of its covenants following Closing; and
- (d) the enforcement of this **Section 8**.

8.2 Indemnification of Buyer

From and after the Closing, Seller will reimburse, indemnify and hold Buyer and its affiliates, and their officers, directors and employees, harmless from and against any and all liabilities, obligations, damages, losses, actions, audits, deficiencies, claims, fines, costs and expenses, including attorney's fees and costs resulting from, relating to, or arising out of:

- (a) any liabilities or obligations of Seller of any nature whatsoever except for those liabilities and obligations of Seller which Buyer specifically assumes pursuant to this Agreement;
- (b) any misrepresentation, breach of warranty or non-fulfillment of any agreement or covenant on the part of Seller under this Agreement, or from any misrepresentation in, or omission from, any Schedule or information furnished to Buyer pursuant to this Agreement or in connection with the negotiation, execution or performance of this Agreement;
- (c) the provision of water service by Seller for the period prior to the date of Closing;
- (d) issues of regulatory compliance and claims by third parties for events that are attributable to events that occurred prior to Closing;
- (e) the enforcement of this **Section 8**.

8.3 General

Each party shall provide the other party with reasonable notice of any claims arising under this **Section 8**. The indemnification rights of the parties under this **Section 8** are independent of and in addition to such rights and remedies as the parties may have at law or in equity or otherwise for any misrepresentation, breach of warranty, or failure to fulfill any agreement or covenant hereunder.

9. SURVIVAL OF REPRESENTATIONS AND WARRANTIES

All representations, warranties and agreements made by the parties in this Agreement or in any written agreement, document, or certificate furnished hereunder or in connection with the negotiation, execution and performance of this Agreement shall survive the Closing for a period of one (1) year. Notwithstanding any investigation or audit conducted before or after the Closing Date or the decision of any party to complete the Closing, each party shall be entitled to rely upon the representations, warranties and agreements set forth herein and therein.

10. **MISCELLANEOUS**

10.1 **Contents of Agreement; Parties in Interest; etc.**

This Agreement sets forth the entire understanding of the parties hereto with respect to the transactions contemplated hereby. It shall not be amended or modified except by written instrument duly executed by each of the parties hereto.

10.2 **Binding Effect**

All of the terms and provisions of this Agreement shall be binding upon, inure to the benefit of and be enforceable by the legal representatives, successors and assigns of Seller or Buyer.

10.3 **Notices**

Any notice, request, demand, waiver, consent, approval or other communication which is required or permitted hereunder shall be in writing and shall be deemed given only if delivered personally or by registered or certified mail, postage prepaid, return receipt requested, as follows:

If to Buyer:

Gary A. Deremer, President
Pine Harbour Waterworks, Inc.
C/O 4939 Cross Bayou Blvd.
New Port Richey, FL 34652

If to Seller:

Sandra Wesson, Sr. Vice President
Pine Harbour Water utilities LLC
P. O. Box 447
Fruitland Park, FL 34731

or to such other address as the addressee may have specified in a written notice duly given to the sender as provided herein. Such notice, request, demand, waiver, consent, approval or other communication will be deemed to have been given as of the date so delivered, telegraphed or mailed.

10.5 **Florida Law to Govern**

This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the State of Florida, without giving effect to any conflicts of law's provisions.

10.6 No Benefit to Others

The representations, warranties, covenants and agreements contained in this Agreement are for the sole benefit of the parties hereto, and their legal representatives, successors and assigns, and they shall not be construed as conferring any rights on any other persons.

10.7 Headings, Gender, etc.

All section headings contained in this Agreement are for convenience of reference only, do not form a part of this Agreement and shall not affect in any way the meaning or interpretation of this Agreement. Words used herein, regardless of the number and gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context requires.

10.8 Exhibits and Schedules

All Exhibits, Attachments and Schedules referred to herein are intended to be and hereby are specifically made a part of this Agreement.

10.09 Severability

Any provision of this Agreement that is invalid or unenforceable in any jurisdiction or under any circumstance shall be ineffective to the extent of such invalidity or unenforceability without invalidating or rendering unenforceable the remaining provisions hereof, and any such invalidity or unenforceability in any jurisdiction or under any circumstance shall not invalidate or render unenforceable such provision in any other jurisdiction or under any other circumstance, unless, in either event, the involved or unenforceable provision causes this Agreement to fail of its essential purpose.

10.10 Counterparts

This Agreement may be executed in any number of counterparts and any signatory hereto may execute any such counterpart, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute but one and the same instrument. This Agreement shall become binding when one or more counterparts taken together shall have been executed and delivered by all signatories. It shall not be necessary in making proof of this Agreement or any counterpart hereof to produce or account for any of the other counterparts.

10.11 Continuance of Cooperation

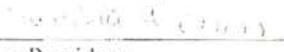
SELLER agrees to work with the BUYER without compensation in the pursuit of resolving Water System issues as they are presented through the FPSC Transfer process, any FDEP issues that may arise, and easement attainment issues as they are presented. This Cooperation shall survive the Closing for a period of one (1) year from the date of Closing.

Agreement on the date first written.

SELLER:

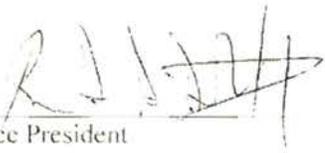
Pine Harbour Water Utilities, LLC

By: 
President

By: 
Sr. Vice President

Print: Madeline Lipsky

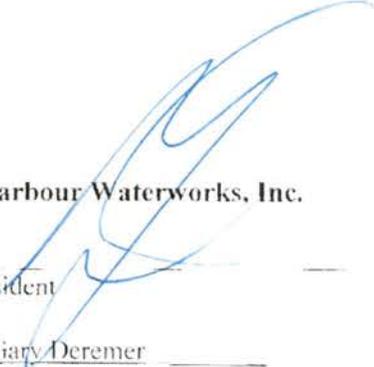
Print: Sandra Wesson

By: 
Sr. Vice President

Print: Robert Stewart

BUYER:

Pine Harbour Waterworks, Inc.

By: 
President

Print: Gary Deremer

EXHIBIT B
Rule 25-30.037 (2)(j)

The buyer must provide the following documentation of the terms of the transfer:

- 1. The date the closing occurred or will occur;**
- 2. The purchase price and terms of payment;**
- 3. A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities;**
- 4. A description of all consideration between the parties, including promised salaries, retainer fees, stock, stock options, and assumption of obligations;**

A copy of the final executed closing dates, including attachments, by and between Pine Harbour Water Utilities, LLC and Pine Harbour Waterworks, Inc. executed on June 29, 2016 is attached hereto.

SELLER CLOSING STATEMENT

File Number: 16-385 MI scb

Name of Buyer: Pine Harbour Waterworks, Inc.

Name of Seller: Pine Harbour Water Utilities, LLC

Property: Water system in LAKE County, Florida, fee simple title to real property
Alt. Key #3257880; site address: Tract A, North Putney Court

Settlement Agent: Booth & Cook, P.A.
Place of Settlement: 7510 Ridge Road, Port Richey, FL 34668

Settlement Date: June 30, 2016

Purchase Price: \$34,000.00

PURCHASE PRICE DISBURSED UPON CLOSING	\$30,600.00
(Purchase and Sale Agreement, Article 1.3; to be further adjusted pursuant to terms and provisions of the PSA to determine the final purchase price)	
Prorate taxes, 1/1/16 to closing (\$310.87/year)	(\$155.40)
Prorate tangible tax, 1/1/16 to closing (\$0.00/year)	\$0.00
Record Bill of Sale-paid by buyer	\$0.00
Record Deed-paid by buyer	\$0.00
CASH DUE TO SELLER	\$30,444.60

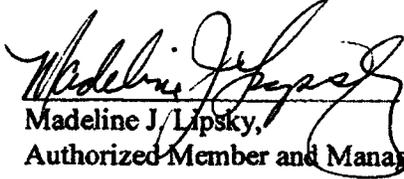
[signature page follows]

RECEIVED A TRUE COPY OF ABOVE AND HEREBY APPROVE AND CERTIFY IT
CORRECT.

Pine Harbour Water Utilities, LLC,
a Florida limited liability company



Robert Stewart,
Authorized Member and Manager



Madeline J. Lipsky,
Authorized Member and Manager



Sandra S. Wesson,
Authorized Member and Manager

BUYER CLOSING STATEMENT

File Number: 16-385 MI scb

Name of Buyer: Pine Harbour Waterworks, Inc.

Name of Seller: Pine Harbour Water Utilities, LLC

Property: Water system in LAKE County, Florida, fee simple title to real property Alt. Key #3257880; site address: Tract A, North Putney Court

Settlement Agent: Booth & Cook, P.A.
Place of Settlement: 7510 Ridge Road, Port Richey, FL 34668

Settlement Date: June 30, 2016

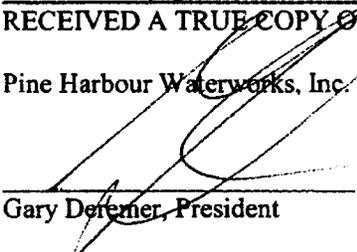
Purchase Price: \$34,000.00

PURCHASE PRICE DISBURSED UPON CLOSING (Purchase and Sale Agreement, Article 1.3; to be adjusted pursuant to terms and provisions of the PSA to determine the final purchase price)	\$30,600.00
Billed base facility charge, if any, assumed by Buyer	\$0.00
Record Bill of Sale	\$35.50
Record Deed	\$35.50
Documentary tax stamps on Deed	\$224.00
Prorate taxes, 1/1/16 to closing (\$310.87/year)	(\$155.40)
Prorate tangible tax, 1/1/16 to closing (\$0.00/year)	\$0.00
Title Insurance - waived by buyer	\$0.00
Survey - waived by buyer	\$0.00
Attorney fees to Booth & Cook, P.A.	\$750.00
Closing fees to Booth & Cook, P.A.	\$375.00
CASH DUE FROM BUYER TO CLOSE*	\$31,864.60

*Wire funds payable to Booth & Cook, P.A.-Trust Account

RECEIVED A TRUE COPY OF ABOVE AND HEREBY APPROVE AND CERTIFY IT CORRECT.

Pine Harbour Waterworks, Inc.



Gary Deremer, President

RESOLUTION/INCUMBENCY CERTIFICATE

The undersigned members of **PINE HARBOUR WATER UTILITIES, LLC**, a Florida limited liability company (the "Company") hereby certify that the Company is a limited liability company organized and existing under the laws of the State of Florida, having its chief executive office, principal place of business, registered office and registered agent at 101 Satellite Court, Leesburg, FL 34748; that the following copy is a true and correct copy of the resolution duly adopted at a meeting of all of the Members and Managers of the Company, held on or about June 21, 2016; that said meeting was duly authorized by the organizational documents and operating agreement, if any, governing the Company; that the actions taken at such meeting and reflected in said resolution are authorized by the organizational documents and/or operating agreement of the Company; and that said resolution is now in full force and effect and has not been modified or amended.

WHEREAS, the Company desires to authorize Robert Stewart, Madeline J. Lipsky and Sandra S. Wesson in their capacities as the Authorized Members and Managers of the Company ("Agent") to enter into and execute for and on behalf of and in the name of the Company the documentation required to effectuate the sale of the property described on the attached Exhibit "A" (the "Property") without the necessity for consent or joinder of any other person.

NOW THEREFORE, IT IS HEREBY:

RESOLVED, that the Agent is hereby authorized and empowered in the name and on behalf of the Company from time to time as it shall deem appropriate to:

(i) execute on behalf of the Company in such form as may be required by the Closing Agent or Title Insuring Agent and deemed advisable by the Agent, the Closing Statement and such other instruments or documents required as a condition to the consummation of the sale transaction; and

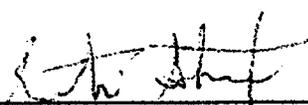
FURTHER RESOLVED, that the Agent is authorized and directed to execute and deliver in the name and on behalf of the Company any other agreements, certificates or documents as the Agent may consider necessary or appropriate in order to consummate the transaction contemplated in this resolution; and

FURTHER RESOLVED, that the approval and agreement of the Agent and the Company of and to the conditions contained in the agreements, certificates, documents and other instruments executed by the Agent in connection with purchase transaction contemplated in this resolution shall be conclusively established by its execution thereof; and

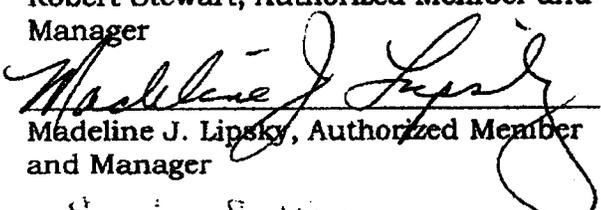
FURTHER RESOLVED, that the execution by the Agent shall be conclusive evidence of his authority to act on behalf of and in the name of the Company as provided herein; and

THE UNDERSIGNED FURTHER CERTIFY that neither the articles of organization nor the operating agreement, if any, of the Company, require, prohibit or limit in any manner the authorization contained herein.

So certified this 17 day of June, 2016



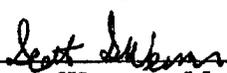
Robert Stewart, Authorized Member and
Manager



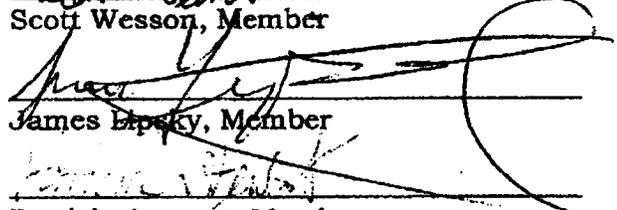
Madeline J. Lipsky, Authorized Member
and Manager



Sandra S. Wesson, Authorized Member
and Manager



Scott Wesson, Member



James Lipsky, Member

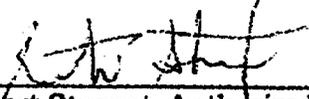


Patricia Stewart, Member

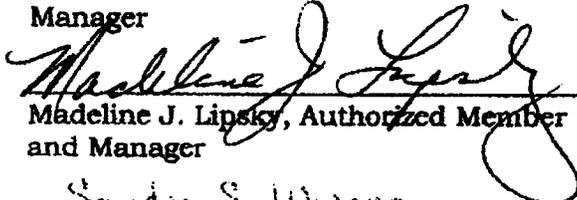
(COMPANY SEAL)

THE UNDERSIGNED FURTHER CERTIFY that neither the articles of organization nor the operating agreement, if any, of the Company, require, prohibit or limit in any manner the authorization contained herein.

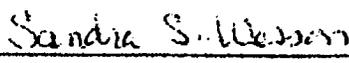
So certified this 17 day of JUNE, 2016



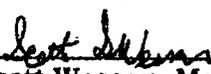
Robert Stewart, Authorized Member and Manager



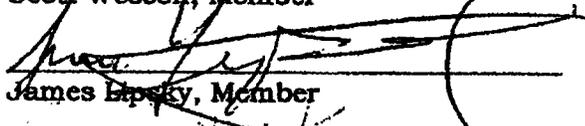
Madeline J. Lipsky, Authorized Member and Manager



Sandra S. Wesson, Authorized Member and Manager



Scott Wesson, Member



James Lipsky, Member



Patricia Stewart, Member

(COMPANY SEAL)

EXHIBIT "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20, of the Public Records of Lake County, Florida.

CONTINUATION OF EXHIBIT "A"

TOGETHER WITH all of the Assets described in the Asset Purchase Agreement dated May 27, 2016 between Pine Harbour Water Utilities, LLC, a Florida limited liability company, as Seller, and Pine Harbour Waterworks, Inc., a Florida corporation, as Purchaser.

Prepared by/return to:

R
Stephen C. Booth, Esquire
BOOTH & COOK, P.A.
7510 Ridge Road
Port Richey, FL 34668
File #16-385 MI

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that on the 29 day of June, 2016, **PINE HARBOUR WATER UTILITIES, LLC**, a Florida limited liability company, ("Seller") for the sum of TEN and No/100 Dollars (\$10.00) and other good and valuable consideration, paid by **PINE HARBOUR WATERWORKS, INC.**, a Florida corporation ("Purchaser"), the receipt of which is hereby acknowledged pursuant to the Asset Purchase Agreement between the parties, dated May 27, 2016 (the "Purchase Agreement"), hereby grant, sell, assign and convey to Purchaser all of Seller's right, title and interest in and to all of the personal property, both tangible and intangible, of the Assets, as such term is defined in the Purchase Agreement, including, but not limited to, the following:

1. All water supply, treatment, storage, distribution and transmission facilities, including, but not limited to, pumps, plants, wells, tanks, transmission mains, distribution mains, supply pipes, collection pipes or facilities, valves, meters, meter boxes, service connections and all other physical facilities, equipment and property installations owned by Seller and used in connection with the Utility System, together with all additions or replacements thereto;
2. The following, but only to the extent that Seller's right, title or interest is transferrable: all certificates, immunities, privileges, permits, license rights, consents, grants, ordinances, surveys, easements, and all rights to construct, maintain, and operate the Utility System and its plants and systems for the intended use as set forth in the Purchase Agreement, and every right of every character whatever in connection therewith, and the obligations thereof (collectively, the "Certificates");
3. All supplier lists, customer records, prints, plans, including plans in electronic or digital format, engineering reports, surveys, specifications, shop drawings, equipment manuals, and other information relating to the Utility System and its plants and systems for the intended use as set forth in the Purchase Agreement, and every right of every character whatever in connection therewith, and the obligations thereof (collectively, the "Certificates");
4. All sets of record drawings, including as-built drawings, showing all facilities of the Utility System, including all original tracings, sepias, or other reproducible materials in Seller's possession, including right of Seller, if any, to obtain copies of such items from engineers, contractors, consultants or other third parties, in paper and electronic form;
5. All rights of Seller under any Developer Agreements, if any, which are assumed by Purchaser pursuant to the Purchase Agreement;
6. All rights and obligations of Seller under the Contracts and Leases, if any, which are assumed by Purchaser pursuant to the Purchase Agreement;

Notwithstanding the foregoing, Seller does not hereby convey to Purchaser those certain Excluded Assets, as such term is defined and described in the Purchase Agreement.

Seller represents and warrants that it is providing all of its ownership interest in and to the above-referenced property and has removed or provided for the removal of all liens, security interests or encumbrances.

All capitalized terms utilized herein, and not otherwise defined herein, shall have the meanings ascribed thereto in the Purchase Agreement. The terms and conditions contained in the Purchase Agreement are incorporated herein by reference.

Seller makes no representation as to the condition of the Assets. Purchaser acknowledges that it is acquiring the Assets "as-is".

IN WITNESS WHEREOF, this instrument shall be effective as of the date first above written.

SELLER:

Signed, sealed and delivered in the presence of:

Pine Harbour Water Utilities, LLC,
A Florida limited liability company

Richard Freeman
Signature

Richard Freeman
Type/print name of witness

[Signature]
Signature

John Fredock
Type/print name of witness

[Signature]
Robert Stewart

Authorized Member and Manager

[Signature]
Madeline J. Lipsky

Authorized Member and Manager

Sandra S. Wesson

Sandra S. Wesson

Authorized Member and Manager

STATE OF Florida
COUNTY OF Lake

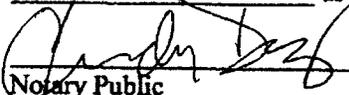
The foregoing instrument was acknowledged before me this 21 day of June, 2016 by Robert Stewart, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



STATE OF Florida
COUNTY OF Lake

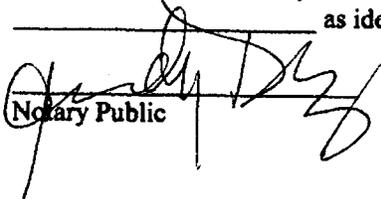
The foregoing instrument was acknowledged before me this 21 day of June, 2016 by Madeline J. Lipsky, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced _____ as identification.

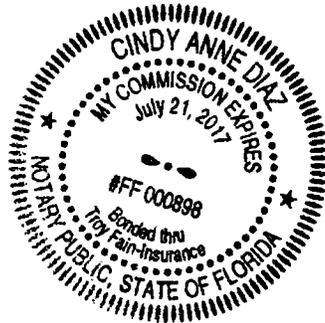

Notary Public



STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 21 day of June, 2016 by Sandra S. Wesson, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced _____ as identification.


Notary Public



Signed, sealed and delivered in the presence of:

Carolyn Bailey
Signature

CAROLYN BAILEY

Type/print name of witness

Pamela J. Vajarsky
Signature

Pamela J. Vajarsky

Type/print name of witness

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by Gary Deremer as President on behalf of Pine Harbour Waterworks, Inc., a Florida corporation. He is personally known to me.

Carolyn Bailey
Notary Public

BUYER:

Pine Harbour Waterworks, Inc.
A Florida corporation

Gary Deremer
President



**ASSIGNMENT AND ASSUMPTION OF PERMITS
AND GOVERNMENTAL APPROVALS**

THIS ASSIGNMENT AND ASSUMPTION OF PERMITS AND GOVERNMENTAL APPROVALS (this "Assignment") is made and entered into this 29 day of June, 2016, by and between PINE HARBOUR WATER UTILITIES, LLC, a Florida limited liability company ("Assignor") and PINE HARBOUR WATERWORKS, INC., a Florida corporation ("Assignee").

WITNESSETH:

WHEREAS, Assignor has as of this date conveyed to Assignee, pursuant to that certain Asset Purchase Agreement dated May 27, 2016 (the "Purchase Agreement"), all of the real and personal property, both tangible and intangible, which comprise the Assets. All capitalized terms not defined herein shall have the meaning(s) ascribed to them in the Purchase Agreement; and

WHEREAS, included within the Assets which Assignor intends to convey to Assignee, and Assignee intends to accept, are all of Assignor's certificates, immunities, privileges, permits, license rights, consents, grants, ordinances, surveys, leaseholds and all rights to construct, maintain and operate the Utility System and its plants and systems, and every right of every character whatsoever in connection therewith, and the obligations thereof; together with all rights granted to Assignor under any of the foregoing, made available by or under the authority of any governmental body or pursuant to any legal requirement, identified on Exhibit "A" attached hereto and made a part hereof (collectively the "Permits").

NOW, THEREFORE, in consideration of the mutual promises, covenants, representations and agreements contained herein, together with \$10.00 and other good and valuable consideration exchanged between the parties, the parties do undertake, promise and agree for themselves, their permitted successors and assigns as follows:

1. Assignor hereby conveys and assigns unto Assignee, its successors and assigns, all right, title and interest of Assignor in the Permits except as otherwise set forth in paragraph 1.2 (a) through (e) of the Purchase Agreement; provided, however, that other than as contained in the Purchase Agreement, Assignor makes no representation or warranty that the Permits are legally sufficient.

2. Except as otherwise set forth in paragraph 1.2 (a) through (e) of the Purchase Agreement, Assignee hereby accepts the transfer and assignment of the Permits as set forth in Paragraph 1 herein, and assumes the performance, obligations, duties and liabilities of Assignor under such Permits as of the date hereof. As of the date of this Agreement, and pursuant to the Purchase Agreement, Assignor's obligations and responsibilities to act under such Permits shall cease and terminate and Assignor shall have no further liabilities or obligations with respect to the Permits, except for those obligations and responsibilities which accrued prior to the date of this Assignment. Assignor makes no representations, warranties or covenants concerning the Permits other than those set forth in the Purchase Agreement.

3. Assignor covenants and agrees with Assignee and its successors and assigns that Assignor will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered any and all such further acts, instruments, papers and documents, as may be necessary, property or convenient, to carry out and effectuate the intent and purposes of this Assignment.

4. This Assignment shall inure to the benefit of and be binding upon Assignor and Assignee and their successors and assigns. This Assignment is not intended to confer upon any person other than the parties hereto any rights or remedies hereunder.

5. This Assignment shall be governed in all respects, whether as to validity, construction, capacity, performance or otherwise, by the laws of the State of Florida applicable to contracts made and to be performed within said State. Nothing herein shall be construed to waive any defense of sovereign immunity that Assignee may be lawfully entitled to assert under applicable Florida law.

6. If any term or provision of this Assignment shall, to any extent or for any reason, be held to be invalid or unenforceable, the remainder of this Assignment shall not be affected thereby and shall be construed as if such invalid or unenforceable provision had never been contained herein or been applicable in such circumstances.

7. This Assignment incorporates the Purchase Agreement and by reference all definitions, terms, provisions, conditions and limitations set forth therein. In the event of any conflict or inconsistency between the Purchase Agreement and the definitions, terms, provisions, conditions and limitations set forth therein and those which are set forth in this Assignment, the definitions, terms, provisions, conditions and limitations set forth in the Purchase Agreement shall supersede and prevail.

[signature pages follow]

Signed, sealed and delivered in the presence of:

Richard Freeman
Signature

Richard Freeman
Type/print name of witness

J.F.C.
Signature

John Fredock
Type/print name of witness

ASSIGNOR:

Pine Harbour Water Utilities, LLC,
A Florida limited liability company

Robert Stewart
Signature

Robert Stewart
Authorized Member and Manager

Madeline J. Lipsky
Signature

Madeline J. Lipsky
Authorized Member and Manager

Sandra S. Wesson
Signature

Sandra S. Wesson
Authorized Member and Manager

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 21st day of June, 2016 by Robert Stewart, as Authorized Member and Manager on behalf of said Pine Harbour Water Utilities, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

Cindy Anne Diaz
Notary Public



STATE OF Florida
COUNTY OF Lake

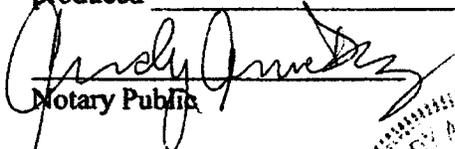
The foregoing instrument was acknowledged before me this 21st day of June, 2016 by Madeline J. Lipsky, as Authorized Member and Manager on behalf of said Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced _____ as identification.

Cindy Anne Diaz
Notary Public



STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 21st day of June, 2016 by Sandra S. Wesson, as Authorized Member and Manager on behalf of said Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced _____ as identification.


Notary Public



Signed, sealed and delivered in the presence of:

Carolyn Bailey
Signature
CAROLYN BAILEY

Type/print name of witness

Pamela J. Vajarsky
Signature
Pamela J. Vajarsky

Type/print name of witness

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 29 day of June, 2016 by Gary Deremer as President on behalf of said Pine Harbour Waterworks, Inc., a Florida corporation. He is personally known to me.

Carolyn Bailey
Notary Public



ASSIGNEE:

Pine Harbour Waterworks, Inc.
A Florida corporation

Gary Deremer
President

Exhibit "A"
Permits

All existing permits and governmental approvals relating to the water system serving the Pine Harbour subdivision service area in Lake County, Florida to the extent they are assignable, including, but not limited to the following:

DEP – PWS:3354644

SJRWMD – Permit 20-069-2901-2

PSC Permit #: WU-921

Closing Certificate
of
PINE HARBOUR WATER UTILITIES, LLC

The undersigned, comprising all of the Authorized Members and Managers of Pine Harbour Water Utilities, LLC, a Florida limited liability company (the "Seller"), hereby certify on behalf of the Seller as follows:

1. The Asset Purchase Agreement dated May 27, 2016 (the "Purchase Agreement") between Pine Harbour Utilities, LLC, a Florida limited liability company (the "Utility") and Pine Harbour Waterworks, Inc., a Florida corporation (the "Buyer" or "Waterworks") and the deed and conveyance of the real property, the assignment, the bill of sale and other instruments whereby the Assets (as defined in the Purchase Agreement) have been conveyed to Buyer (collectively, the "Conveyance Instruments" and, together with the Purchase Agreement, the "Contracts") have been duly authorized, executed and delivered by Seller and constitute the legal, valid and binding obligations of Seller, enforceable against Seller in accordance with their respective terms.

2. The Conveyance Instruments are effective to convey the Assets purportedly conveyed thereby free and clear of any lien or encumbrance which could reasonably be expected to have a material and adverse effect upon the ability of the Buyer to own or use such Assets as a part of the System.

3. Seller has either (i) caused or made provision for the release of all liens, security interests and other encumbrances other than Permitted Encumbrances and the Conveyance Instruments are effective to convey the Assets purportedly conveyed thereby free and clear of any such lien, security interest or encumbrance, or (ii) disclosed such liens, security interests or encumbrances to Waterworks in writing prior to such conveyance and Waterworks has furnished written acceptance of the same as Permitted Encumbrances.

4. Seller has performed and complied in all material respects with those covenants or obligations required to be performed or complied with under the Agreement that are due as of the date hereof.

5. Seller's representations and warranties in the Agreement (considered collectively), and each of the representations and warranties (considered individually), are accurate in all material respects as of the date hereof.

6. Performance by Seller of its obligations under the Contracts does not and will not violate any law, regulation or ruling of any governmental authority or court having jurisdiction over Seller, any provision of the bylaws or governing and/or organizational documents of Seller, or to my knowledge, any provision of any contract binding upon Seller, the breach of which could reasonably be expected to have a material and adverse effect upon the completion of the Contracts in accordance with their terms.

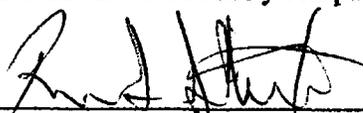
7. There is no litigation pending, or to my knowledge, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of Seller to perform its obligations in compliance with the Contracts.

8. All representations and warranties of Seller contained in the Purchase Agreement are true and correct in all material respects as of the date hereof, and Seller has complied in all material respects with its covenants under the Purchase Agreement.

Dated: June 21, 2016

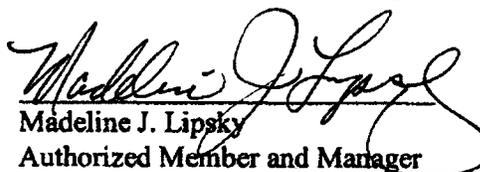
SELLER:

**Pine Harbour Water Utilities, LLC,
A Florida limited liability company**



Robert Stewart

Authorized Member and Manager



Madeline J. Lipsky

Authorized Member and Manager

Sandra S. Wesson

Sandra S. Wesson

Authorized Member and Manager

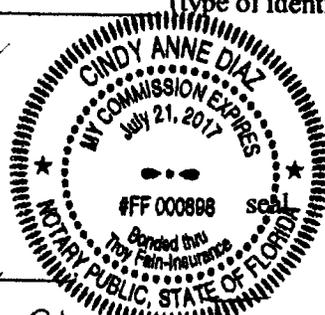
State of Florida; County of Lake :

Sworn to and subscribed before me this 21 day of June, 2016 by Robert Stewart

who is/are personally known to me or
 who has/have produced _____ (type of identification) as identification.

Cindy Anne Diaz
Notary Public

commission expires on: 7/21/17



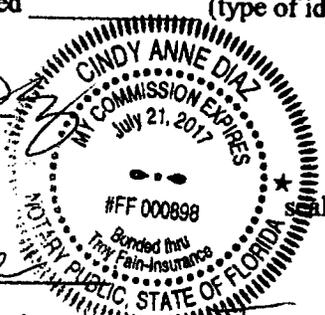
State of Florida; County of Lake

Sworn to and subscribed before me this 21 day of June, 2016 by Madeline J. Lipsky

who is/are personally known to me or
 who has/have produced _____ (type of identification) as identification.

Cindy Anne Diaz
Notary Public

commission expires on:



State of Florida; County of Lake

Sworn to and subscribed before me this 21 day of June, 2016 by Sandra S. Wesson

who is/are personally known to me or
 who has/have produced _____ (type of identification) as identification.

Cindy Anne Diaz
Notary Public

commission expires on:



seal

Limited Liability Company Affidavit

Before me, the undersigned authority, personally appeared the undersigned (collectively, if more than one, "Affiant"), who being by me first duly sworn, on oath, depose(s) and say(s) under penalties of perjury that:

[When used, "Affiant" includes singular or plural as context so requires or admits]

1. This affidavit is made with regard to the property described as follows:

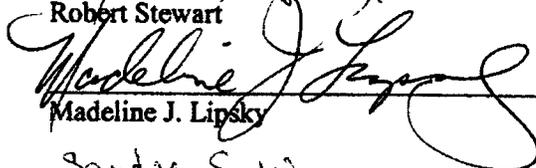
See the attached Exhibit "A".

2. Pine Harbour Water Utilities, LLC, a Florida limited liability company (the "Owner" or "LLC"), is the owner of the property described in item 1 above ("Property") by virtue of deed recorded in Official Records Book 3628, Page 1976, Public Records of Lake County, Florida.
3. Neither the entity authorized as signatory under any operating agreement of the Owner nor any of the members of the Owner are debtors in bankruptcy and none have been a debtor in bankruptcy since becoming a member or manager of the LLC.
4. The limited liability company that is the owner of the Property is not one of a family or group of entities and is not a debtor in bankruptcy.
5. The limited liability company that is the owner of the Property is not a single member limited liability company. There are no creditors who have acquired or are attempting to acquire control of the LLC by executing on or attaching or seizing the members' interest in the limited liability company.
6. This affidavit is made to induce Pine Harbour Waterworks, Inc., a Florida corporation, to purchase the real property described in item 1 above. Affiant, individually and on behalf of the limited liability company described in item 2 above agrees to indemnify the purchaser and hold it harmless from any loss or damage resulting from the purchaser's reliance on the matters set forth in this affidavit.

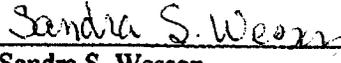
AFFIANT:



Robert Stewart



Madeline J. Lipsky



Sandra S. Wesson

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was sworn to and acknowledged before me this 21 day of June, 2016 by Robert Stewart, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced

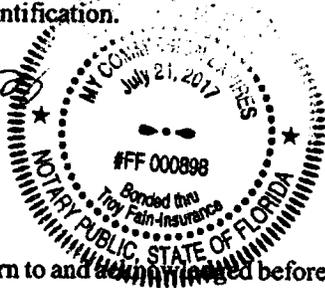
as identification
Cindy Anne Diaz
Notary Public



STATE OF Florida
COUNTY OF Lake

The foregoing instrument was sworn to and acknowledged before me this 21 day of June, 2016 by Madeline J. Lipsky, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced

as identification.
Cindy Anne Diaz
Notary Public



STATE OF Florida
COUNTY OF Lake

The foregoing instrument was sworn to and acknowledged before me this 21 day of June, 2016 by Sandra S. Wesson, as Authorized Member and Manager on behalf of Pine Harbour Water Utilities, LLC, a Florida limited liability company. He/she is personally known to me or has produced

as identification.
Cindy Anne Diaz
Notary Public



EXHIBIT "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20, of the Public Records of Lake County, Florida.

CONTINUATION OF EXHIBIT "A"

TOGETHER WITH all of the Assets described in the Asset Purchase Agreement dated May 27, 2016 between Pine Harbour Water Utilities, LLC, a Florida limited liability company, as Seller, and Pine Harbour Waterworks, Inc., a Florida corporation, as Purchaser.

Closing Certificate
of
Pine Harbour Waterworks, Inc.

The undersigned is the President of Pine Harbour Waterworks, Inc. (the "Buyer") and hereby certifies on behalf of the Buyer as follows:

1. The Asset Purchase Agreement dated May 27, 2016 (the "Purchase Agreement") between Pine Harbour Water Utilities, LLC, a Florida limited liability company (the "Utility") and the Buyer, and the deed and conveyance of the real property, the assignment, the bill of sale and other instruments whereby the Assets (as defined in the Purchase Agreement) have been conveyed to Buyer (collectively, the "Conveyance Instruments" and, together with the Purchase Agreement, the "Contracts") have been duly authorized, executed and delivered by the Buyer and constitute the legal, valid and binding obligations of the Buyer, enforceable against the Buyer in accordance with their respective terms.

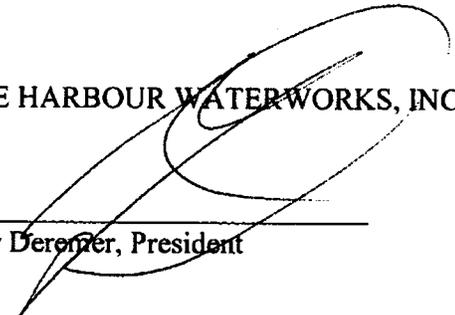
2. The Buyer is not prohibited by decree or law from consummating the transaction contemplated by the Purchase Agreement.

3. There is not pending, or to the knowledge of the Buyer, threatened, any legal action or proceeding that hinders the ability of the Buyer to perform its obligations in compliance with the Contracts.

4. All representations and warranties of the Buyer contained in the Purchase Agreement are true and correct in all material respects as of the date hereof, and the Buyer has complied in all material respects with its covenants under the Purchase Agreement.

Dated: June 29, 2016

PINE HARBOUR WATERWORKS, INC.



Gary Deroyer, President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was sworn to and acknowledged before me this 29 day of June, 2016 by Gary Deremer as President on behalf of Pine Harbour Waterworks, Inc., a Florida corporation. He is personally known to me.

Carolyn Bailey
Notary Public



RE: Escrow File #16-385 MI
Pine Harbour Water Utilities, LLC - conveyance to Pine Harbour Waterworks, Inc.
- water treatment plant, fee simple interest, appurtenant to the utility service district
serving Pine Harbour subdivision, Lake County, Florida

DISCLOSURE AND HOLD HARMLESS

The undersigned purchaser, after full disclosure, has elected to proceed with the closing of the above described transaction, and hereby acknowledges and agrees to hold and save the firm of Booth & Cook, P.A. harmless from any loss or damages and all liability arising from the following matters:

A. The purchaser is proceeding without the benefit of a title search or an owner's title insurance policy insuring the leasehold interest and/or the easement interests necessary for the operation of the water and sewer service district facilities.

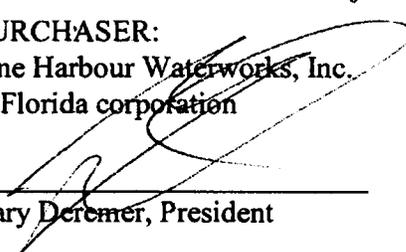
B. The purchaser is proceeding without the benefit of an updated survey of the lands which are the subject of the captioned transaction, notwithstanding the inability to determine with accuracy whether the necessary access easements and utility system easements are located within the boundaries of the grant of easement or assignment of easement and/or the sketch of land lease area delivered at closing in consummation of the Asset Purchase Agreement between the parties.

C. The purchaser has elected to proceed without obtaining the consent and subordination of any potential lender whose mortgage may encumber the underlying fee simple title in and to the beneficial easement interest which is the subject of the captioned transaction.

D. The purchaser has elected to proceed without obtaining the consent required, if any, of the homeowner's association to the conveyance of any beneficial easement interest and/or the fee simple interest which are the subject of the captioned transaction.

Dated this 29 day of June, 2016

PURCHASER:
Pine Harbour Waterworks, Inc.
A Florida corporation



Gary Deremer, President

CORPORATION RESOLUTION/INCUMBENCY CERTIFICATE

The undersigned officer(s) of **PINE HARBOUR WATERWORKS, INC.**, a Florida corporation (the "Company") hereby certify that the Company is a corporation organized and existing under the laws of the State of Florida, having its chief executive office, principal place of business, registered office and registered agent at c/o 4939 Cross Bayou Blvd., New Port Richey, FL 34652; that the following copy is a true and correct copy of the resolution duly adopted at a meeting of the Board of Directors of the Company, held on or about June 29, 2016, that said meeting was duly authorized by the Bylaws of the Company; that the actions taken at such meeting and reflected in said resolution are authorized by the Bylaws of the Company; and that said resolution is now in full force and effect and has not been modified or amended.

WHEREAS, the Company desires to authorize Gary Deremer in his capacity as the President of the Company ("Agent") to enter into and execute for and on behalf of and in the name of the Company the documentation required to effectuate the purchase of the property described on the attached Exhibit "A" (the "Property") without the necessity for consent or joinder of any other person.

NOW THEREFORE, IT IS HEREBY:

RESOLVED, that the Agent is hereby authorized and empowered in the name and on behalf of the Company from time to time as it shall deem appropriate to:

(i) execute on behalf of the Company in such form as may be required by the Closing Agent or Title Insuring Agent and deemed advisable by the Agent, the Closing Statement and such other instruments or documents required as a condition to the consummation of the purchase transaction; and

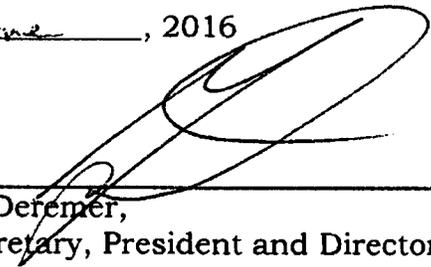
FURTHER RESOLVED, that the Agent is authorized and directed to execute and deliver in the name and on behalf of the Company any other agreements, certificates or documents as the Agent may consider necessary or appropriate in order to consummate the transaction contemplated in this resolution; and

FURTHER RESOLVED, that the approval and agreement of the Agent and the Company of and to the conditions contained in the agreements, certificates, documents and other instruments executed by the Agent in connection with purchase transaction contemplated in this resolution shall be conclusively established by its execution thereof; and

FURTHER RESOLVED, that the execution by the Agent shall be conclusive evidence of his authority to act on behalf of and in the name of the Company as provided herein; and

THE UNDERSIGNED FURTHER CERTIFY that neither the articles of organization nor the Bylaws of the Company, require, prohibit or limit in any manner the authorization contained herein.

So certified this 29 day of June, 2016



Gary Deremer,
Its Secretary, President and Director

(COMPANY SEAL)

EXHIBIT "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20, of the Public Records of Lake County, Florida.

CONTINUATION OF EXHIBIT "A"

TOGETHER WITH all of the Assets described in the Asset Purchase Agreement dated May 27, 2016 between Pine Harbour Utilities, LLC, a Florida limited liability company, as Seller, and Pine Harbour Waterworks, Inc., a Florida corporation, as Purchaser.

EXHIBIT C
Rule 25-30.037 (2)(l)

(1) A detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided; and,

2. A list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements;

The systems were purchased with Shareholder's cash. The utility, Pine Harbour Waterworks, Inc. was incorporated in the State of Florida on May 27, 2016, as such there are no financial statements of the utility. There are no other "entities" upon which the applicant is relying to provide funding to the buyer. The financial statements would be the individual shareholder's personal financial information. The financial statements for owners greater than 10% ownership interest will be supplied under separate cover letter requesting confidential treatment of such information.

EXHIBIT D
Rule 25-30.037 (2)(m)

To demonstrate the technical ability of the buyer to provide service, the buyer shall provide:

- 1. An explanation of the buyer's experience in the water or wastewater industry; and,**
- 2. The buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities;**

The directors have been in the water and wastewater utility management, operations and maintenance related industry for numerous years bringing a level of Florida specific expertise that is not typical to private utility ownership within the State.

Gary Deremer – President: Over 29 years of Florida related water and wastewater industry experience; previous private utility ownership has included:

Holiday Utility System – Holiday, FL
Virginia City Utility System – New Port Richey, FL
Dixie Groves Utility System – Holiday, FL
Colonial Manor Utility System – Holiday, FL
Pasco Utilities, Inc. – Zephyrhills, FL

Cecil Delcher – Vice President: Over 37 years of Florida related Operations, Construction, Capital Project Management; previous private utility ownership included:

Pasco Utilities, Inc. – Zephyrhills, FL
Colonial Manor Utility System – Holiday, FL
D&D Wellfield Property

Pine Harbour Waterworks, Inc. has secured the services of U.S. Water Services Corporation to provide contract operating services and billing and collection services. Through U.S. Water Services Corporation, both Mr. Deremer and Mr. Delcher have controlled service delivery to more than 850+ facilities within the State of Florida during their careers, including billing/collection and customer service, providing water service to more than 1,000,000 customers daily.

Currently, the shareholders of Pine Harbour Waterworks, Inc. are also shareholders in the following utilities:

<u>Utility</u>	<u>Certificate No.</u>
Harbor Utility Company	522-W
Lakeside Utility Company	567-W & 494-S
LP Utility Company	620-W & 533-S
HC Utility Company	422-W & 359-S
Brevard Utility Company	002-W
Sunny Hills Utility Company	501-W & 435-S
Lake Osborne Utility Company	053-W
Jumper Creek Utility Company	667-W & 507-S
The Woods Utility Company	507-W & 441-S
Country Walk Utilities, Inc.	579-W
Raintree Waterworks, Inc.	539-W
Brendenwood Waterworks, Inc.	339-W
Lake Idlewild Utility Company	531-W
Black Bear Waterworks, Inc.	654-W

In each of these orders approving the above transfers, the Commission specifically found that the transfers were in the public interest and also determined that the buyers had demonstrated the technical and financial ability to provide service to the existing service territory.

In addition, the shareholders currently have a application for transfer of certificate pending before the Commission in Docket No. 160058-SU, North Charlotte Waterworks, Inc.

Thus, based on the above this transfer is in the public interest; the buyer has both the technical and financial ability to provide service.

The buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.

EXHIBIT E
Rule 25-30.037(2)(n)

A legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.;

Legal Description for the Water System in Lake County

WATER LEGAL DESCRIPTION

The Pine Harbour Subdivision

The following described lands located in a portion of Section 6, Township 19 South, Range 26 East, Lake County.

From the N.E. corner of Section 6, run West along the North line of Section 6 a distance 2,720 more or less to the Point of Beginning (P.O.B.). From the P.O.B. continue North 89°29'45" West, 975.50 feet to the Southerly Right-of-way of State Road 44; thence South 54°12'40" West along said Southerly Right-of-way, 44.47 feet to the Easterly Right-of-way of District road No. 5-5942 (Woodlyn Road); thence South 00°34'55" West, along said Easterly Right-of-way 992.43 feet; thence south 89°53'30" East, 1562.90 feet; thence North 00°06'30" East, 188.00 feet; thence North 27°55'02" West, 198.70 feet; thence North 29°53'30" West 100.00 feet; thence North 26°38'55", 243.02 feet; thence North 62°39'26" West, 297.75 feet; thence North 06°55'19" West, 209.76 feet to the P.O.B.

EXHIBIT F
Rule 25-30.037(2)(k)

Provide a statement explaining why the transfer is in the public interest.

The directors have been in the water and wastewater utility management, operations and maintenance related industry for numerous years bringing a level of Florida specific expertise that is not typical to private utility ownership within the State.

Gary Deremer – President: Over 29 years of Florida related water and wastewater industry experience; previous private utility ownership has included:

- Holiday Utility System – Holiday, FL
- Virginia City Utility System – New Port Richey, FL
- Dixie Groves Utility System – Holiday, FL
- Colonial Manor Utility System – Holiday, FL
- Pasco Utilities, Inc. – Zephyrhills, FL

Cecil Delcher – Vice President: Over 37 years of Florida related Operations, Construction, Capital Project Management; previous private utility ownership included:

- Pasco Utilities, Inc. – Zephyrhills, FL
- Colonial Manor Utility System – Holiday, FL
- D&D Wellfield Property

Pine Harbour Waterworks, Inc. has secured the services of U.S. Water Services Corporation to provide contract operating services and billing and collection services. Through U.S. Water Services Corporation, both Mr. Deremer and Mr. Delcher have controlled service delivery to more than 850+ facilities within the State of Florida during their careers, including billing/collection and customer service, providing water service to more than 1,000,000 customers daily.

Currently, the shareholders of Pine Harbour Waterworks, Inc. are also shareholders in the following utilities:

<u>Utility</u>	<u>Certificate No.</u>
Harbor Utility Company	522-W
Lakeside Utility Company	567-W & 494-S
LP Utility Company	620-W & 533-S
HC Utility Company	422-W & 359-S

Brevard Utility Company	002-W
Sunny Hills Utility Company	501-W & 435-S
Lake Osborne Utility Company	053-W
Jumper Creek Utility Company	667-W & 507-S
The Woods Utility Company	507-W & 441-S
Country Walk Utilities, Inc.	579-W
Raintree Waterworks, Inc.	539-W
Brendenwood Waterworks, Inc.	339-W
Lake Idlewild Utility Company	531-W
Black Bear Waterworks, Inc.	654-W

In each of these orders approving the above transfers, the Commission specifically found that the transfers were in the public interest and also determined that the buyers had demonstrated the technical and financial ability to provide service to the existing service territory.

In addition, the shareholders currently have a application for transfer of certificate pending before the Commission in Docket No. 160058-SU, North Charlotte Waterworks, Inc.

Pine Harbour Waterworks, Inc. is a Florida corporation authorized to do business in Florida as of May 27, 2016. Pine Harbour Waterworks has both the technical and financial wherewithal to continue quality water and wastewater service to its customers. The purchasing utility has both the technical and financial ability to make necessary repair and improvements to the water and wastewater systems and ensure the financial viability on an ongoing basis.

Thus, based on the above this transfer is in the public interest; the buyer has both the technical and financial ability to continue to provide quality water and wastewater service to its customers..

EXHIBIT G

Rule 25-30.037(2)(k)

A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP) or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a description of the repairs or improvements that have been identified, the governmental authority that required the repairs or improvements, if applicable, the approximate cost to complete the repairs or improvements, and any agreements between the seller and buyer regarding who will be responsible for any identified repairs or improvements.

After reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP).

EXHIBIT H
Rule 25-30.037(2)(s)

Documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided that the applicant files a recorded copy within the time required in the order granting the transfer.

See attached deed.

Parcel # 06-19-26-035000A00000
Alt. Key 3257880

Prepared by/Return to:
Stephen C. Booth, Esquire
BOOTH & COOK, P.A.
7510 Ridge Road
Port Richey, FL 34668

Consideration: \$32,000.00

File #16-385 MI

THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE FROM INFORMATION GIVEN BY THE PARTIES HEREIN. MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION IS NEITHER GUARANTEED NOR INSURED.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29 day of June, 2016 by and between **PINE HARBOUR WATER UTILITIES, LLC, a Florida limited liability company**, whose address is P.O. Box 447, Fruitland Park, FL 34731-0447, hereinafter called the Grantor, and **PINE HARBOUR WATERWORKS, INC., a Florida corporation**, whose address is c/o 4939 Cross Bayou Blvd., New Port Richey, FL 34652, hereinafter called the Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars in hand paid by the Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, forever, the following described land in the County of LAKE, Florida, to wit:

See the attached Exhibit "A" incorporated herein by reference.

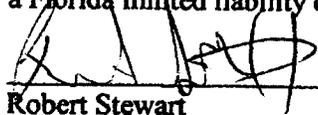
TO HAVE AND TO HOLD the above referenced property with appurtenances, unto the said Grantee, its successors and assigns forever.

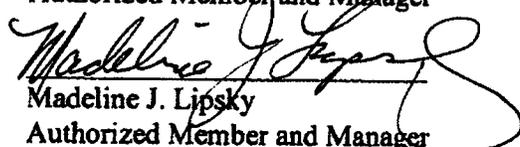
SUBJECT TO all easements, restrictions and reservations of record and taxes for 2016 and subsequent years.

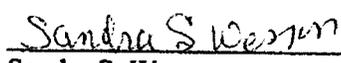
AND SAID GRANTOR does hereby fully specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF, the above named corporate Grantor has caused these presents to be signed in its name by its undersigned officers, and its seal affixed the day and year first hereinabove written.

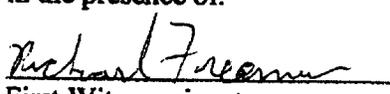
PINE HARBOUR WATER UTILITIES, LLC
a Florida limited liability company

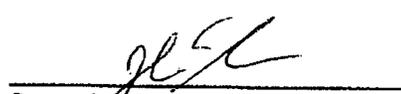

Robert Stewart
Authorized Member and Manager


Madeline J. Lipsky
Authorized Member and Manager


Sandra S. Wesson
Authorized Member and Manager

Signed, sealed and delivered
in the presence of:


First Witness signature
Richard Freeman
print name of witness


Second Witness Signature
John Fredock
print name of witness

STATE OF Florida
COUNTY OF Lake

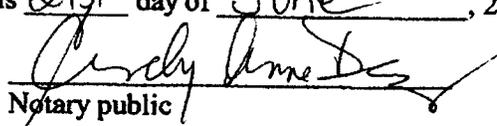
I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Robert Stewart, as Authorized Member and Manager of Pine Harbour Water Utilities, LLC, a Florida limited liability company,

who is/are personally known to me or
 who has/have produced _____ (type of identification) as
identification

and who acknowledged before me that the foregoing instrument was executed for the reasons expressed therein.

Witness my hand and official seal this 21st day of June, 2016.

My commission expires on: 7/21/17


Notary public
Printed, typed or stamped name of notary:



STATE OF Florida
COUNTY OF Lake

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Madeline J. Lipsky, as Authorized Member and Manager of Pine Harbour Water Utilities, LLC, a Florida limited liability company,

who is/are personally known to me or
 who has/have produced _____ (type of identification) as
identification

and who acknowledged before me that the foregoing instrument was executed for the reasons expressed therein.

Witness my hand and official seal this 21st day of June, 2016.

my commission expires on July 21, 2017

seal of notary



Cindy Ann Dwyer
Notary public
Printed, typed or stamped name of notary:

STATE OF Florida
COUNTY OF Lake

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Sandra S. Wesson, as Authorized Member and Manager of Pine Harbour Water Utilities, LLC, a Florida limited liability company,

who is/are personally known to me or
 who has/have produced _____ (type of identification) as
identification

and who acknowledged before me that the foregoing instrument was executed for the reasons expressed therein.

Witness my hand and official seal this 21st day of June, 2016.

my commission expires on July 21, 2017

seal of notary



Cindy Ann Dwyer
Notary public
Printed, typed or stamped name of notary:

Exhibit "A"

Tract A, PINE HARBOUR, according to the map or plat thereof as recorded in Plat Book 27, Pages 19 and 20 of the Public Records of Lake County, Florida.

EXHIBIT I
Rule 25-30.037(2)(s)

A copy of the utility's current permits from the DEP and the water management district.

See attached WMD permit. There are no DEP permits to print on the DEP website.



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • David W. Fisk, Assistant Executive Director
David Dewey, Maitland Service Center Director

601 South Lake Destiny Road, Suite 200 • Maitland, FL 32751 • (407) 659-4800
On the Internet at floridaswater.com.

March 01, 2012

Pine Harbour Water Utilities
PO Box 447
Fruitland Park FL 34731 USA

Re: Pine Harbour Water Utilities
Permit No.20-069-2901-2
Compliance Item No. 1183981
Please reference the compliance item number on all communications with the District.

Dear Pine Harbour Water Utilities:

On February 2, 2012, the St. Johns River Water Management District adopted changes to Chapter 40C-2, F.A.C. (Florida Administrative Code), which affect the permit listed above. Because the permit has a total allocation less than or equal to 36.5 million gallons per year, the Water Use Reporting forms (EN50) are no longer required to be submitted to the District every six months.

You are still required to monitor and maintain records of your water use to ensure that you stay within the allocations listed in the permit, however, you no longer have to return the EN50 forms to the District.

Instead, at the end of each year, you will receive a "Continuing Use Postcard" that must be completed and returned to the District. This continuing use postcard simply notifies the District that you are continuing to utilize water as authorized by the permit.

Keep in mind that you are still required to comply with the remaining conditions (and other submittal requirements) of the permit.

The Water Use Reporting forms (EN50) that you have already received for the January – June 2012 reporting period do not have to be submitted to the District and you should no longer receive EN50 forms for future reporting periods. If, for some reason, you wish to retain the requirement to submit the Water Use Reporting forms (EN50), you must notify the District and we will be happy to reinstate that requirement.

GOVERNING BOARD

Lad Daniels, CHAIRMAN
JACKSONVILLE

John A. Miklos, VICE CHAIRMAN
ORLANDO

Douglas C. Bournique, SECRETARY
VERO BEACH

Maryam H. Ghyabi, TREASURER
ORMOND BEACH

Chuck Drake
ORLANDO

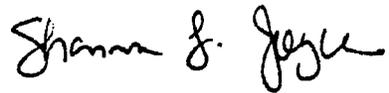
Richard G. Hamann
GAINESVILLE

George W. Robbins
JACKSONVILLE

W. Leonard Wood
FERNANDINA BEACH

To retain the requirement to submit the EN50 forms or if you have additional questions, please contact Nancy Davis or me and we will be happy to assist you. Nancy can be reached at (407) 659-4862 or ndavis@sjrwmd.com. My contact information is (407) 659-4848 or sjoyce@sjrwmd.com.

Sincerely,

A handwritten signature in black ink that reads "Shannon L. Joyce". The signature is written in a cursive style with a large initial "S" and "J".

Shannon L. Joyce, P.G.
Compliance Manager
Bureau of Water Use Regulation

cc: DRS



Henry Dean, Executive Director
John R. Wehle, Assistant Executive Director

POST OFFICE BOX 1429 **PALATKA, FLORIDA 32178-1429**
TELEPHONE 904-329-4500 1-800-451-7106 SUNCOM 904-860-4500
TDD 904-329-4450
FAX (Executive) 329-4125 (Legal) 329-4485 (Permitting) 329-4315 (Administration/Finance) 329-4508

SERVICE CENTERS		
618 E. South Street Orlando, Florida 32801 407-897-4300 1-877-228-1658 TDD 407-897-5960	775 Baymeadows Way Suite 102 Jacksonville, Florida 32256 904-730-6270 1-800-852-1563 TDD 904-448-7900	PERMITTING: 305 East Drive Melbourne, Florida 32904 407-984-4940 1-800-295-3264 TDD 407-722-5368
OPERATIONS: 2133 N. Wickham Road Melbourne, Florida 32935-8109 407-752-3100 TDD 407-752-3102		

December 30, 1998

Pine Harbour Water Utilities

PO Box 447
Fruitland Park FL 34731

SUBJECT: Consumptive Use Permit # 2901

Enclosed is your permit and the forms necessary for submitting information to comply with conditions of the permit as authorized by the St. Johns River Water Management District on December 30, 1998.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work.

The enclosed permit is a legal document and should be kept with your other important records. Please read the permit and conditions carefully since the referenced conditions may require submittal of additional information. All information submitted as compliance with permit conditions must be submitted to the nearest District Service Center and should include the above referenced permit number.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this permit becoming null and void.

RECEIVED JAN 4 1999

Dan Roach, CHAIRMAN FERNANDINA BEACH	Kathy Chinoy, VICE CHAIRMAN PONTE VEDRA	James T. Swann, TREASURER COCOA	Otis Mason, SECRETARY ST. AUGUSTINE
William M. Segal MAITLAND	Griffin A. Greene VERO BEACH	James H. Williams OCALA	Patricia T. Harden SANFORD
			Reid Hughes DAYTONA BEACH

2901

If you have any questions concerning your permit compliance information, the attached forms, or well tags, contact Andrew L. Mickle (Hydrologist III) at (904)329-4218.

Sincerely,


Gloria Lewis, Director
Division of Permit Data Services

Enclosures:

Permit
Conditions for Issuance
Compliance Forms
Map
Well Tags
Notice of Rights

cc: District Permit File

RECEIVED JAN 4 1999

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
PERMIT NUMBER: 2901 **DATE ISSUED : December 30, 1998**
PROJECT NAME: Pine Harbour Water Utilities

AUTHORIZATION:

This permit authorizes the use of ground water from the Floridan aquifer to supply water for household use for a population of 158 people in 20 years.

LOCATION:

SITE: Pine Harbour
Lake County
Section 6, Township 19S, Range 26E

ISSUED TO:

Pine Harbour Water Utilities

PO Box 447
Fruitland Park FL 34731

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

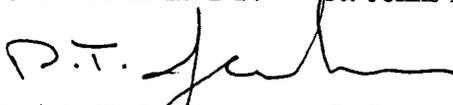
This permit does not convey to permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1 Florida Administrative Code.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated December 30, 1998

AUTHORIZED BY: St. Johns River Water Management District



Dwight T. Jenkins, Esq., P.G.
Director, Division of Water Use Regulation
Department of Resource Management

RECEIVED JAN 4 1999

"Exhibit A"

CONDITIONS FOR ISSUANCE OF PERMIT # 2901

Pine Harbour Water Utilities
Pine Harbour Water Utilities

December 30, 1998

- 1 .
District authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.
- 2 .
Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.
- 3 .
All submittals made to demonstrate compliance with this permit must include the permit number 2901 plainly labeled.
(Pine Harbour)
- 4 .
This permit will expire on 30-dec-2018
(Pine Harbour)
- 5 .
Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage is declared by the District Governing Board, the permittee must adhere to the water shortage restrictions as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit. (Pine Harbour)
- 6 .
Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form. (Pine Harbour)

RECEIVED JAN 4 1999

7.

Legal uses of water existing at the time of permit application may not be interfered with by the consumptive use.

If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates the interference. In those cases where other permit holders are identified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation. (Pine Harbour)

8.

Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee. (Pine Harbour)

9.

The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code. (Pine Harbour)

10.

A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed. (Pine Harbour)

11.

Maximum annual ground water withdrawals from the Floridan aquifer for household use must not exceed a total of 5.9 million gallons from 1998 to 2018. (Pine Harbour)

12.

Maximum annual ground water withdrawals from the Floridan aquifer for water utility use must not exceed a total of 0.663 million gallons from 1998 to 2018. (Pine Harbour)

13.

Maximum daily ground water withdrawals from the Floridan aquifer for fire protection must not exceed a total of 0.432 million gallons from 1998 to 2018. (Pine Harbour)

RECEIVED JAN 4 1999

NOTICE OF RIGHTS

2901

1.

A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Section 120.569 and 120.573, Florida Statutes, and rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. Pursuant to District Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka, Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) within within (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2.

If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to District Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at the address described above within twenty-six days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of its final agency action (for those persons to whom the District does not mail actual notice). Such a petition must comply with Rule Chapter 28-106, Florida Administrative Code.

3.

A substantially interested person has the right to a formal administrative hearing pursuant to Sections 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4.

A substantially interested person has the right to an informal hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in

RECEIVED JAN 4 1999

Rule 28-106.301.111, Florida Administrative Code.

5.

A petition for an administrative hearing is deemed filed upon delivery of the petition to the District Clerk at the District headquarters in Palatka, Florida.

6.

Failure to file a petition for an administrative hearing, within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Section 28-106.111, Florida Administrative Code)

7.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code, and Section 40C-1.1007 Florida Administrative Code.

8.

An applicant with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of his property, has the right to, within 30 days of receipt of notice of the District's written decision regarding a permit application, apply for a special master proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the office of the District Clerk located at District headquarters, P.O. Box 1429, Palatka, Florida 32178-1429(4049 Reid St., Palatka, FL 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statutes.

9.

A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time to request an administrative hearing under paragraph no. 1 or 2 above. (Paragraph 70.51(10)(b), Florida Statutes) However, the filing of a request for an administrative hearing under paragraph no. 1 or 2 above waives the right to a special master proceeding. (Subsection 70.51(10)(b), Florida Statutes)

10.

Failure to file a request for relief within the requisite time frame shall constitute a waiver of the right to a special master proceeding. (Subsection 70.51(3), Florida Statutes)

11.

Any substantially affected person who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of the rendering of the final District action, (Section 373.617, Florida Statutes).

12.

Pursuant to Section 120.68, Florida Statutes, a person who is

adversely affected by final District action may seek review of the action in the district court of appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

13.

A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

14.

For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

15.

Failure to observe the relevant time frames for filing a petition for judicial reviews described in paragraphs #11 and #12, or for Commissino review as described in paragraph #13, will result in waiver of that right to review.

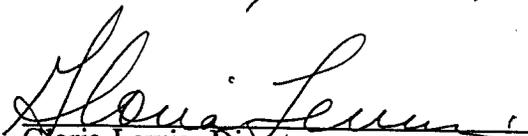
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

2901
Pine Harbour Water Utilities

PO Box 447
Fruitland Park FL 34731

at 4:00 p.m. this ³¹~~30~~ of December, 1998


Gloria Lewis, Director
Division of Permit Data Services

St. Johns River Water Management District
Post Office Box 1429
Palatka, FL 32178-1429
(904) 329-4566

RECEIVED JAN 4 1999

14 .

Production well A, as listed on the application, must continue to use the in-line totalizing flow meter to monitor water use. This flow meter must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications. (Pine Harbour)

15 .

Total withdrawals from well A, as listed on the application, must be recorded continuously, totaled monthly, and reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows:

Date	Reporting Period	Report Due
January - June	July 31	
July - December	January 31	

(Pine Harbour)

16 .

The permittee must maintain the flow meter. In case of failure or breakdown of the meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery. (Pine Harbour)

17 .

The Permittee must have the flow meter checked for accuracy at least once every 3 years, within 30 days of the anniversary date of permit issuance, and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. District Form No. EN-51 must be submitted to the District within 10 days of the inspection/calibration. (Pine Harbour)

18 .

The lowest quality water source, such as reclaimed water and surface/storm water, must be used to supply water use needs within the service area whenever it is deemed feasible pursuant to District rules and applicable state law. (Pine Harbour)

EXHIBIT J
Rule 25-30.037(2)(r)

A copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary standards drinking water report.

See attached.



Florida Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

October 20, 2015

Sandra Wesson, Sr. Vice President
Pine Harbour Water Utilities LLC
PO Box 447
Fruitland Park, FL 34731

Re: Pine Harbour Water Utilities
PW Facility ID #3354644
Lake County

Dear Ms. Wesson:

Department personnel conducted an inspection of the above-referenced facility on September 16, 2015. Based on the information provided during and following the inspection, the facility was determined to be in compliance with the Department's rules and regulations. A copy of the inspection report is attached for your records, and any non-compliance items which may have been identified at the time of the inspection have been corrected.

The Department appreciates your efforts to maintain this facility in compliance with state and federal rules. Should you have any questions or comments, please contact Nikki Belian at 407-897-2907 or via e-mail at Nicole.Belian@dep.state.fl.us.

Sincerely,

A handwritten signature in cursive script that reads "Danielle Bentzen".

Danielle Bentzen, Manager
Central District
Florida Department of Environmental Protection

Enclosures: Inspection Report

cc: Plant Technicians - planttec@aol.com

State of Florida
 Department of Environmental Protection
 Central District
SANITARY SURVEY REPORT

Plant Name PINE HARBOUR WATER UTILITIES County _____ Lake _____ PWS ID # 3354644
 Plant Location Highway 44 & Harbor Shores Rd., Leesburg, FL 34788 Phone 352-787-2944
 Owner Name Pine Harbour Water Utilities, LLC Phone 352-787-2944
 Owner Address PO Box 447, Fruitland Park, FL 34731
 Contact Person Sandra Wesson Title Sr. Vice President Phone 352-787-2944
 This Survey Date 09/16/15 Last Survey Date 12/07/12 Last Compliance Inspection Date 08/19/14

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5D

MAX-DAY DESIGN CAPACITY: 60,480 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE

Hypochlorination, aeration

SERVICE AREA CHARACTERISTICS

Subdivision _____

Food Service: Yes No N/A

Number of Service Connections 55

Population Served 132 Basis MOR 09/15

OPERATION & MAINTENANCE LOG: Yes

Location Water treatment plant

Comments _____

CERTIFIED OPERATOR: Yes

Operator(s) & Certification Class-Number:

Steven Oles C-8632

Hrs/day: *Required* _____ *Visit _____ *Actual* _____ *Visit _____

Days/wk: *Required* 3 *Actual* 3

Non-consecutive Days? Yes No N/A

Comments: *Visits must total at least 0.3 hour/week

MONTHLY OPERATION REPORTS (MORs)

MORs submitted regularly? Yes No N/A

Data missing from MORs? No Yes N/A

Average Day (from MORs) 14,074 gpd

Maximum Day (from MORs) 23,000 gpd 05/15

Comments _____

Flow Measuring Device _____ Flow Meter _____

Meter Size & Type 6" Kent

Date Last Calibrated 12/21/09

RAW WATER SOURCE

GROUND; Number of Wells 1

PURCHASED from PWS ID # _____

Emergency Water Source _____

Emergency Water Capacity _____

STANDBY POWER SOURCE: Not Required

Source _____

Capacity of Standby (kW) _____

Switchover: Automatic Manual

Hrs Operated Under Load _____ hr/wk.

What equipment does it operate?

Well Pumps _____

High Service Pumps _____

Treatment Equipment _____

Satisfy avg. daily demand? Yes No Unknown

Audio-visual alarm? Yes No

Comments _____

PLANS AND MAPS

Coliform Sampling Plan Yes No N/A

D/DBP Monitoring Plan Yes No N/A

Lead and Copper Plan Yes No N/A

Distribution System Map Yes No N/A

Emergency Response Plan Yes No N/A

Comment _____

PREVENTIVE MAINTENANCE/O&M

Operation & Maintenance Manual Yes No

Preventive Maintenance Program Yes No

Flushing Program Yes No N/A

Records Yes No N/A

Isolation Valve Exercise Yes No N/A

Records Yes No N/A

Comments Continuous loop system. Two valves in distribution system.

CROSS CONNECTION CONTROL

BFPAs None observed # Tested N/A

WWTP RPZ N/A Date Tested N/A

Written Plan Yes Date N/A

Comments _____

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)	1 (AAC3277)	
Year Drilled	1984	
Depth Drilled	280'	
Drilling Method	Cable Tool	
Type of Grout	Unknown	
Static Water Level	Unknown	
Pumping Water Level	Unknown	
Design Well Yield	Unknown	
Test Yield	Unknown	
Actual Yield (if different than rated capacity)	Unknown	
Strainer	Unknown	
Length (outside casing)	105'	
Diameter (outside casing)	8"	
Material (outside casing)	Steel	
Well Contamination History	None	
Is inundation of well possible?	No	
6' X 6' X 4" Concrete Pad	Yes	
SET BACKS	Septic Tank	>100'
	Reuse Water	N/A
	WW Plumbing	>100'
	Other Sanitary Hazard	None Observed
PUMP	Type	Vertical Turbine
	Manufacturer Name	Goulds
	Model Number	8DHL010
	Rated Capacity (gpm)	600
	Motor Horsepower	25
Well casing 12" above grade?	Yes	
Well Casing Sanitary Seal	Ok	
Raw Water Sampling Tap	Yes	
Above Ground Check Valve	Yes	
Security	Yes	
Well Vent Protection	N/A	

COMMENTS

CHLORINATION (Disinfection)

Type: Gas Hypo
 Make Pulsafeeder Capacity 15 gpd
 Chlorine Feed Rate 100% stroke
 Avg. Amount of Cl₂ gas used N/A
 Chlorine Residuals: Plant 2.2+ Remote 2.2+
 Remote tap location Fire hydrant on S. Putney Ct.
 DPD Test Kit: On-site With operator
 None Not Used Daily
 Injection Points Prior to aeration and at hydro tank
 Booster Pump Info N/A
 Comments Pre and Post aeration chlorine injection

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	<input type="checkbox"/>	<input type="checkbox"/>	
Auto-switchover	<input type="checkbox"/>	<input type="checkbox"/>	
Alarms:			
Loss of Cl ₂ capability	<input type="checkbox"/>	<input type="checkbox"/>	
Loss of Cl ₂ residual	<input type="checkbox"/>	<input type="checkbox"/>	
Cl ₂ leak detection	<input type="checkbox"/>	<input type="checkbox"/>	
Scale	<input type="checkbox"/>	<input type="checkbox"/>	
Chained Cylinders	<input type="checkbox"/>	<input type="checkbox"/>	
Reserve Supply	<input type="checkbox"/>	<input type="checkbox"/>	
Adequate Air-pak	<input type="checkbox"/>	<input type="checkbox"/>	
Sign of Leaks	<input type="checkbox"/>	<input type="checkbox"/>	
Fresh Ammonia	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	
Room Lighting	<input type="checkbox"/>	<input type="checkbox"/>	
Warning Signs	<input type="checkbox"/>	<input type="checkbox"/>	
Repair Kits	<input type="checkbox"/>	<input type="checkbox"/>	
Fitted Wrench	<input type="checkbox"/>	<input type="checkbox"/>	
Housing/Protection	<input type="checkbox"/>	<input type="checkbox"/>	

AERATION (Gases, Fe, & Mn Removal)

Type Spray Capacity 42 GPM
 Aerator Condition Good
 Visible Algae Growth No
 Protective Screen Condition Good
 Frequency of Cleaning Annually or as needed
 Date Last Inspected/Cleaned 2010, visually inspected
 Comments _____

STORAGE FACILITIES

(G) Ground (C) Clearwell (E) Elevated
 (B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	H	G
Capacity (gal)	6,000	10,000
Material	Steel	Concrete
Gravity Drain	Yes	Yes
By-Pass Piping	Yes	Yes
Protected Openings	Yes	N/A
Sight Glass or Level Indicator	Yes	Yes
PRV/ARV	PRV	N/A
Pressure Gauge	Yes	N/A
On/Off Pressure	40/60	N/A
Access Secured	Yes	Yes
Access Manhole	Yes	Yes
Tank Sample Tap Location	Discharge piping	Discharge piping
Date of Inspection	08/2013	Unknown
Date of Cleaning	08/2013	Unknown

Comments _____

HIGH SERVICE PUMPS

Pump Number	1	2
Type	Centrifugal	Centrifugal
Make	Berkeley	Century
Model	1-B1-1/2TPMS	2-6BF11635
Capacity (gpm)	100	400
Motor HP	7.5	15
Date Installed	1985	1984

Comments _____

DEFICIENCIES:

Areas of Concern	Rule	Corrective Action	Date Corrected	Significant Deficiency?
No record that the calibration of the finished-drinking-water flow meter has been checked.	62-555.350(2)	The calibration of finished-drinking-water flow meters should be checked at least once every 5 years.	10/06/15 - Per Madeline Lipsky of Plant Technicians, FRWA scheduled to calibrate on 10/15/15.	No.

MONITORING REMINDER:

- Nitrate and nitrite samples are required to be collected from the point of entry (POE) to the distribution system annually. The 08/24/15 results have been received.
- Monitoring schedules are available on the Central District's Drinking Water Website. <http://www.dep.state.fl.us/central/Home/DrinkingWater/InHouseCompliance/MonitoringSchedules/MonitoringSchedules.htm>

COMMENTS:

- **Contact FRWA (Florida Rural Water Association) at 850-668-2746, or frwa@frwa.net**, for free technical assistance with your system. FRWA has extended benefits offered to members.
- Provide documentation that the finished-drinking-water meter has been calibrated at least every 5 years.
 Checking the calibration of finished-drinking-water meters at treatment plants shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]
- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWO at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
 - The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
 - The failure of a public water system to comply with applicable disinfection requirements; or
 The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]

COMMENTS (continued):

- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]
- Suppliers of water shall issue precautionary "boil water" notices as required or recommended in the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(11), F.A.C.]

Inspector's Signature Nicole Belmont Title: Environmental Specialist I Date: 10/14/15

Reviewer's Signature Danielle Bentzen Title: Environmental Manager Date: 10/20/15

EXHIBIT K
Rule 25-30.037(2)(r)

A copy of all of the utility's correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years.

See Attached



✓ CP 576110 ru

RECEIVED
JUN 17 2010
DEP Central Dist

Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10**, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: PINE HARBOUR WATER UTILITY Contact person: PLANT TECHNICIANS, INC.
 PWS Identification number (PWS-ID): 3354644 Contact phone number: 352-787-2944
 Mailing address: P.O. BOX 447 City: FRUITLAND PARK
 State: FL Zip: 34731 Population served (not the number of "service connections"): 179

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

A. We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) 5/26/10 (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)

B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)

Answer a, b, and c below.)

- a. Date of newspaper: _____
- b. Name of newspaper/newsletter that published our CCR: _____
- c. A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached. This notice was: mailed with bill; published in newspaper/newsletter, or other (describe) _____

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

We posted our CCR on this publicly accessible Internet Site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.

(To be completed by all CWSs. Check all items that apply - at least 2 items must be checked.)

In addition to the methods selected in Part II,

- A. We posted our CCR on this publicly accessible Internet** _____
- B. We published our CCR in the local newspaper(s).** The name(s) and date(s) of the newspaper(s) are: _____
- C. We advertised the availability of our CCR as a press release, radio announcement, or TV announcement.** The type(s) and date(s) of the advertisement(s) are: _____
- D. We delivered multiple copies of our CCR to single bill addresses serving several persons.**
- E. We delivered multiple copies of our CCR to the following community organizations:** _____
- F. Our CCR was posted in the following public locations:** NOTICE ENCLOSED WITH WATER BILL, _____

G. Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

ADDITIONAL COPIES FURNISHED UPON REQUEST AT PLANT TECHNICIANS, INC. OFFICE.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak _____. The method we used to determine the proportion of non-English speaking customers is _____.

This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

(A) Was a copy of your CCR sent to your county health department, as required by rule? Yes No

(B) Is your system regulated by the Public Service Commission (PSC)? Yes No

If Yes, was a copy of your CCR sent to the PSC, as required by rule? Yes No

(C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required consumer confidence information? Yes No Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting January 1, 09 and ending December 31, 09 to its customers on (mm/dd/yy) 5/06/10 and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____

Sandra Wesson

NAME (please print): SANDRA WESSON

TITLE: MANAGER

DATE: 5/07/10

A copy of our CCR is attached.



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Central District

Drinking Water Program

MALFUNCTION OR INCIDENT REPORT

407/893-3318 or 3988; 894-7555, ext. 2243

FAX: 407/893-4418; T-FAX: 850/412-0740

Date: 6/22/10 Time: 10:45HR

Received By: Madeline Lipsky

Reported By: Residents

Business Name: Plant Technicians, Inc.

Name of Plant/System: PINE HARBOUR WATER PWS ID Number: 3354644

Address: P.O. BOX 447

System Phone: 352-787-2944

County: Lake

Owner: Pine Harbour Water Utilities

Contact Person: Plant Technicians, Inc. Phone #: 352-787-2944

Failure Planned Outage Date: 6/22/10 Time: 10:45HR

Expected to be (or was) back in service: Date: 6/22/10 Time: 13:40HR

Location of Trouble (address): Water Plant

Statement of Trouble (check as many as necessary to explain incident):

- Water main breaks Pressure greater than 20-psi pressure drop below 20 psi Outage (no water to customers) Service line break tie in (no pressure drop) valve repair, replace or shut off Treatment Facilities Pumping Facilities Storage Facilities Well failure Plant equip. break down Planned main clearance (explain below) Other: transformer blow Explain: squirrel

Was integrity of water system maintained Yes No If yes, explain

Number of Customers Affected: 55 Connections Individuals

Corrective Action:

Prior to placing back into service, was line/ Equipment:

Flushed: Yes No

Superchlorinated/Disinfected Yes No

Bacteriologicals Requested? Yes No Sample Location: P.O.E & dist. Hyd @ S Putney

Was heavily chlorinated water released to environment Yes No to distribution Yes No Explain: Just disinfected not superchlorinated highest in dist was 1.5mg/l

Was a Precautionary Boil Water Notice Issued per DOH Guidelines dated 8/26/1999: Yes No

If a Precautionary Boil Water Notice was issued, please attach or submit together with this report. Bacteriological reports (2 days) as well as a rescission notice must follow.

Table with 4 columns: Valve #, Size, Num. of valves closed, Location of Valve

Remarks:

PRECAUTIONARY BOIL WATER NOTICE

June 22, 2010

TO: ALL RESIDENTS OF PINE HARBOUR WATER UTILITIES
00 Hwy 44 pump & Harbour Shores (SE)
Leesburg, FL

Today at 10:45AM we started receiving calls of low water pressure throughout the park, and during our investigation we found there is no power coming into the water plant as a transformer on the power pole has blown out, we called the power company to restore power so we can get water back into the homes A.S.A.P.

(a squirrel caused this outage)

Therefore as a Precaution, we advise that all WATER used for Drinking, Cooking, Making Ice, Brushing Teeth, or Washing Dishes be Boiled.

A ROLLING BOIL OF ONE MINUTE IS SUFFICIENT.

As an alternative Bottled Water may be used.

This "PRECAUTIONARY BOIL WATER NOTICE" will remain in effect until the problem has been corrected and a Bacteriological survey shows that the water is safe.

If you have any questions you may contact PLANT TECHNICIANS, INC.
352-787-2944

Thank you
Madeline Lipsky
Plant Technicians, Inc.

RESCISSION OF PRECAUTIONARY BOIL WATER NOTICE

June 24, 2010

TO: ALL RESIDENTS OF PINE HARBOUR WATER UTILITIES
00Hwy 44 pump & Harbour Shores (SE)
Leesburg, FL

THE 6/22/10 "PRECAUTIONARY BOIL WATER NOTICE" IS HEREBY RESCINDED FOLLOWING THE power was restored to the water plant.
AND THE SATISFACTORY COMPLETION OF THE BACTERIOLOGICAL SURVEY SHOWING THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT PLANT TECHNICIANS, INC. 352-787-2944.

Madeline Lipsky
Plant Technicians, Inc.
Administrative Assistant



RECEIVED
JUL 01 2011
DEP Central Dist.

CP 6-7-11 ru

Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10**, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: PINE HARBOUR WATER UTILITY Contact person: PLANT TECHNICIANS, INC.
 PWS Identification number (PWS-ID): 3354644 Contact phone number: 352-787-2944
 Mailing address: P.O. BOX 447 City: FRUITLAND PARK
 State: FL Zip: 34731 Population served (not the number of "service connections"): 179

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

A. We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) 6/07/11 (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)

B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)

Answer a, b, and c below.)

- a. Date of newspaper: _____
- b. Name of newspaper/newsletter that published our CCR: _____
- c. A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached. This notice was: mailed with bill; published in newspaper/newsletter, or other (describe) _____

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

We posted our CCR on this publicly accessible Internet Site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers. (To be completed by all CWSs. Check all items that apply - at least 2 items must be checked.)

In addition to the methods selected in Part II,

- A. We posted our CCR on this publicly accessible Internet _____
- B. We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are: _____
- C. We advertised the availability of our CCR as a press release, radio announcement, or TV announcement. The type(s) and date(s) of the advertisement(s) are: _____
- D. We delivered multiple copies of our CCR to single bill addresses serving several persons.
- E. We delivered multiple copies of our CCR to the following community organizations: _____
- F. Our CCR was posted in the following public locations: NOTICE ENCLOSED WITH WATER BILL.

G. Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

ADDITIONAL COPIES FURNISHED UPON REQUEST AT PLANT TECHNICIANS, INC. OFFICE.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

- Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak _____. The method we used to determine the proportion of non-English speaking customers is _____.
- This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

- (A) Was a copy of your CCR sent to your county health department, as required by rule? Yes No
- (B) Is your system regulated by the Public Service Commission (PSC)? Yes No
If Yes, was a copy of your CCR sent to the PSC, as required by rule? Yes No
- (C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required consumer confidence information? Yes No Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting January 1, 10 and ending December 31, 10 to its customers on (mm/dd/yy) 6/07/11 and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3, and 4, F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: Sandra Wesson

NAME (please print): SANDRA WESSON

TITLE: MANAGER

DATE: 6/07/11

A copy of our CCR is attached.



RECEIVED CP 415712rc

JUL 25 2012

Certification of Delivery of Consumer Confidence Report DEP Central District

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10**, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: PINE HARBOUR WATER UTILITY Contact person: PLANT TECHNICIANS, INC.
PWS Identification number (PWS-ID): 3354644 Contact phone number: 352-787-2944
Mailing address: P.O. BOX 447 City: FRUITLAND PARK
State: FL Zip: 34731 Population served (not the number of "service connections"): 179

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

A. We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) 4/5/12 (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)

B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)

Answer a, b, and c below.)

- a. Date of newspaper: _____
- b. Name of newspaper/newsletter that published our CCR: _____
- c. A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached. This notice was: mailed with bill; published in newspaper/newsletter; or other (describe) _____

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

We posted our CCR on this publicly accessible Internet Site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.

(To be completed by all CWSs. Check all items that apply - at least 2 items must be checked.)

In addition to the methods selected in Part II,

- A. We posted our CCR on this publicly accessible Internet** _____
- B. We published our CCR in the local newspaper(s).** The name(s) and date(s) of the newspaper(s) are: _____
- C. We advertised the availability of our CCR as a press release, radio announcement, or TV announcement.** The type(s) and date(s) of the advertisement(s) are: _____
- D. We delivered multiple copies of our CCR to single bill addresses serving several persons.**
- E. We delivered multiple copies of our CCR to the following community organizations:** _____

F. Our CCR was posted in the following public locations: NOTICE ENCLOSED WITH WATER BILL.

G. Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

ADDITIONAL COPIES FURNISHED UPON REQUEST AT PLANT TECHNICIANS, INC. OFFICE.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak _____. The method we used to determine the proportion of non-English speaking customers is _____.

This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

(A) Was a copy of your CCR sent to your county health department, as required by rule? Yes No

(B) Is your system regulated by the Public Service Commission (PSC)? Yes No

If Yes, was a copy of your CCR sent to the PSC, as required by rule? Yes No

(C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required

consumer confidence information? Yes No Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting January 1, LL and ending December 31, LL, to its customers on (mm/dd/yy) 04/05/12 and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: Sandra Wesson

NAME (please print): SANDRA WESSON

TITLE: MANAGER

DATE: 4/5/12

A copy of our CCR is attached.

RECEIVED
JUL 25 2012
DEP Central Dist.



FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

CENTRAL DISTRICT
3319 MAGUIRE BLVD. STE. 232
ORLANDO FL 32803-3767

RICK SCOTT
GOVERNOR

JENNIFER CARROLL
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

December 14, 2012

Sandra Wesson, Vice President
Pine Harbour Water Utilities, LLC
PO Box 447
Fruitland Park, FL 34731-0447

OCD-PW-SS-12-1092

Lake County – PW
Pine Harbour Water Utilities
PWS ID Number 3354644

Dear Ms. Wesson:

This confirms a visit to the subject community public water system on December 7, 2012, by Patrick Farris to conduct a sanitary survey inspection. A copy of the sanitary survey inspection report is enclosed for your reference and records.

Deficiencies found during the sanitary survey and in Department records are listed in the enclosed report. These deficiencies shall be corrected in order to return to compliance with *Florida Administrative Code* (F.A.C.) Rules 62-550, 62-555, 62-560 and 62-602.

Please correct the indicated deficiencies, and notify the Department in writing that the deficiencies have been corrected, **no later than January 15, 2013**. *(You may use the attached response form to indicate the corrective actions taken.)*

If you have any questions, please contact Patrick Farris by phone at (407) 897-4137, or by e-mail at Patrick.Farris@dep.state.fl.us.

Sincerely,

Reggie Phillips, Environmental Supervisor II
Drinking Water Compliance and Enforcement

RFP/pf
Enclosures

State of Florida
 Department of Environmental Protection
 Central District
SANITARY SURVEY REPORT

Plant Name PINE HARBOUR WATER UTILITIES County Lake PWS ID # 3354644
 Plant Location Highway 44 & Harbor Shores Rd., Leesburg, FL 34788 Phone 352-787-2944
 Owner Name Pine Harbour Water Utilities, LLC Phone 352-787-2944
 Owner Address PO Box 447, Fruitland Park, FL 34731
 Contact Person Sandra Wesson Title Sr. Vice President Phone 352-787-2944
 This Survey Date 12/07/12 Last Survey Date 12/09/09 Last Compliance Inspection Date 8/21/06

PWS TYPE: Community

PLANT CATEGORY & CLASS: 5D

MAX-DAY DESIGN CAPACITY: 60,480 gpd

PWS STATUS: Approved

TREATMENT PROCESSES IN USE

Hypochlorination, aeration

SERVICE AREA CHARACTERISTICS

Subdivision

Food Service: Yes No N/A

Number of Service Connections 55

Population Served 132 Basis MOR

OPERATION & MAINTENANCE LOG: Yes

Location WTP

Comments _____

CERTIFIED OPERATOR: Yes

Operator(s) & Certification Class-Number:

Robert Stewart C-6407

Steven Oles C-8632

Hrs/day: *Required* _____ **Visit* _____ *Actual* _____ **Visit* _____

Days/wk: *Required* 3 *Actual* 3

Non-consecutive Days? Yes No N/A

Comments: *Visits must total 0.3 hour/week

MONTHLY OPERATION REPORTS (MORs)

MORs submitted regularly? Yes No N/A

Data missing from MORs? No Yes N/A

Average Day (from MORs) 14,963 gpd

Maximum Day (from MORs) 31,000 gpd 8/12

Comments _____

Flow Measuring Device _____ Flow Meter

Meter Size & Type 6" Kent

Date Last Calibrated 12/21/09

RAW WATER SOURCE

GROUND; Number of Wells 1

PURCHASED from PWS ID # _____

Emergency Water Source _____

Emergency Water Capacity _____

STANDBY POWER SOURCE: Not Required

Source _____

Capacity of Standby (kW) _____

Switchover: Automatic Manual

Hrs Operated Under Load _____ hr/wk.

What equipment does it operate?

Well Pumps _____

High Service Pumps _____

Treatment Equipment _____

Satisfy avg. daily demand? Yes No Unknown

Audio-visual alarm? Yes No

Comments _____

PLANS AND MAPS

Coliform Sampling Plan Yes No N/A

D/DBP Monitoring Plan Yes No N/A

Lead and Copper Plan Yes No N/A

Distribution System Map Yes No N/A

Emergency Response Plan Yes No N/A

Comment _____

PREVENTIVE MAINTENANCE/O&M

Operation & Maintenance Manual Yes No

Preventive Maintenance Program Yes No

Flushing Program Yes No N/A

Records Yes No N/A

Isolation Valve Exercise Yes No N/A

Records Yes No N/A

Comments 2 valves in distribution system

CROSS CONNECTION CONTROL

BFPAs None observed

Tested N/A

WWTP RPZ N/A

Date Tested N/A

Written Plan Yes

Date N/A

Comments Do not have a survey of potential hazards

GROUND WATER SOURCE

Well Number (Florida Unique Well ID #)	1 (AAC3277)	
Year Drilled	1984	
Depth Drilled	280'	
Drilling Method	Cable Tool	
Type of Grout	Unknown	
Static Water Level	Unknown	
Pumping Water Level	Unknown	
Design Well Yield	Unknown	
Test Yield	Unknown	
Actual Yield (if different than rated capacity)	Unknown	
Strainer	Unknown	
Length (outside casing)	105'	
Diameter (outside casing)	8"	
Material (outside casing)	Steel	
Well Contamination History	None	
Is inundation of well possible?	No	
6' X 6' X 4" Concrete Pad	Yes	
SET BACKS	Septic Tank	>100'
	Reuse Water	N/A
	WW Plumbing	>100'
	Other Sanitary Hazard	None Observed
PUMP	Type	Vertical Turbine
	Manufacturer Name	Goulds
	Model Number	8DHL010
	Rated Capacity (gpm)	600
	Motor Horsepower	25
Well casing 12" above grade?	Yes	
Well Casing Sanitary Seal	Ok	
Raw Water Sampling Tap	Yes	
Above Ground Check Valve	Yes	
Security	Yes	
Well Vent Protection	N/A	

COMMENTS _____

CHLORINATION (Disinfection)

Type: Gas Hypo
 Make Chem-Tech (2) Capacity 30 gpd
 Chlorine Feed Rate 50%
 Avg. Amount of Cl₂ gas used N/A
 Chlorine Residuals: Plant 2.2+ Remote 2.2+
 Remote tap location Fire hydrant on S. Putney Ct.
 DPD Test Kit: On-site With operator
 None Not Used Daily
 Injection Points Prior to aeration and at hydro tank
 Booster Pump Info N/A
 Comments Pre and Post aeration chlorine injection

Chlorine Gas Use Requirements	YES	NO	Comments
Dual System	<input type="checkbox"/>	<input type="checkbox"/>	
Auto-switchover	<input type="checkbox"/>	<input type="checkbox"/>	
Alarms:			
Loss of Cl ₂ capability	<input type="checkbox"/>	<input type="checkbox"/>	
Loss of Cl ₂ residual	<input type="checkbox"/>	<input type="checkbox"/>	
Cl ₂ leak detection	<input type="checkbox"/>	<input type="checkbox"/>	
Scale	<input type="checkbox"/>	<input type="checkbox"/>	
Chained Cylinders	<input type="checkbox"/>	<input type="checkbox"/>	
Reserve Supply	<input type="checkbox"/>	<input type="checkbox"/>	
Adequate Air-pak	<input type="checkbox"/>	<input type="checkbox"/>	
Sign of Leaks	<input type="checkbox"/>	<input type="checkbox"/>	
Fresh Ammonia	<input type="checkbox"/>	<input type="checkbox"/>	
Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	
Room Lighting	<input type="checkbox"/>	<input type="checkbox"/>	
Warning Signs	<input type="checkbox"/>	<input type="checkbox"/>	
Repair Kits	<input type="checkbox"/>	<input type="checkbox"/>	
Fitted Wrench	<input type="checkbox"/>	<input type="checkbox"/>	
Housing/Protection	<input type="checkbox"/>	<input type="checkbox"/>	

AERATION (Gases, Fe, & Mn Removal)

Type Spray Capacity 42 GPM
 Aerator Condition Good
 Visible Algae Growth No
 Protective Screen Condition Good
 Frequency of Cleaning Annually or as needed
 Date Last Inspected/Cleaned 2010, visually inspected
 Comments _____

STORAGE FACILITIES

(G) Ground (C) Clearwell (E) Elevated
 (B) Bladder (H) Hydropneumatic / flow-through

Tank Type/Number	H	G
Capacity (gal)	6,000	10,000
Material	Steel	Concrete
Gravity Drain	Yes	Yes
By-Pass Piping	Yes	Yes
Protected Openings	Yes	N/A
Sight Glass or Level Indicator	Yes	Yes
PRV/ARV	PRV	N/A
Pressure Gauge	Yes	N/A
On/Off Pressure	30/48	N/A
Access Secured	Yes	Yes
Access Manhole	Yes	Yes
Tank Sample Tap Location	Discharge piping	Discharge piping
Date of Inspection	08/2008	Unknown
Date of Cleaning	08/2008	Unknown

Comments _____

HIGH SERVICE PUMPS

Pump Number	1	2
Type	Centrifugal	Centrifugal
Make	Berkeley	Century
Model	1-B1-1/2TPMS	2-6BF11635
Capacity (gpm)	100	400
Motor HP	7.5	15
Date Installed	1985	1984

Comments _____



Supplement to the Sanitary Survey Form for Community Water Systems (CWSs)

DISTRIBUTION

CROSS-CONNECTION CONTROL (CCC)

Is the Written CCC Plan Compliant (i.e., Does the Written CCC Plan Include the Following 6 Components)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1. Legal authority for the CCC program (ordinance, bylaw or resolution, or service rules). [AWWA Manual M14, 1990; Sections 1.2 & 2.2 & Appendix B] [AWWA Manual M14, 2004; p. 13 & Appendix B] [FAC Rule 62-555.360(3)]		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Includes or references Elements 2 & 3 below?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Establishes the right of the CWS to discontinue water service to any customer who fails to comply with the program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Establishes the right of the CWS to inspect any customer's potable water system for cross-connections?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Policy establishing where backflow protection at service connections is mandatory. [AWWA Manual M14, 1990; Section 4.1, Table 4-2, Chapter 5, & Section 6.3] [AWWA Manual M14, 2004; pp. 13 & 63-80]		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Specifies categories of customer premises & systems for which a backflow preventer (BP) is required at the service connection to the premises or system, & specifies the appropriate type(s) of BP for each such category?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• As stringent as AWWA Manual M14 (except for premises where there is auxiliary water, including reclaimed water)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
• Addresses commercial/industrial & residential premises where there is an auxiliary water system, including a reclaimed water system?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
• Addresses temporary connections from fire hydrants?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
3. Policy regarding ownership, installation, testing, & maintenance of BPs at service connections. [AWWA Manual M14, 1990; Sections 2.3, 2.4, & 4.2 & Chapters 7 & 8] [AWWA Manual M14, 2004; pp. 14-15 & 17-20, Chapter 4, & Appendix A]		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Specifies who (the CWS or customers) is responsible for ownership, installation, testing, & maintenance of BPs?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Specifies design/performance standards, & installation criteria, for new BPs?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Specifies that BP assemblies shall be tested after installation or repair & at least annually thereafter & shall be repaired if they fail a test?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
o Specifies minimum qualifications for persons testing BP assemblies?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
o Specifies procedures to be used for testing BP assemblies?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Specifies frequency for refurbishing or replacing dual checks (DuCs) if DuCs are allowed/used at service connections to residential premises where there is a reclaimed water system?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
4. Procedures for evaluating new & existing service connections to determine the need for BPs at service connections. [AWWA Manual M14, 1990; Section 2.5] [AWWA Manual M14, 2004; pp. 16-17]		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• The CWS evaluates each new service connection before providing water service?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• The CWS evaluates/re-evaluates existing service connections when the customer first connects to a reclaimed water distribution system?		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA
• The CWS evaluates/re-evaluates existing service connections whenever there is a change in the customer of record or at some other frequency (unless a reduced-pressure principle assembly [RP] already is installed at the service connection)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Procedures for keeping CCC program records. [AWWA Manual M14, 1990; Section 2.6] [AWWA Manual M14, 2004; pp. 22-23] [FAC Rule 62-550.720(3)]		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• The CWS keeps a record of the latest evaluation of each service connection?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• The CWS keeps an up-to-date inventory of all BPs installed at service connections?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• The CWS keeps for at least 10 years records of tests of BP assemblies installed at service connections?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. For customers with a reclaimed water system, public education & inspection programs. (The public education & inspection programs may be implemented by either the CWS or the wastewater facility permittee or reuse authority.) [FAC Rules 62-555.360(5), 62-610.468(6), & 62-610.469(7)(h)]		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA

Is the CCC Program Being Implemented?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Total # of RPs, double check valve assemblies (DCs), & pressure vacuum-breaker assemblies (PVBs) at Service Connections: 0

of RPs, DCs, & PVBs at Commercial/Industrial Service Connections: 0

of RPs, DCs, & PVBs at Residential Service Connections: 0

Total # of Service-Connection RPs, DCs, & PVBs Tested Last Year: 0

Total # of DuCs at Residential Service Connections: 0

Total # of Service-Connection DuCs Replaced or Refurbished Last Year: 0

Comments: Some residents have auxiliary water systems, the system has no survey/inventory of customers with potential hazards.

DEFICIENCIES:

1. Failure to provide a written valve exercise program.

Preventive maintenance on electrical or mechanical equipment -- including exercising of auxiliary power sources, checking the calibration of finished-drinking-water meters at treatment plants, testing of air or pressure relief valves for hydropneumatic tanks, and exercising of isolation valves -- shall be performed in accordance with the equipment manufacturer's recommendations or in accordance with a written preventive maintenance program established by the supplier of water. [Rule 62-555.350(2), F.A.C.]

2. Failure to keep records documenting that isolation valves are being exercised.

Suppliers of water shall keep records documenting that their isolation valves are being exercised in accordance with subsection 62-555.350(2), F.A.C. [Rule 62-555.350(12)(c), F.A.C.]

3. Failure to evaluate existing service connections to determine the need for backflow prevention at service connections. Initial and recurring hazard assessments shall be performed at premises served by your water system and have any required backflow prevention assemblies installed as necessary, consistent with the policy that you have established.

Community water systems, and all public water systems that have service areas also served by reclaimed water systems regulated under Part III of Chapter 62-610, F.A.C., shall establish and implement a routine cross-connection control program to detect and control cross-connections and prevent backflow of contaminants into the water system. This program shall include a written plan that is developed using recommended practices of the American Water Works Association set forth in Recommended Practice for Backflow Prevention and Cross-Connection Control, AWWA Manual M14, as incorporated into Rule 62-555.330, F.A.C.

COMMENTS/REMINDERS:

- The cleaning and inspection for finished water storage tanks will be due again by August 2013.

Accumulated sludge and bio-growths shall be cleaned routinely (i.e., at least annually) from all treatment facilities that are in contact with raw, partially treated, or finished drinking water and that are not specifically designed to collect sludge or support a bio-growth; and blistering, chipped, or cracked coatings and linings on treatment or storage facilities in contact with raw, partially treated, or finished drinking water shall be rehabilitated or repaired. [Rule 62-555.350(2), F.A.C.]

Finished-drinking-water storage tanks, including conventional hydropneumatic tanks with an access manhole but excluding bladder- or diaphragm-type hydropneumatic tanks without an access manhole, shall be checked at least annually to ensure that hatches are closed and screens are in place; shall be cleaned at least once every five years to remove biogrowths, calcium or iron/manganese deposits, and sludge from inside the tanks; and shall be inspected for structural and coating integrity at least once every five years by personnel under the responsible charge of a professional engineer licensed in Florida. [Rule 62-555.350(2), F.A.C.]

Ensure proper disinfection and bacteriological evaluation of public water system components in accordance with 62-555.340, F.A.C. Also, ensure proper disposal of heavily chlorinated water from the tank disinfection process.

COMMENTS/REMINDERS (continued):

- Suppliers of water shall submit written notification to the Department before beginning work or alterations to the public water system. Each notification shall be submitted to the appropriate Department of Environmental Protection District Office or Approved County Health Department and shall include the following: a description of the scope, purpose, and location of the work or alterations; and assurance that the work or alterations will comply with applicable requirements listed in Rule 62-555.330, F.A.C. Suppliers of water may begin such work or alterations 14 days after providing notification to the Department unless they are advised by the Department that the notification is incomplete or that a construction permit is required.
- Suppliers of water shall telephone the SWP at 1-800-320-0519 immediately (i.e., within two hours) after discovery of any actual or suspected sabotage or security breach, or any suspicious incident, involving a public water system. [Rule 62-555.350(10)(a), F.A.C.]
- Suppliers of water shall telephone, and speak directly to a person at, the appropriate DEP District Office as soon as possible, but never later than noon of the next business day, in the event of any of the following emergency or abnormal operating conditions:
 - The occurrence of any abnormal color, odor, or taste in a public water system's raw or finished water;
 - The failure of a public water system to comply with applicable disinfection requirements; or
 - The breakdown of any water treatment or pumping facilities, or the break of any water main, in a public water system if the breakdown or break is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(b), F.A.C.]
- Suppliers of water shall notify affected water customers in writing or via telephone, newspaper, radio, or television; and telephone, and speak directly to a person at, the appropriate DEP District Office by no later than the previous business day before taking PWS components out of operation for planned maintenance or repair work if the work is expected to adversely affect finished-water quality, interrupt water service to 150 or more service connections or 350 or more people, interrupt water service to any one service connection for more than eight hours, or necessitate the issuance of a precautionary "boil water" notice in accordance with the Department of Health's "Guidelines for the Issuance of Precautionary Boil Water Notices" as adopted in Rule 62-555.335, F.A.C. [Rule 62-555.350(10)(d), F.A.C.]
- For monitoring schedules and information about the Drinking Water Program, please visit the Central District's Drinking Water website at <http://www.dep.state.fl.us/central/Home/DrinkingWater/default.htm>.

Inspector *Peter Samis* Title Env. Specialist II Date 12/12/12

Approved by *[Signature]* Title Env. Supervisor II Date 12/12/12

RESPONSE FORM

Please provide any changes to the following:

PWS ID Number: 3354644

Business Name: _____

PWS Name: Pine Harbour Water Utilities

Owner(s) Name: _____

Mailing Address: _____

Mailing Address: _____

Date: 1/14/13

Phone Number(s): _____

Fax Number: _____

E-Mail Address: _____

Florida Department of Environmental Protection
Drinking Water Compliance/Enforcement Program
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803

Attention: Patrick Farris, Environmental Specialist II

In response to the Department's **Sanitary Survey Report** for the subject public water system dated **December 7, 2012**, the following actions were done to correct the listed deficiencies:

**Deficiency
Item No.**

Corrective Action Done

Date Done

1 A written valve exercise program is now on site 1/11/13

2 Records documenting that isolation valves are now
being exercised are now on site. 1/11/13

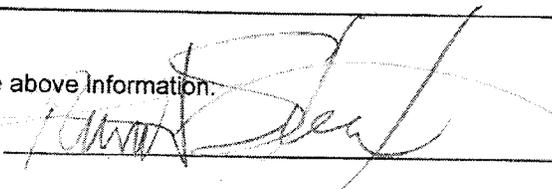
3 A survey to evaluate existing service connections to
determine the need for backflow prevention is in the
process of being completed, should be complete on. 1/18/13

NOTE:

The cleaning and inspection for water storage tank will
be done before August 2013.

(Attach additional sheet if necessary)

I hereby certify to the correctness of the above information.

PWS Owner/Representative Signature: 

Name of PWS Owner/Representative: Robert Stewart

(Please Type or Print)



Certification of Delivery of Consumer Confidence Report

GENERAL INSTRUCTIONS: This form shall be completed by all community water systems (CWSs) that have prepared a Consumer Confidence Report (CCR) in accordance with Rule 62-550.824, F.A.C., Consumer Confidence Reports. At the end of this form is a certification in which a system's authorized representative shall certify that the reported information is accurate and is in conformance with Rule 62-550.824, F.A.C. **COMPLETE THIS FORM AND SUBMIT IT BY AUGUST 10**, together with a copy of your system's CCR, and any newspaper notice(s) and posted notice(s) of your CCR, to the appropriate DEP district office or Approved County Health Department (ACHD). Systems serving 100,000 or more persons posting their CCRs on publicly accessible Internet sites shall provide the information on the appropriate Internet link(s). All information provided on this form must be typed or printed in ink.

I. General Water System Information. (To be completed by all community water systems.)

System name: PINE HARBOUR WATER UTILITY Contact person: PLANT TECHNICIANS, INC.
PWS Identification number (PWS-ID): 3354644 Contact phone number: 352-787-2944
Mailing address: P.O. BOX 447 City: FRUITLAND PARK
State: FL Zip: 34731 Population served (not the number of "service connections"): 179

II. CCR Distribution Method. (To be completed by all community water systems. Choose A or B as appropriate.)

A. We mailed or otherwise directly delivered a copy of our CCR to each customer on (enter date(s) of mailing or delivery.) 6/28/13 (Systems that do not use the mailing waiver must mail or otherwise directly deliver a copy of their CCR to each customer.)

B. We were eligible to use a mailing waiver and used a mailing waiver. (Systems are eligible to use a mailing waiver only if they serve fewer than 10,000 persons, have not had any MCL or monitoring and reporting (M/R) violations, nor have been issued any formal Notices of Violations (NOVs), Consent Orders, Administrative Orders, or court-ordered civil actions during the calendar year before the year the CCR is due to the customers.)

Answer a, b, and c below.
 a. Date of newspaper: _____
 b. Name of newspaper/newsletter that published our CCR: _____
 c. A copy of our notice to customers, informing them that our CCR will not be mailed to them, is attached. This notice was: mailed with bill; published in newspaper/newsletter; or other (describe)

III. Posting of CCR on the Internet. (To be completed by all CWSs serving 100,000 or more persons.)

We posted our CCR on this publicly accessible Internet Site: _____

IV. Report on Your Effort to Distribute Your CCR to Your Water Consumers.

(To be completed by all CWSs. Check all items that apply - at least 2 items must be checked.)

In addition to the methods selected in Part II,

- A.** We posted our CCR on this publicly accessible Internet _____
- B.** We published our CCR in the local newspaper(s). The name(s) and date(s) of the newspaper(s) are: _____
- C.** We advertised the availability of our CCR as a press release, radio announcement, or TV announcement. The type(s) and date(s) of the advertisement(s) are: _____
- D.** We delivered multiple copies of our CCR to single bill addresses serving several persons.
- E.** We delivered multiple copies of our CCR to the following community organizations: _____

F. Our CCR was posted in the following public locations: NOTICE ENCLOSED WITH WATER BILL.

RECEIVED

JUL 17 2013

DEP Central District

G. Our CCR was distributed by other methods (e.g., additional copies placed in entrance hall to facility). Describe.

ADDITIONAL COPIES FURNISHED UPON REQUEST AT PLANT TECHNICIANS, INC. OFFICE.

V. Use of Non-English Language in CCR. (To be completed by all community water systems.)

Information in a non-English language was included in our CCR because 20% or more of our customers do not speak English but speak _____. The method we used to determine the proportion of non-English speaking customers is _____

This requirement does not apply to our system, because we have no non-English speaking group among our customers equal to or exceeding 20% of our total number of customers.

VI. Other Delivery Requirements. (To be completed by all community water systems.)

(A) Was a copy of your CCR sent to your county health department, as required by rule? Yes No

(B) Is your system regulated by the Public Service Commission (PSC)? Yes No

If Yes, was a copy of your CCR sent to the PSC, as required by rule? Yes No

(C) If your system sells water to other systems, have you provided them with either a copy of your CCR or the required

consumer confidence information? Yes No Not Applicable

VII. Certification of Delivery of CCR and Compliance with Regulations. (To be completed by all CWSs.)

This statement certifies that the above named community public water system has distributed its CCR for the time period starting January 1, 12 and ending December 31, 12 to its customers on (mm/dd/yy) 6/28/13 and provided the appropriate notices of availability according to the requirements listed in this form, which are also found in Rule 62-550.824, F.A.C. This statement also certifies that the reported information is correct and consistent with the compliance monitoring data for the same period previously submitted to the Department, and that the report has been delivered to the agencies identified in Rules 62-550.824(3)(e)3., and 4., F.A.C.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: Sandra Wesson

NAME (please print): SANDRA WESSON

TITLE: MANAGER

DATE: 7/01/13

A copy of our CCR is attached.

DRINKING WATER MICROBIAL SAMPLE COLLECTION & LABORATORY REPORTING FORMAT

(62-650.730 Reporting Format Effective 01/1/95, Revised 02/2010)

PLANT TECHNICIANS, INC. LAB ID#: E83141 QA#: 870255
P. O. BOX 447, FRUITLAND PARK, FL 34731
Office: 352-787-2944 Lab: 352-787-6112 Fax: 352-787-3196
 Contact Person: John Fredock

Lab Receipt Date & Time: 8/1/13 730
 Analysis Date & Time: 8/1/13 932-934
 Sample Acceptance Criteria:
 Sample Preservation: On Ice Not On Ice °C
 Disinfectant Check: Not Detected mg/L
 This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____

Analysis Requested: (check all that apply)

- Total Coliform/E. coli Total Coliform/Fecal Enterococci Coliphage HPC Other: _____

Public Water System (PWS) Name: PINE HARBOUR WATER UTILITY PWS I.D.

3	3	5	4	6	4	4
---	---	---	---	---	---	---

PWS Address: Hwy 44 City: Leesburg

PWS or PWS Owner's Phone #: 352-787-2944 Fax #: _____

Collector: Steve Oles Collector's Phone #: 352-787-2944

Type of Supply: (check only one)

- Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other: _____

Reason for Sampling: (check all that apply)

- Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Clearance Replacement (also check type of sample being replaced) Boil Water Notice Other: Tank Inspection

Sample Collection Date: 07/31/08-01

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfectant Residual (mg/L)	pH	Analysis Method(s) ² : <u>San 9 m B</u>				
						Non-Coliform	Total Coliform	Fecal, E. coli, Enterococci, or Coliphage ³	Date Qualifier ⁴	Lab Sample #
1	P Tank	07/31 1600	S	2.1	-	A	A		1308-001	
2	P Tank	08/01 0645	S	2.1	-	A	A		002	

Average of disinfectant residuals for distribution routine & repeat samples: Free chlorine or Total chlorine (circle one). 2.1

Disinfectant Residual Analysis Method:

- DPD Colorimetric Other: _____

Person performing disinfectant analysis is (see instructions on reverse):

- A certified operator (# 28632)
 Supervised by certified operator (# _____)
 Employed by a certified lab Employed by DEP or DOH
 Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date and time PWS notified by lab of positive results: _____

Date and time DEP/DOH notified by lab of positive results: _____

Date Report Issued: 8/2/13

Lab Signature: [Signature]

Title: QA Manager

PLANT TECHNICIANS, INC.
 P.O. BOX 447
 FRUITLAND PARK, FL 34731-0447

Satisfactory
 Incomplete Collection Information
 Repeat Samples Required
 Replacement Samples Required
 DEP/DOH Reviewing Official: _____ Date: _____

¹ For Sample Types see Instructions Item I.1.d.
² For Analysis Methods see Instructions Item II.6.
³ Please circle appropriate selection.
⁴ Defined in Florida Administrative Code Rule 62-160, Table 1.
 Complete for community & non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

July 25, 2013

PRECAUTIONARY BOIL WATER NOTICE

TO: PINE HARBOUR WATER UTILITY
ALL RESIDENTS
PWS ID #3354644
Hwy 44 Leesburg, FL

On July 31, 2013 your water supply will be temporarily out of service for approximately 5 hours, for maintenance. Plan accordingly. Fill bath tubs for toilet flushing. Fill clean containers with water for drinking or cooking.

Therefore as a Precaution, we advise that all WATER used for Drinking, Cooking, Making Ice, Brushing Teeth, or Washing Dishes be Boiled.

A ROLLING BOIL OF ONE MINUTE IS SUFFICIENT.

As an alternative Bottled Water may be used.

This "PRECAUTIONARY BOIL WATER NOTICE" will remain in effect until the problem has been corrected and a Bacteriological survey shows that the water is safe.

If you have any questions you may contact PLANT TECHNICIANS, INC.
352-787-2944

Thank you
Madeline Lipsky
Plant Technicians, Inc.

August 2, 2013 RESCISSION OF PRECAUTIONARY BOIL WATER NOTICE

TO: PINE HARBOUR WATER UTILITY
ALL RESIDENTS
PWS ID #3354644
Hwy 44 Leesburg

THE July 31 "PRECAUTIONARY BOIL WATER NOTICE" IS HEREBY RESCINDED FOLLOWING THE completed maintenance at the water plant. AND THE SATISFACTORY COMPLETION OF THE BACTERIOLOGICAL SURVEY SHOWING THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT PLANT TECHNICIANS, INC. 352-787-2944.

Madeline Lipsky
Plant Technicians, Inc.
Administrative Assistant



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Central District

Drinking Water Program

MALFUNCTION OR INCIDENT REPORT

407/893-3318 or 3968; 894-7555, EXT. 2243

FAX: 407/893-4418; E-FAX: 850/412-0740

Date: 7/31/13 Time: 0830HR

Received By: Madeline Lipsky

Reported By: Pine Harbour Water Utility Business Name: Plant Technicians, Inc.

Name of Plant/System: Same PWS ID Number: 3354644
Address: P.O. BOX 447 Fruitland Park, FL 34731
System Phone: 352-787-2944
County: Lake
Owner: Sandra Wesson

Contact Person: Same Phone #: 352-787-2944

Planned Outage Date: 7/31/13 Time: 0830HR

Expected to be back in service Date: 7/31/13 Time: 1130HR

Location of Trouble (address): At water plant Tank Inspection

Statement of Trouble (check as many as necessary to explain incident):

- Water main breaks, Pressure greater than 20-psi, pressure drop below 20 psi, Outage (no water to customers), Service line break, tie in (no pressure drop), valve repair, replace or shut off, Treatment Facilities, Pumping Facilities, Storage Facilities, Well failure, Plant equip. break down, Planned main clearance (explain below), Other: TANK INSPECTION

Was integrity of water system maintained Yes No

Number of Customers Affected: 55 Connections Individuals

Corrective Action:

Prior to placing back into service, was line/ Equipment flushed: Yes No

Superchlorinated/Disinfected Yes No

Bacteriologicals Requested? Yes No Sample Location: P Tank

Was heavily chlorinated water released to environment Yes No; to distribution Yes No
Explain: Tank was cleaned and flushed Cl2 increased and system returned to normal.

Was a Precautionary Boil Water Notice Issued per DOH Guidelines dated 8/26/1999: Yes No

If a Precautionary Boil Water Notice was issued, please attach or submit together with this report. Bacteriological reports (2 days) as well as a rescission notice must follow.

Table with 4 columns: Valve #, Size, Num. of valves closed, Location of Valve

Remarks:

DRINKING WATER MICROBIAL SAMPLE COLLECTION & LABORATORY REPORTING FORMAT

(82-550.730 Reporting Format Effective 01/1995, Revised 02/2010)

PLANT TECHNICIANS, INC. LAB ID#: E83141 QA#: 870255
P. O. BOX 447, FRUITLAND PARK, FL 34731
Office: 352-787-2944 Lab: 352-787-6112 Fax: 352-787-3196
 Contact Person: John Fredook

Lab Receipt Date & Time: 11/7/13 1300
 Analysis Date & Time: 11/7/13 1328 1329
 Sample Acceptance Criteria:
 Sample Preservation: On Ice Not On Ice °C
 Disinfectant Check: Not Detected mg/L
 This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____

Analysis Requested: (check all that apply)

Total Coliform/E. coli Total Coliform/Fecal Enterococci Coliphage HPC Other: _____

Public Water System (PWS) Name: PINE HARBOUR WATER UTILITY PWS I.D.

3	3	5	4	6	4	4
---	---	---	---	---	---	---

PWS Address: 00 Pump Hwy 44 **City:** Leesburg

PWS or PWS Owner's Phone #: 352-787-2944 **Fax #:** _____

Collector: Robert Stewart **Collector's Phone #:** 352-787-2944

Type of Supply: (check only one)

Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other: _____

Reason for Sampling: (check all that apply)

Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Clearance Replacement (also check type of sample being replaced) Boil Water Notice Other: Tank refurbish

Sample Collection Date: 6 Nov 2013 **temp tank**

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfectant Residual (mg/L)	pH	Analysis Method(s) ² <u>Sw9000B</u>				
						Non-Coliform	Total Coliform	Fecal, E. coli, Enterococci, or Coliphage ³	Data Qualifier ⁴	Lab Sample #
1	P Tank OMB	2044	S	1.9		A	A		1311-737	
2	Hydrant - End S. Park	2055	S	1.4		A	A		738	

Average of disinfectant residuals for distribution routine & repeat samples. ⁵ Free chlorine or Total chlorine (circle one).

Disinfectant Residual Analysis Method:

DPD Colorimetric Other: _____

Person performing disinfectant analysis is (see instructions on reverse):

A certified operator (# _____)
 Supervised by certified operator (# _____)
 Employed by a certified lab Employed by DEP or DOH
 Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date and time PWS notified by lab of positive results: _____

Date and time DEP/DOH notified by lab of positive results: _____

Date Report Issued: 11/8/13

Lab Signature: [Signature]

Title: QA Mgr

Satisfactory
 Incomplete Collection Information
 Repeat Samples Required
 Replacement Samples Required

DEP/DOH Reviewing Official: _____ Date _____

¹ For Sample Types see Instructions item 1.16.
² For Analysis Methods see Instructions item II.6.
³ Please choose appropriate selection.

⁴ Defined in Florida Administrative Code Rule 62-160, Table 1.
⁵ Complete for community & non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.

DRINKING WATER MICROBIAL SAMPLE COLLECTION & LABORATORY REPORTING FORMAT

(62-550.730 Reporting Format Effective 01/1995, Revised 02/2010)

PLANT TECHNICIANS, INC. LAB ID#: E83141 QA#: 870255
P. O. BOX 447, FRUITLAND PARK, FL 34731
Office: 352-787-2944 Lab: 352-787-6112 Fax: 352-787-3196
 Contact Person: John Fredock

Lab Receipt Date & Time: 11/7/13 1300
 Analysis Date & Time: 11/7/13 1332-1333
 Sample Acceptance Criteria:
 Sample Preservation: On Ice Not On Ice °C
 Disinfectant Check: Not Detected mg/L
 This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____

Analysis Requested: (check all that apply)

Total Coliform/E. coli Total Coliform/Fecal Enterococci Coliphage HPC Other: _____

Public Water System (PWS) Name: PINE HARBOUR WATER UTILITY PWS I.D.

3	3	5	4	6	4	4
---	---	---	---	---	---	---

PWS Address: 00 Pump Hwy 44 City: Leesburg

PWS or PWS Owner's Phone #: 352-787-2944 Fax #: _____

Collector: Robert Stewart Collector's Phone #: 352-787-2944

Type of Supply: (check only one)

Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other: _____

Reason for Sampling: (check all that apply)

Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Clearance Replacement (also check type of sample being replaced) Boil Water Notice Other: Tank Refurbish

Sample Collection Date: 7 Nov 2013 Temp Tank

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfectant Residual (mg/L)	pH	Analysis Method(s) ² : <u>Sm 92mb</u>				
						Non-Coniform	Total Coliform	Fecal, E. coli, Enterococci, or Coliphage ³	Data Qualifier ⁴	Lab Sample #
3	PE Tank OHB	0815	S	1.7		A	A		1311-739	
4	Hydrant end of Sidway	0827	S	1.4		A	A		740	

Average of disinfectant residuals for distribution routine & repeat samples.⁵ Free chlorine or Total chlorine (circle one).

Disinfectant Residual Analysis Method:

DPD Colorimetric Other: _____

Person performing disinfectant analysis is (see instructions on reverse):

A certified operator (# _____)
 Supervised by certified operator (# _____)
 Employed by a certified lab Employed by DEP or DOH
 Authorized representative of supplier of water

Unless otherwise noted, all tests are performed in accordance with NELAC standards, and the results relate only to the samples.

Date and time PWS notified by lab of positive results: _____
 Date and time DEP/DOH notified by lab of positive results: _____
 Date Report Issued: 11/8/13

Lab Signature: [Signature]
 Title: QA Manager

Satisfactory
 Incomplete Collection Information
 Repeat Samples Required
 Replacement Samples Required
 DEP/DOH Reviewing Official: _____ Date _____

¹ For Sample Types see instructions item 1.16.

² For Analysis Methods see instructions item 11.6.

³ Please circle appropriate selection.

⁴ Defined in Florida Administrative Code Rule 62-160, Table 1.

⁵ Complete for community & non-transient non-community systems serving populations up to and including 4,900. Do not include tap or plant samples in the average.



DEPARTMENT OF ENVIRONMENTAL PROTECTION
Central District

Drinking Water Program

MALFUNCTION OR INCIDENT REPORT

407/893-3318 or 3988; 894-7555, EXT. 2243

FAX: 407/893-4418; E-FAX: 850/412-0740

Date: 10/31/13 Time: N/A

Received By: Madeline Lipsky
Plant Technicians, Inc.

Reported By: Madeline Lipsky

Business Name: SAME

Name of Plant/System: Pine Harbour water U PWS ID Number: 3354644

Address: P.O. BOX 447 Fruitland Park, FL

System Phone: 352-787-2944

County: Lake

Owner: WESSON, Lipsky, Stewart

Contact Person: Sandra Wesson

Phone #: Same

Failure Planned Outage

Date: 11/06/13 Time: 0900HR

Expected to be (or was) back in service:

Date: 11/06/13 Time: 1500HR

Location of Trouble (address): Hydro tank needed refurbishing inside & out.

Statement of Trouble (check as many as necessary to explain incident):

- Water main breaks Pressure greater than 20-psi pressure drop below 20 psi Outage (no water to customers) Service line break tie in (no pressure drop) valve repair, replace or shut off
 Treatment Facilities Pumping Facilities Storage Facilities Well failure Plant equip. break down
 Planned main clearance (explain below)
 Other: Explain: Tank refurbishing

Was integrity of water system maintained Yes No If yes, explain _____

Number of Customers Affected: 132 Connections Individuals

Corrective Action:

Prior to placing back into service, was line/ Equipment:

Flushed: Yes No

Superchlorinated/Disinfected Yes No Chlorine was increased for disinfection

Bacteriologicals Requested? Yes No Sample Location: Tank & Distribution

Was heavily chlorinated water released to environment Yes No; to distribution Yes No

Explain: _____

Was a Precautionary Boil Water Notice Issued per DOH Guidelines dated 8/26/1999: Yes No

If a Precautionary Boil Water Notice was issued, please attach or submit together with this report. Bacteriological reports (2 days) as well as a rescission notice must follow.

Valve #	Size	Num. of valves closed	Location of Valve

Remarks:

**PINE HARBOUR WATER UTILITIES LLC
P. O. BOX 447
FRUITLAND PARK, FL 34731**

Oct 31, 2013
(DATE)

PHONE: 352-787-2944

FAX: 352-787-3196

PRECAUTIONARY BOIL WATER NOTICE

TO: RESIDENTS OF PINE HARBOUR SUBDIVISION PWS ID #3354644

A LOSS OF WATER PRESSURE WILL BE EXPERIENCED DUE TO WATER TANK REFURBISHING ON WEDNESDAY, NOVEMBER 6, 2013

THEREFORE, AS A PRECAUTION, WE ADVISE THAT ALL WATER USED FOR DRINKING, COOKING, MAKING ICE, BRUSHING TEETH, OR WASHING DISHES BE BOILED. A ROLLING BOIL OF ONE MINUTE IS SUFFICIENT. AS AN ALTERNATIVE BOTTLED WATER MAY BE USED.

THIS "PRECAUTIONARY BOIL WATER NOTICE" WILL REMAIN IN EFFECT UNTIL THE PROBLEM HAS BEEN CORRECTED AND A BACTERIOLOGICAL SURVEY SHOWS THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS YOU MAY CONTACT PINE HARBOUR WATER UTILITIES AT 352-787-2944

SANDRA WESSON
SR. VICE PRESIDENT
PINE HARBOUR WATER UTILITIES LLC

RESCISSION OF PRECAUTIONARY BOIL WATER NOTICE

November 8, 2013

TO: ALL RESIDENTS PINE HARBOUR WATER UTILITY PWS ID#3354644
Hwy 44
Leesburg, Fl

THE 11/06/13 "PRECAUTIONARY BOIL WATER NOTICE" IS HEREBY RESCINDED FOLLOWING THE preventative maintenance on the water tank, AND THE SATISFACTORY COMPLETION OF THE BACTERIOLOGICAL SURVEY SHOWING THAT THE WATER IS SAFE TO DRINK.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT PLANT TECHNICIANS, INC. 352-787-2944.

Madeline Lipsky
Plant Technicians, Inc.
Administrative Assistant

EXHIBIT L
Rule 25-30.037(2)(r)

A copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years.

NA

EXHIBIT M
Rule 25-30.037(2)(u)

Tariff sheets reflecting any changes resulting from the transfer. Form PSC 1010 (12/15), entitled "Water Tariff" and Form PSC 1011 (12/15), entitled "Wastewater Tariff," which are incorporated by reference in Rule 25-30.033, F.A.C., are example tariffs that may be completed by the applicant and included in the application.

See Attached.

WATER TARIFF

PINE HARBOUR WATERWORKS, INC.
NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

PINE HARBOUR WATERWORKS, INC.

NAME OF COMPANY

4939 CROSS BAYOU BLVD.
NEW PORT RICHEY, FL 34652

(ADDRESS OF COMPANY)

(727) 848-8292

(888) 228-2134

(Business & Emergency Telephone Numbers)

GARY DEREMER

ISSUING OFFICER

PRESIDENT

TITLE

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

TABLE OF CONTENTS

	Sheet Number
Communities Served Listing	4.0
Description of Territory Served	3.1 – 3.7
Index of	
Rates and Charges Schedules	11.0
Rules and Regulations	6.0
Service Availability Policy and Charges	17.0
Standard Forms.....	20.0
Technical Terms and Abbreviations	5.0
Territory Authority	3.0

GARY DEREMER
ISSUING OFFICER
PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 450-W

COUNTY - LAKE

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
15285	10/22/1985	850417-WU	Original Certificate
24273	03/21/1991	900525-WU	Transfer of Certificate
PSC-08-0645-FOF- WU	10/06/2008	080269-WU	Transfer of Certificate

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

DESCRIPTION OF TERRITORY SERVED

Legal Description for the Water System in Lake County

WATER LEGAL DESCRIPTION

The Pine Harbour Subdivision

The following described lands located in a portion of Section 6, Township 19 South, Range 26 East, Lake County.

From the N.E. corner of Section 6, run West along the North line of Section 6 a distance 2,720 more or less to the Point of Beginning (P.O.B.). From the P.O.B. continue North 89°29'45" West, 975.50 feet to the Southerly Right-of-way of State Road 44; thence South 54°12'40" West along said Southerly Right-of-way, 44.47 feet to the Easterly Right-of-way of District road No. 5-5942 (Woodlyn Road); thence South 00°34'55" West, along said Easterly Right-of-way 992.43 feet; thence south 89°53'30" East, 1562.90 feet; thence North 00°06'30" East, 188.00 feet; thence North 27°55'02" West, 198.70 feet; thence North 29°53'30" West 100.00 feet; thence North 26°38'55", 243.02 feet; thence North 62°39'26" West, 297.75 feet; thence North 06°55'19" West, 209.76 feet to the P.O.B.

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

ORIGINAL SHEET NO. 4.0

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

COMMUNITIES SERVED LISTING

County Name	Development Name	Rate Schedule(s) Available	Sheet No.
Lake	Pine Harbour	RS	13.0,

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is Pine Harbour Waterworks, Inc.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, Service shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No.5.1)

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

INDEX OF RULES AND REGULATIONS

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Access to Premises	9.0	14.0
Adjustment of Bills	10.0	22.0
Adjustment of Bills for Meter Error.....	10.0	23.0
All Water Through Meter	10.0	21.0
Application	7.0	3.0
Applications by Agents	7.0	4.0
Change of Customer's Installation.....	8.0	11.0
Continuity of Service.....	8.0	9.0
Customer Billing.....	9.0	16.0
Delinquent Bills	7.0	8.0
Extensions	7.0	6.0
Filing of Contracts.....	10.0	25.0
General Information.....	7.0	1.0
Inspection of Customer's Installation.....	9.0	13.0
Limitation of Use.....	8.0	10.0
Meter Accuracy Requirements	10.0	24.0
Meters.....	10.0	20.0
Payment of Water and Wastewater Service Bills Concurrently.....	10.0	18.0

(Continued to Sheet No. 6.1)

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 6.0)

	<u>Sheet Number:</u>	<u>Rule Number:</u>
Tariff Dispute	7.0	2.0
Protection of Company's Property.....	8.0	12.0
Refusal or Discontinuance of Service.....	7.0	5.0
Right-of-way or Easements	9.0	15.0
Termination of Service.....	9.0	17.0
Type and Maintenance	7.0	7.0
Unauthorized Connections - Water	10.0	19.0

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.
- The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.
- 2.0 TARIFF DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled Your Water and Wastewater Service, prepared by the Florida Public Service Commission.
- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.
- 8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 8.0)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 7.0)

9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued on Sheet No. 9.0)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 8.0)

- 13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

- 14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

- 15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

- 16.0 CUSTOMER BILLING - Bills for water service will be rendered Monthly, Bimonthly, or Quarterly as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

- 17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 10.0)

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 9.0)

- 18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.
- 19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.
- 21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.
- 22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.
- 24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

	<u>Sheet Number</u>
Customer Deposits	14.0
General Service, GS.....	12.0
Meter Test Deposit	15.0
Miscellaneous Service Charges	16.0
Residential Service, RS.....	13.0

GARY DEREMER
ISSUING OFFICER
PRESIDENT
TITLE

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - N/A
- RATE - N/A

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD -
- RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 17.28
3/4"	\$ 25.92
1"	\$ 43.22
1 1/2"	\$ 86.41
2"	\$ 136.27
3"	\$ 276.51
4"	\$ 432.04
	\$
Charge per 1,000 gallons	\$ 2.17

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.
- EFFECTIVE DATE -
- TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"		
All Others	2 x average bill	2 x average bill

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

<u>METER SIZE</u>	<u>FEE</u>
5/8" x 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE - This charge may be levied when payment has not been made within 21 days after the bill has been mailed or presented.

RETURN CHECK CHARGE - This charge may be levied pursuant to Section 68.065, Florida Statutes, when a customer pays by check and that check is dishonored by the customer's banking institution.

CONVENIENCE CHARGE - This charge may be levied when a customer opts to pay their utility bill by debit/credit card either online or by telephone.

(Continued to Sheet No. 16.1)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 16.0)

Water Miscellaneous Service Charges

	Normal Hours	After Hours
Initial Connection Fee	\$22.00	\$43.00
Normal Reconnection Fee	\$22.00	\$43.00
Violation Reconnection Fee	\$22.00	\$43.00
Premises Visit Fee	\$22.00	\$43.00
Late Payment Charge	\$ 5.00	N/A
Non-Sufficient Funds (NSF) Charge	As Set Forth in Section 68.065(2), Florida Statutes	
Convenience Charge	\$ 2.60	

EFFECTIVE DATE -TYPE OF FILING – Transfer of Certificate

 GARY DEREMER
 ISSUING OFFICER

 PRESIDENT
 TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 16.1)

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

METER TAMPERING CHARGE – Unauthorized connections to, or tampering with the Company's meters, meter seals, or metering equipment or evidence thereof, which would cause the meter to fail to register or to register inaccurately, shall subject the Customer to prosecution under the laws of the State of Florida; to an adjustment for correction of prior bills for services rendered; and to liability for reimbursement of the Company of any and all actual expenses incurred pursuant to the repair or damaged meters, meter seals, or metering equipment. This charge shall only be levied after a service representative has determined that the Company's meters, meter seals, or metering equipment have been tampered with. In the event that a determination of tampering has been made by the service representative, the Company shall notify the Customer of the intent of the Company to assess a meter tampering charge, the grounds and/or evidence underlying the charge, and the Customer's ability to contest this charge with the Florida Public Service Commission. In the event that the Customer initiates a customer complaint and/or disputes the assessment of said charge with the Florida Public Service Commission, the Company shall not discontinue service to the Customer due to any unpaid disputed amounts until the complaint is closed by the staff of the Florida Public Service Commission.

INVESTIGATION OF METER TAMPERING CHARGE – In the event that an investigation reveals evidence of unauthorized connections to, or tampering with the Company's meters, meter seals or metering equipment, the Company may assess a penalty not to exceed \$50 for the reimbursement of extra expenses incurred as a result of the investigation. This charge will only be levied after a service representative has visited the premises and said representative has determined that the Company's meters, meter seals, or metering equipment have been tampered with. In the event that a determination of tampering has been made by the service representative, the Company shall notify the Customer of the intent of the Company to assess a meter tampering charge, the grounds and/or evidence underlying the charge, and the Customer's ability to contest this charge with the Florida Public Service Commission. In the event that the Customer initiates a customer complaint and/or disputes the assessment of said charge with the Florida Public Service Commission, the Company shall not discontinue service to the Customer due to any unpaid disputed amounts until the complaint is closed by the staff of the Florida Public Service Commission.

Schedule of Miscellaneous Service Charges

Meter Tampering charge	Actual Cost
Investigation of Meter Tampering Charges	\$50.00

EFFECTIVE DATE -TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

<u>Description</u>	<u>Sheet Number</u>
Schedule of Charges	19.0
Service Availability Policy	18.0

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

SERVICE AVAILABILITY POLICY

TERMS & ABBREVIATIONS

- 1.0 **"ACTIVE CONNECTION"** - Means a connection to the Company's system at the point of delivery of service, whether or not service is currently being provided.
- 2.0 **"BACK FLOW PREVENTOR"** - Means a valve or device installed in order to prevent contamination of the potable water in the lines of the Company by virtue of a cross connection or flow from the Customers' property into the Company's system.
- 3.0 **"CONTRIBUTION(S)-IN-AID-OF-CONSTRUCTION" (CIAC)** - Means any amount or item of money, services, or property received by the Company from an Applicant, any portion of which is provided at no cost to the Company, which represents an addition or transfer to the capital of the Company, and which is utilized to offset the acquisition, improvement, or construction costs of the Company's property, facilities, or equipment used to provide utility services to the public. The term includes plant capacity charges, main extension charges, meter and service installation charges.
- 4.0 **"CONTRIBUTOR"** - Means a person, builder, developer or other entity who makes a contribution-in-aid-of-construction.
- 5.0 **"CUSTOMER CONNECTION CHARGE"** - Means any payment made to the Company for the cost of installing a connection from the Company's water or wastewater lines, including but not limited to the cost of piping and the meter installation fee.
- 6.0 **"CUSTOMER INSTALLATION"** - Means all pipes, shut-offs, valves, fixtures, and appliances or apparatus of every kind and nature which are located on the Customer's side of the "Point of Delivery" and used in connection with or forming part of the installation necessary for rendering water service to the Customer's premises regardless of whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 7.0 **"DEVELOPER'S AGREEMENT"** - Means a written agreement setting forth in detail the terms and conditions under which the Company will render services to a developer's property.
- 8.0 **"ECONOMIC FEASIBILITY"** - Means a test by which the operating income of the Company to be earned from prospective customers within the area to be served by a proposed expansion of facilities is divided by the investment in such facilities to determine if the Company will earn a fair return on its investment in the proposed extension.
- 9.0 **"EQUIVALENT RESIDENTIAL CONNECTION" (ERC)** - Means (a) 350 gallons per day, (b) the number of gallons the Company demonstrates is the average daily flow for a single residential unit, or (c) the number of gallons which has been approved by the Department of Environmental Protection for a single residential unit.

(Continued to Sheet No. 18.1)

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.2)

TERMS & ABBREVIATIONS

- 10.0 **"GUARANTEED REVENUE AGREEMENT"** - Means a written agreement by which an applicant agrees to pay a charge designed to cover the Company's costs including, but not limited to, the cost of operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the Company, for facilities that are subject to the agreement, a portion of which may not be used and useful to the Company or its existing customers.
- 11.0 **"HYDRAULIC SHARE"** - Means the pro rata share of the capabilities of the Company's facilities to be made available for service to the contributor. The pro rata share is multiplied by the unit cost (per gallon) of providing the facilities to determine the proportional share of the cost to be borne by the contributor.
- 12.0 **"INSPECTION FEE"** - Means either the actual or the average cost to the Company of inspecting, or having inspected, the facilities constructed by a contributor or by an independent contractor for connection to the facilities of the Company.
- 13.0 **"MAIN EXTENSION CHARGE"** - Means a charge made by the Company for the purpose of covering all or part of the Company's capital costs in extending its off-site water or wastewater facilities to provide service to specified property. The charge is determined on the "Hydraulic Share" basis or other acceptable method reasonably related to the cost of providing the service.
- 14.0 **"METER INSTALLATION FEE"** - Means the amount authorized by the Commission which is designed to recover the cost of installing the water measuring device at the Point of Delivery including materials and labor required.
- 15.0 **"OFF-SITE FACILITIES"** - Means either the water transmission mains and facilities or the wastewater collection trunk mains and facilities, including, but not limited to, manholes, wastewater force mains and wastewater pumping stations, the purpose of which is either to provide water service to properties within the service territory of the service Company or to collect wastewater received from properties within the territory.
- 16.0 **"ON-SITE FACILITIES"** - Means the portion of the water distribution system or the wastewater collection and treatment system that has been, or is to be, located wholly within the property to which service is to be extended. If off-site facilities cross the property of the Customer via an easement, the on-site facilities shall mean the water distribution system or the wastewater collection system that is located on the Customer's property, exclusive of the off-site facilities.
- 17.0 **"REFUNDABLE ADVANCE"** - Means money paid or property transferred to the Company by the Applicant for the installation of facilities which may not be used and useful for a period of time. The advance is made to temporarily defray the Company's costs so that the proposed extension may be rendered economically feasible and, in turn, so that service may be obtained. As additional Customers connect to the system, portions of the advance will be returned to the Applicant over a specified period of time in accordance with a written agreement.

(Continued to Sheet No. 18.2)

EFFECTIVE DATE -TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.1)

TERMS & ABBREVIATIONS

- 18.0 **"SERVICE AVAILABILITY POLICY"** - Means the section of the Company's tariff which sets forth a uniform method of determining the plant capacity charge or other charges to be paid and conditions to be met, by Applicants for service in order to obtain water or wastewater service.
- 19.0 **"SPECIAL SERVICE AVAILABILITY CONTRACT"** - Means an agreement for charges for the extension of service which is not provided for in the Company's Service Availability Policy.
- 20.0 **"SYSTEM (PLANT) CAPACITY CHARGE"** - Means the charge made by the Company for each new connection to the system which charge is designed to defray a portion of the cost of the utility system.
- 21.0 **"UTILITY SERVICE FEES"** - Means fees that the Company will credit against the Service Availability Charges that are effective at the time application for service is made.
- 22.0 **"TREATMENT FACILITIES"** - Treatment Facilities means the facilities used for the production and treatment of water or for the treatment and disposal of wastewater.

(Continued to Sheet No. 18.3)

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.2)

SERVICE AVAILABILITY POLICY

- I. **PURPOSE** The Company is implementing this Service Availability Policy (hereinafter "Policy") to set forth the terms and conditions under which the Company will be the sole provider of service from Company facilities to individual or developer Applicants within its certificated area; and describes the charges which are intended to defray portions of the costs associated with existing and new facilities of the Company in a fair and nondiscriminatory manner.
- II. **APPLICABILITY** The provisions of this policy are applicable to all Customers and potential customers within the Certificated Service Area of the Company.
- III. **GENERAL PROVISIONS** The following provisions apply to all extensions to the Company's facilities. No service will be provided until the Company receives the Commission's approval, as provided below, and where applicable, all terms of Section 367.045, Florida Statutes are met. The Applicant must agree to pay all costs associated with a request for service that requires an expansion of the Company's exclusive service area which is set forth in its Certificate of Authorization.
 1. **Commission Approval** The terms and conditions of the Company's Service Contracts, Developer's Agreements and Refundable Advance Agreements are subject to the approval of the Commission as outlined below:
 - a. Extensions that are in accordance with the Standard Service Contract, Standard Developer's and/or Standard Refundable Advance Agreements, approved by the Commission for use with this Service Availability Policy, will not need additional Commission approval.
 - b. Where situations exist that are not provided for in the Company's standard agreements, the Company may enter into a Special Service Availability Contract with a developer provided, however, that the Commission approve said Special Service Availability Contract before any extension is made.
 - c. Approval of a developer's agreement does not preclude the Commission from affecting its provisions in the future if, pursuant to Commission approval, the terms and conditions of the Company's service availability policy are changed.
 2. **Extension Only Within Certificated Service Areas** The Company will make extensions to its facilities, to all customers within its certificated service area as may be required by one or more customers, provided the revenues to be derived therefrom shall be sufficient to afford a fair and reasonable return on the Company's investment in providing the service. To this end the Company will require, depending upon the specific circumstances, conveyance of title as described in Section V-3-b of this Service Availability Policy, service availability charges, refundable advances, contributions-in-aid-of-construction (CIAC), and/or allowance for funds prudently invested (AFPI) charges be paid by the Applicant.

(Continued to Sheet No. 18.4)

EFFECTIVE DATE -

TYPE OF FILING – Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.3)

3. **Extensions Where Economically and Operationally Feasible** If service is requested for property not in the Company's existing Certificated Service Area, the Company may agree to provide service where economically and operationally feasible subject to appropriate approval(s) from regulatory authorities.
4. **Obligations of the Company** As provided in this policy, the Company's obligations are to extend its existing facilities within its Certificated Service Area, and to provide service to all customers within its certificated area under the terms and conditions herein. The Company will respond to each Applicant within 30 days. Where a proposed main extension is involved, only those services specifically provided for in the Company's Commission-approved Service Contracts, Developer's Agreements or Refundable Advance Agreements, which are properly executed by the Applicant and the Company, shall obligate the Company to perform any task, or furnish any service to an Applicant or any other party.
5. **General Application for Service** The Commission requires that all Applicants for utility services within its certificated area shall make a written request (Application) for the service desired from the Company. (The Company's Application Form is in SECTION VII - MISCELLANEOUS of this tariff). This application is notice to the Company that service is desired and an expression of the Applicant's willingness to conform to the Company's policies, tariffs, rules and regulations which are in effect and on file with the Commission.
6. **On-Site Facilities** The Company shall be entitled to inspect all connections (including on-site facilities) to Company facilities. The Applicant shall reimburse the Company for all costs associated with the performance of these inspections.
7. **Refusal of Service** The Company may refuse commencement of service to an Applicant for any of the following reasons:
 - a. **Proposed Service is not lawful.** The proposed service is not lawful under the current Statutes and Rules of the Commission, or
 - b. **Conditions not yet met.** A condition of the Service Availability Policy, Service Contract, Developer's Agreement or Refundable Advance Agreement has not yet been met, or
 - c. **Adverse effects on existing customers.** The proposed service would adversely affect the quality or reliability of service to existing customers (e.g. capacity of existing Company facilities is insufficient), or
 - d. **Economic feasibility.** The proposed service is not economically feasible as defined in Chapter 25-30.515, Florida Administrative Code (Commission Rules), or
 - e. **Property outside certificated service area.** Property for which service is requested is outside of the Company's certificated service area and the Company has determined that extension of its certificated service area is not economically justified.

(Continued to Sheet No. 18.5)

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

 GARY DEREMER
 ISSUING OFFICER

 PRESIDENT
 TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.4)

SERVICE AVAILABILITY POLICY

V. **MAIN EXTENSION RULES** Where there is not an existing main available, the Company will extend its main to provide service provided the Applicant has first entered into a Commission-approved Service Contract, Developer's Agreement or Refundable Advance Agreement with the Company.

1. **Applications for Main Extensions** Whenever an extension to one of the Company's mains is involved, it shall be in accordance with the following rules:

Any Applicant shall, in addition to the general application for service, make a written request regarding the specific main extension desired from the Company. Said application, as required by Commission Rules (Chapter 25-30.525, Florida Administrative Code) shall include, but not be limited to the following information, if applicable:

- a. A legal description of the property including reference to section, township and range.
- b. A drawing of the property showing its boundaries.
- c. The present zoning classification of the property.
- d. A plat map.
- e. Three sets of a site and utility plan (and floor plan for commercial developments).
- f. The intended land use of the development, including densities and types of use.
- g. The name and address of the person or entity making the application for extension of service.
- h. The nature of the Applicant's title to or interest in the described property.
- i. The date, or estimated date, service will be needed.

2. **Rules for Extending Mains to a Single Residence or a Single Commercial Facility** Where an extension of the Company's facilities is required to provide service to a single residence or a single commercial facility, the Company will furnish a cost estimate of the proposed extension, a preliminary sketch of the extension, and the terms and conditions to be contained in the Service Contract necessary for service to be extended.

3. **Rules for Extending Mains to Developer Facilities** Service to a developer requiring an extension of the Company's facilities will be conducted under the terms and conditions of a Developer's Agreement or a Refundable Advance Agreement wherein the Company will negotiate with the developer whether it will design, construct and install extensions from existing facilities to the property to be served or have the developer undertake these activities. If the company installs the necessary facilities, it will prepare a Developer's Agreement detailing the cost estimate and other items necessary for such extensions to be made. If the developer is to perform the design, construction and installation, the developer must obtain approval of the Company as outlined in the Commission's Rules. Developer's Agreements are subject to the approval of the Commission and shall be in accordance with the following:

(Continued to Sheet No. 18.6)

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.5)

- a. **Existing facilities to a development.** If the request is for service to a development, and the provision of service will be by the extension of existing facilities through Company investment, the Company shall be responsible for all engineering, planning, design, and construction.
- b. **Developer providing facilities.** If the request is for service to a development and the developer will be providing the necessary facilities for the extension, or will be paying for the construction of the facilities, the developer shall be responsible for the planning, design, and development of construction drawings needed to extend the existing facilities to serve the proposed development. The plans, designs and development drawings shall be in accordance with applicable laws or ordinances. The Company will furnish general construction specifications, an estimate of all costs to be borne by the developer (including all applicable Service Availability Charges) that are in addition to the costs of the facilities the developer is to construct, and a quotation of advances to be made upon execution of a Developer's Agreement. By way of further explanation, the Developer will be responsible for the following:
- (1) **Design of new water facilities.** The developer will retain the services of a registered professional engineer to prepare all plans and specifications for water facilities (hereinafter "facilities") to connect to the Company's facilities at points designated by the Company. Said plans and specifications must be approved by the Company prior to submission to any regulatory agency for review.
 - (2) **Approvals and permits.** The developer shall be required to obtain all necessary approvals and permits for construction of the new facilities from the appropriate regulatory agencies.
 - (3) **Construction of facilities.** The developer will, at its own expense, construct and install all facilities in accordance with the plans and specifications as approved by the Company. Additionally, the developer shall be responsible for certifying to the appropriate regulatory agency that the facilities have been installed and tested in accordance with the plans and specifications prepared by the developer's engineer.
 - (4) **Warranty on workmanship.** The developer shall warrant all facilities against defect in materials and workmanship for a period of one year from the date of acceptance of said facilities by the Company.
 - (5) **Inspection of facilities.** The Company shall have the right to inspect the construction of the facilities and to recommend reasonable changes. Additionally, within sixty (60) days after the completion and certification of the facilities, the Company may perform an inspection of the facilities. The developer shall reimburse the Company for all costs associated with the performance of these inspections, as provided for in this tariff.

r
(Continued to Sheet No. 18.7)

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.6)

- (6) **Conveyance of title.** Prior to a letter of acceptance being issued by the Company, the developer shall immediately convey title of the facilities to the Company, and before accepting the responsibility for operation and maintenance of the facilities, the developer shall provide, without charge to the Company, the following information:
- (a) Cost Report - which shall detail, as provided for in the National Association of Regulatory Commissioners (NARUC) Uniform System of Accounts, all costs incurred in the construction of the facilities, including engineering, inspection, and administrative costs,
 - (b) Three copies of "As-Built-Plans" - Shall be 24"x36" Mylar, showing precise location of all lines and appurtenances in relation to an identifiable property line or referenced monument,
 - (c) Easements - as required,
 - (d) Contractor's waiver and release of lien,
 - (e) Contractor's Letter of Warranty or Developer's Contract Bond,
 - (f) Absolute Bill of Sale,
 - (g) All required fees and charges.
4. **Company Extends for Its Own Future Benefit** If the company installs (or has installed) facilities for its future benefit capacity in excess of what would normally be required for the requested extension, the incremental cost for this excess capacity shall not be included in cost estimates to Applicants; and shall be the Company investment or recovered by a Refundable Advance Agreement.
- VI. **SERVICE AVAILABILITY CHARGES** The following charges will be applied, if applicable. The charges are subject to change from time to time as deemed necessary by the Company and the Commission. These charges are defined as a CIAC, and do not entitle the Applicant to any rights of ownership. The Company will own and maintain the facilities for which these charges are levied. The specific charges, as approved by the Commission and provided in the rates portion of this tariff, are described as follows:

(Continued to Sheet No. 18.8)

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.7)

1. **Plant Capacity Charges** The Company will collect a fee, designed to defray a portion of the cost of the facilities not covered in other Service Availability Charges.
2. **Meter Installation Charges** The Company will collect, for water service installations, a fee to cover the costs required to install a meter, including meter boxes, fittings, etc. at the point of delivery.
3. **Service Installation Charges** The Company will collect a fee to cover the costs required to install a service line from the Company's main to the point of delivery.
 - a. **Short Service** - Tapping into the main line, which would be located on the same side of the street as property to be served and putting in the service line.
 - b. **Long Service** - Tapping into the main line, which would be located on the opposite side of an "unpaved" road of the property to be served and putting in the service line.
 - c. **Long Service** - Tapping into the main line, which would be located on the opposite side of "paved" road of property to be served. Putting in the service line by method of jacking or boring the service line under the street.
4. **Main Extension Charges** The Company will collect a fee to offset a portion of the cost of the mains. Where there is an existing main available, the charges to the Applicant will be the charges as provided in this tariff. Where there is not an existing main available, the charges to the Applicant for the Company to extend its main to service the Applicant will be the actual cost, which will be recovered either through a Service Contract, Developers Agreement or Refundable Advance Agreement, all of which are subject to prior Commission approval.
5. **Allowance for Funds Prudently Invested (AFPI)** The Company will collect Commission-approved fee designed to cover the carrying costs of actual Company investment in plant prudently constructed for future customer use. Such investment will include plant and may include distribution lines, and will be applicable to all NEW connections utilizing such plant. When application is made for service, AFPI charges will be collected at the same time that payment(s) are made for other Service Availability Charges. The AFPI charge will increase for the maximum period allowed by the Commission, after which time it will remain constant. It will continue to be charged to all NEW connections until such time as the total Equivalent Residential Connections (ERC's) equal or exceed the capacity of the plant for which the charge is being collected.
6. **Inspection Fee** - Not applicable
7. **Backflow Prevention Device** Customers who wish to have reclaimed water service must pay a fee for a backflow prevention device which the Company will install on the Customer's water service line. This requirement is mandated by the Florida Department of Environmental Protection to prevent any possible cross-connection or backflow from contaminating the water supply line with reclaimed water. The Company may also require Customers with other cross-connection hazards to install and pay for a backflow prevention device as specified by Company engineers.

(Continued to Sheet No. 18.9)

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

(Continued from Sheet No. 18.8)

VII. **SPECIAL CONDITIONS** Under certain circumstances, as outlined below, special funding arrangements will be necessary or have been arranged for payment of the charges described in this Service Availability Policy.

1. **Refundable Advances** Where extensions are required for contiguous properties for which service has not yet been provided (hereinafter "Qualified Property") and, where the Company determines that an extension is economically justified or is appropriate to improve system reliability or enhance the quality of service to existing customers; a separate Refundable Advance Agreement may be undertaken by the Applicant and the Company, at the time of the request for service, temporarily defray the cost of any off-site extension of mains and other facilities necessary to provide service to the Applicant's property.
 - a. **Basis of Refundable Advance.** The amount of the refundable advance will be based on the actual cost of the off-site mains and other facilities. Such facilities shall be designed and constructed in accordance with the Company's plans for service to the immediate surrounding area.
 - b. **Charges Paid by the Applicant.** Charges paid by the Applicant over and above the Applicant's hydraulic share of the facilities shall be refunded, interest free, in accordance with the terms and conditions of a Commission-approved Refundable Advance Agreement which the Company will execute with the Applicant.
 - c. **Prorated Share of the Capacity.** The Company will collect fees from other Applicants of the Qualified Property based upon their prorated hydraulic share of the facilities. Within sixty (60) days of collection of said fees by the Company, a refund of said fees shall be made to the Applicant in accordance with the Refundable Advance Agreement.
 - d. **Limits on Refund.** Notwithstanding any other provisions of this section, the life of the Refundable Advance Agreement shall be as provided in the Agreement, after which time the balance of any possible refund not already made to the Applicant pursuant to the terms and conditions of the Refundable Advance Agreement will be retained by the Company and such Refundable Advance Agreement will be canceled. In no event shall an Applicant recover an amount (without interest) greater than the difference between the capitalized cost of such improvements and the Applicant's own hydraulic share of the cost of such improvements.

EFFECTIVE DATE -TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

SERVICE AVAILABILITY CHARGES

Service Availability Charges

Meter Installation Fee
All meter sizes

Water
\$82.00

EFFECTIVE DATE -

TYPE OF FILING - Transfer of Certificate

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
APPLICATION FOR WATER SERVICE	21.0
COPY OF CUSTOMER'S BILL	22.0

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

APPLICATION FOR WATER SERVICE

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

PINE HARBOUR WATERWORKS, INC.

WATER TARIFF

COPY OF CUSTOMER'S BILL

GARY DEREMER
ISSUING OFFICER

PRESIDENT
TITLE

EXHIBIT N
Rule 25-30.037(2)(t)

The proposed net book value of the system as of the date of the proposed transfer, and a statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested. If rate base has been established by this Commission, provide the docket and the order number. In addition, provide a schedule of all subsequent changes to rate base.

The net book value was last established by the PSC in Order No. 24273, issued March 21, 1991, in Docket No. 900525-WU.

Based on the 2015 Annual Report on file with the PSC, it appears that the utility has over-depreciated its utility plant in service. The Plant in Service (less land) equates to \$89,445; while the Accumulated Depreciation equates to \$94,386. Land should not be depreciated.

Therefore, the proposed net book value of the water system as of December 31, 2015 is as follows:

Water:

Plant in Service:	\$ 89,445
Land	5,000
Accumulated Depreciation:	(89,445)
CIAC:	(33,453)
Accumulated Amortization:	<u>33,453</u>
Net Book Value:	<u>\$ 5,000</u>

In addition, Pine Harbour Water Utilities, LLC. Provided two invoices for 2014 for repairs/replacements that should have been capitalized. Pine Harbour Waterworks, Inc. requests that the staff consider the following invoices in its determination of net plant.

<u>Account</u>	<u>Invoice</u>	<u>Date</u>	<u>Amount</u>
311	447131	09/1/2014	\$2,788.28
330	30847	05/27/2014	\$10,650.00

CLASS "C"

OFFICIAL COPY
Public Service Commission
Do Not Remove From This Office

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU921-15-AR
Sandra S. Wesson
Pine Harbour Water Utilities, LLC
P. O. Box 447
Fruitland Park, FL 34731-0447

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,

2015

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2016 MAR 17 AM 8:22
DIVISION OF
ACCOUNTS & FINANCE

UTILITY NAME: Pine Harbour Water Utiligies LLC

YEAR OF REPORT DECEMBER 31, 2015

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 500	\$	\$	\$ 500
302	Franchises				
303	Land and Land Rights	5000			5000
304	Structures and Improvements	5794			5794
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	7763			7763
308	Infiltration Galleries and Tunnels				
309	Supply Mains	6188			6188
310	Power Generation Equipment				
311	Pumping Equipment	16314			16314
320	Water Treatment Equipment	350			350
330	Distribution Reservoirs and Standpipes	15811			15811
331	Transmission and Distribution Lines	22468			22468
333	Services	5692			5692
334	Meters and Meter Installations				
335	Hydrants	4018			4018
336	Backflow Prevention Devices	4547			4547
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 94445	\$	\$	\$ 94445

UTILITY NAME: Pine Harbour Water Utilities LLC

YEAR OF REPORT
DECEMBER 31, 2015

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	0.036 %	\$ 4981	\$	\$ 0	\$ 4981
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	0.037 %	7930		0	7930
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	0.081 %	9766		503	10269
310	Power Generating Equipment		%	%				
311	Pumping Equipment	15	%	0.067 %	25506		0	25506
320	Water Treatment Equipment	7	%	0.143 %	584		0	584
330	Distribution Reservoirs & Standpipes	33	%	0.03 %	13502		479	13981
331	Trans. & Dist. Mains	38	%	0.026 %	16946		591	17537
333	Services	35	%	0.025 %	4326		142	4468
334	Meter & Meter Installations	17	%	0.058 %	5214		0	5214
335	Hydrants	40	%	0.025 %	3802		114	3916
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 92557	\$	\$ 1829	\$ 94386 *

* This amount should tie to Sheet F-5.

USABlueBook®

Get the Best Treatment™

Remit To:
 P.O. Box 9004
 Gurnee, IL 60031-9004
 TEL: (847) 689-3000
 FAX: (847) 689-3001
 TOLL FREE: 1-800-493-9876
 F.E.I.N.: 52-2418852



INVOICE

INVOICE NO.	PAGE NO.
447131	1 of 1
CUSTOMER NO.	DATE
979938	09/11/14

View online at: <http://usabluebook.billtrust.com>
 Web Enrollment Token: PSS TVS KXV

BILL TO: 979938
 314 1 SP 0.480 E0314X 10473 D1078415133 P2160182 0001:0001

SHIP TO: 01



PLANT TECHNICIANS INC
 PO BOX 447
 FRUITLAND PARK FL 34731-0447

PLANT TECHNICIANS INC
 101 SATELLITE CT
 LEESBURG FL 34748
 USA

Attention: 0001 SANDRA WESSON

CUSTOMER P.O. NO.	SHIP DATE	SLP	TERMS	TAX CODE	SALES ORDER NO.	W/H	FREIGHT	SHIP VIA		
VERBAL SANDRA	09/11/14	AAW	NET 30	FLEXEMPT	918957	44	FXD/PPD	FEDEXFRTPRIORITY		
USA STOCK NO.	DESCRIPTION			ORDERED	SHIPPED	BACKORDER	U/M	PRICE	PER	EXTENSION
CA	CR Released			1	1	0	EA	0.00	EA	0.00
17863	SANDRA WESSON 352-787-2944									
	Zenner Class II Turbine			1	1	0	EA	2,589.95	EA	2,589.95
	6" Direct Read Gallons									
	Ser# 326304									
	1									

THANK YOU for your business!
 1.5% MONTHLY FINANCE CHARGE
 ON AMOUNTS 30 DAYS PAST DUE
 Discounts Apply to Merchandise Only

MERCHANDISE	MISCELLANEOUS	DISCOUNT	TAX	FREIGHT	TOTAL
2,589.95	0.00	0.00	0.00	198.33	2,788.28

Should it become necessary to refer your unpaid balance to a collection agency, a collection fee, not to exceed 25% of the balance referred; plus reasonable attorney's fees; and court costs when necessary, will be added to the balance due.

Please Detach and Return Bottom Portion to Insure Proper Credit to Your Account

USABlueBook®

Get the Best Treatment™

****IMPORTANT****

Please include this customer #
 on the face of your remittance check.

INVOICE NO.	CUSTOMER NO.	DATE	TOTAL
447131	979938	09/11/14	2,788.28

PLANT TECHNICIANS INC
 PO BOX 447
 FRUITLAND PARK FL 34731-0447

REMITTANCE ADDRESS

USABlueBook
 P.O. Box 9004
 Gurnee, IL 60031-9004

PACKING LIST

www.usabluebook.com
 FAX: (847) 689-3030
 TOLL FREE: 1-800-548-1234
 F.E.I.N.: 52-2418852
 INTERNATIONAL DIRECT: (847) 689-3000

SALES ORDER #
PAGE
DATE

REPRINT
918957

1 of 1

09/10/14



01

S
H
I
P
T
O

PLANT TECHNICIANS INC
ATTN: 0001 SANDRA WESSON

101 SATELLITE CT
LEESBURG, FL 34748
USA

B
I
L
L
T
O

PLANT TECHNICIANS INC

PO BOX 447 09/10
FRUITLAND PARK, FL 3473114:54

USA

CUSTOMER P.O. #	ORDER DATE	SLP.	TERMS	W/H	FREIGHT	SHIP VIA			
VERBAL SANDRA	08/06/14	AAW	NET 30	44	FXD/PPD	FEDEXFRTPRIO			
			ASAP or 09/10/14						
USA STOCK #	DESCRIPTION			ORDERED	SHIPPED	BACK ORDER	U/M	PAGE	LOC.
CA	CR Released			1	1		EA		- -
17863	SANDRA WESSON 352-787-2944 Zenner Class II Turbine, 6'' Direct Read, Gallons			1	1		EA	MAS	1A-NE-W1

Thank you for your order. Alice Wittbold

G6

166.0 LBS

Picked by: _____ Checked by: _____ Packed by: _____



Products Contact Us Resources Help

Search input field with 'Go' button

Now In: Flow Metering / Water Meters: Turbine / Zenner Class II Turbine Meter, 6" Direct Read, Gallons, PMTB06US-XB

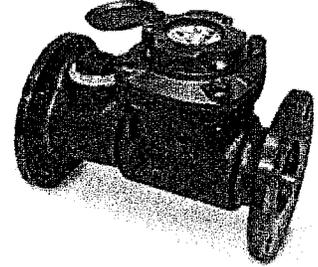
Zenner Class II Turbine Meter, 6" Direct Read, Gallons, PMTB06US-XB

E-mail this product to a friend

- Note: Remote read meters include 5 feet of connecting wire; longer cable sold separately. Strainers are highly recommended for installation upstream to protect the meter and improve accuracy. Strainers sold separately
- Choose from direct read or remote read (includes battery-powered remote digital display)

Item: 17863
Weight: 166.0 lbs
Catalog Price: \$2,589.95

Quantity: 1 [Add to Cart](#) [Add to Wish List](#)



[View larger image](#)

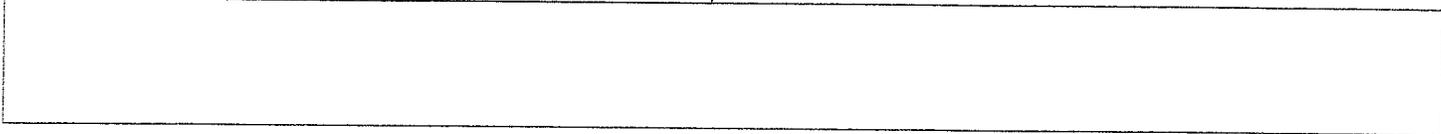
Catalog Page 344

Rugged PMTB series turbine meters provide virtually maintenance-free long-term service. They're designed for potable cold water applications with moderate to high flows and occasional low flows. These meters comply with all performance and material requirements of the AWWA Standard C701, Class II In-Line (High-Velocity) Type.

Install meter in horizontal pipelines with the register facing upwards. 2" meters have 2-bolt oval flanges; 3 to 8" have standard round flanges. Choose from direct read or remote read models. Remote read meters feature a battery-powered wall-mount remote reader with digital display.

Note: Remote read meters include 5 feet of connecting wire; longer cable sold separately. Strainers are highly recommended for installation upstream to protect the meter and improve accuracy. Strainers sold separately.

[Related Accessories](#) [Related Products](#) [Recently Viewed Products](#)



Our Business: [Home](#) | [About Us](#) | [Careers](#) | [Catalog Request](#) | [Contact Us](#) | [Site Map](#)

Resources: [Terms & Conditions](#) | [Return Policy](#) | [Se habla español](#) | [World Service](#)

My Account: [Account Updates](#) | [Order Status](#) | [Order & Payment](#) | [Shipping & Delivery](#) | [Wish List](#) | [Help](#)

Items sold by USABlueBook are intended for use only by professionals in the water and wastewater treatment industry. Many items sold by USABlueBook require supplemental training, licenses or permits for proper use and may be harmful if not used properly.

All content © copyright 2014 by HD Supply Facilities Maintenance Ltd., d/b/a/ USABluebook.

Invoice

Utility Technicians, Inc.

Water and Sewer Specialty Contractor
 State Licensed Utility Contractor #CUC052605

630 Goodbar Ave
 Umatilla, FL 32784
 352-669-5822

DATE	INVOICE #
5/27/2014	30847

PAID
 06/24/2014

BILL TO:
Pine Harbor PO Box 447 Fruitland Park, FL 34731

P.O. NO.	TERMS
	Due on receipt

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Materials, equipment and labor to abrasive blast and repaint the existing 5,000 gallon water tank at Pine Harbor as per proposal #5518 dated 09/25/13 Contract Price	10,650.00	10,650.00

Total Balance Due	\$0.00
--------------------------	---------------

BALANCE OVER 30 DAYS SUBJECT TO A 1.5% FINANCE CHARGE.

You can now pay your bill via Visa/Mastercard!
 Please call 352-669-5822 and we will be glad to assist you.

Utility Technicians, Inc.

Water and Sewer Specialty Contractor
State Licensed Utility Contractor #CUCO32605

Office (352) 669-5822
Fax (352) 669-6037

Proposal

630 Goodbar Avenue
Umatilla, Florida 32784

NAME / ADDRESS

Pine Harbor
PO Box 447
Fruitland Park, FL 34731

DATE 9/25/2013 Proposal # 5518

Job:

Hydro Tank Paint

Furnish all materials, equipment and labor to abrasive blast and repaint the existing 5,000 gallon water tank at Pine Harbor as follows:

Please note that this process requires that your water tank be drained and off line for a minimum of 14 days.

We recommend allowing 3 weeks for this process. This includes 1-2 days of abrasive blasting the interior of the tank, 1 day for the stripe and primer coat on the interior, 1 day for the final coat on the interior, 7 days of good weather for the paint cure time, 1 day to close up the tank and refill, 2 days for Bac-tee sampling of the newly painted tank, and 1-2 days for Bac-Tee results.

Your water plant operator can collect and submit the Bac-tee samples.

TEMPORARY WATER TANK:

Furnish, install, setup and remove a temporary water tank to maintain the water plant operation and water pressure to the system. Please note, to install and connect the temporary tank to your system, there will be an interruption in water service in the system for approximately 6 hours, thus requiring a "2 Day Boil Water Notice" to your customers.

TANK INTERIOR:

All rusted areas where the existing coating has failed will be sandblasted to SSPC #10 near white blast

All areas where the existing coating is sound to be brush blasted to profile the surface.

All sand will be removed from interior prior to painting.

Apply a primer stripe coat on all weld seams with one coat of white in color Tnemec Series N140 NSF61 potable water epoxy 6-8 mills thick.

Apply first primer coat of beige in color of the same 6-8 mills thick to the entire tank interior sides and ends.

Apply finished second coat of white in color of Tnemec Series N140 NSF61 potable water epoxy 6-8 mills thick to the entire tank interior sides and ends.

Total interior finished paint thickness to be 12 to 14 mils thick. Final interior color to be white.

TOTAL:

All material and workmanship is guaranteed for for one year or as stated. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specificaitons involving extra costs will be executed only upon written orders, and will become an additional charge over and above estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Our workers are fully covered by Worker's Compensation Insurance.

Terms: Proposal valid for thirty (30) days from date of proposal. Payment due 15 days from invoice or as stated above.

SIGNATURE: _____

Sandra Wesson
Todd Lealy

DATE: _____

10/2/2013
9/25/2013

ACCEPTANCE OF CONTRACT: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above:

SIGNATURE: _____

DATE: _____

Utility Technicians, Inc.

Water and Sewer Specialty Contractor
State Licensed Utility Contractor #CUCO52605

Office (352) 669-5822
Fax (352) 669-6037

Proposal

630 Goodbar Avenue
Umatilla, Florida 32784

NAME / ADDRESS

Pine Harbor
PO Box 447
Fruitland Park, FL 34731

DATE 9/25/2013 Proposal # 5518

Job:
Hydro Tank Paint

TANK EXTERIOR:

All exterior rusted areas including saddles where the existing coating has failed will be blasted to a SSPC #6 commercial blast. All areas where the existing coating is sound will be brush blasted to profile the surface. Apply a primer stripe coat on all weld seams and blasted areas with one coat of Tnemec series 66 epoxy primer 2-4 mills thick. Apply first primer coat of Tnemec series 66 epoxy primer, 2-4 mills thick to the entire tank exterior sides, tank ends and saddles. Apply a finish coat of Tnemec series 73 polyurethane to the entire tank exterior sides, tank ends and saddles 2-4 mills thick. Total exterior finished paint thickness to be 6-8 mils thick. Finish exterior color to be white or customer's choice.

TOTAL: \$10,650.00 ✓

All material and workmanship is guaranteed for one year or as stated. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an additional charge over and above estimate. All agreements contingent upon strikes, accidents, delays beyond our control. Our workers are fully covered by Worker's Compensation Insurance.

Terms: Proposal valid for thirty (30) days from date of proposal. Payment due 15 days from invoice or as stated above.

SIGNATURE: Todd Lealy DATE: 9/25/2013

ACCEPTANCE OF CONTRACT: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above:

SIGNATURE: Sandra Wesson DATE: 10/3/13

EXHIBIT O
Rule 25-30.037(2)(p)

A statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established or the rate base was last established by the Commission, whichever is later. If the tax returns have not been obtained, provide a description of the steps taken to obtain the tax returns.

See attached Tax Returns for the years 2011 – 2015.

Form **8879-S**

IRS e-file Signature Authorization for Form 1120S

▶ Do not send to the IRS. Keep for your records.

▶ Information about Form 8879-S and its instructions is at www.irs.gov/form8879s.

2015

Department of the Treasury
Internal Revenue Service

For calendar year 2015, or tax year beginning _____, 2015, and ending _____, 20_____

Name of corporation
Pine Harbour Water Utilities LLC

Employer identification number
26-3839121

Part I Tax Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1120S, line 1c)	1	21,937
2	Gross profit (Form 1120S, line 3)	2	21,937
3	Ordinary business income (loss) (Form 1120S, line 21)	3	-6,820
4	Net rental real estate income (loss) (Form 1120S, Schedule K, line 2)	4	0
5	Income (loss) reconciliation (Form 1120S, Schedule K, line 18)	5	-6,819

Part II Declaration and Signature Authorization of Officer (Be sure to get a copy of the corporation's return)

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2015 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at **1-888-353-4537** no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

I authorize RICHARD C SCHULTHEIS, PA to enter my PIN 08852 as my signature
ERO firm name do not enter all zeros
on the corporation's 2015 electronically filed income tax return.

As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2015 electronically filed income tax return.

Officer's signature ▶ _____ Date ▶ _____ Title ▶ Sec

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN. 59985011487
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2015 electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 3112**, IRS e-file Application and Participation, and **Pub. 4163**, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ _____ Date ▶ 2/5/2016

**ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So**

Form 1120S

U.S. Income Tax Return for an S Corporation

COPY

OMB No. 1545-0123

2015

Department of the Treasury Internal Revenue Service

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

For calendar year 2015 or tax year beginning ending

Header section containing: A S election effective date (1/28/2009), B Business activity code number (221300), C Check if Sch. M-3 attached, D Employer identification number (26-3839121), E Date incorporated (1/1/2009), F Total assets (\$31,099), and company details for Pine Harbour Water Utilities LLC.

G Is the corporation electing to be an S corporation beginning with this tax year? Yes No [X] If "Yes," attach Form 2553 if not already filed

H Check if: (1) Final return (2) Name change (3) Address change (4) Amended return (5) S election termination or revocation

I Enter the number of shareholders who were shareholders during any part of the tax year 3

Caution: Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Main table with columns for Income, Deductions, and Tax and Payments. Rows include: 1a Gross receipts or sales (21,937), 1b Returns and allowances, 1c Balance (21,937), 2 Cost of goods sold, 3 Gross profit (21,937), 4 Net gain (loss), 5 Other income (loss), 6 Total income (loss) (21,937), 7-21 Deductions (Total 28,757), 22a-c Excess net passive income or LIFO recapture tax (Total 0), 23a-d 2015 estimated tax payments and 2014 overpayment credited to 2015 (Total 0), 24 Estimated tax penalty, 25 Amount owed (0), 26 Overpayment (0), 27 Enter amount from line 26 Credited to 2016 estimated tax (0).

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below (see instructions)? [X] Yes [] No

Signature of officer Date Title

Paid Preparer Use Only

Preparer information: Print/Type preparer's name (Loren A Moore), Preparer's signature, Date (2/5/2016), Check self-employed if (), PTIN (P00511487), Firm's name (RICHARD C SCHULTHEIS, PA), Firm's EIN (59-3216170), Firm's address (911 W DIXIE AVE), City (LEESBURG), State (FL), Phone no. (352-326-5000), ZIP code (34748).

For Paperwork Reduction Act Notice, see separate instructions.

Form 1120S (2015)

HTA

Schedule B Other Information (see instructions)

- | | | Yes | No |
|---|--|-----|----|
| 1 Check accounting method: a <input checked="" type="checkbox"/> Cash b <input type="checkbox"/> Accrual
c <input type="checkbox"/> Other (specify) ▶ _____ | | | |
| 2 See the instructions and enter the:
a Business activity ▶ Utilities b Product or service ▶ Utility Service | | | |
| 3 At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation | | | X |
| 4 At the end of the tax year, did the corporation:
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below | | | X |

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage of Stock Owned	(v) If Percentage in (iv) is 100%, Enter the Date (if any) a Qualified Subchapter S Subsidiary Election Was Made

- | | | Yes | No |
|---|--|-----|----|
| b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below | | | X |

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

- | | | Yes | No |
|--|--|-----|----|
| 5 a At the end of the tax year, did the corporation have any outstanding shares of restricted stock?
If "Yes," complete lines (i) and (ii) below.
(i) Total shares of restricted stock ▶ _____
(ii) Total shares of non-restricted stock ▶ _____ | | | X |
| b At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments?
If "Yes," complete lines (i) and (ii) below.
(i) Total shares of stock outstanding at the end of the tax year ▶ _____
(ii) Total shares of stock outstanding if all instruments were executed ▶ _____ | | | X |
| 6 Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction? | | | X |
| 7 Check this box if the corporation issued publicly offered debt instruments with original issue discount ▶ <input type="checkbox"/>
If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments. | | | |
| 8 If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see instructions) ▶ \$ _____ | | | |
| 9 Enter the accumulated earnings and profits of the corporation at the end of the tax year. \$ _____ | | | |
| 10 Does the corporation satisfy both of the following conditions?
a The corporation's total receipts (see instructions) for the tax year were less than \$250,000
b The corporation's total assets at the end of the tax year were less than \$250,000
If "Yes," the corporation is not required to complete Schedules L and M-1. | | X | |
| 11 During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?
If "Yes," enter the amount of principal reduction \$ _____ | | | X |
| 12 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions | | | X |
| 13 a Did the corporation make any payments in 2015 that would require it to file Form(s) 1099? | | X | |
| b If "Yes," did the corporation file or will it file required Forms 1099? | | X | |

Schedule K Shareholders' Pro Rata Share Items

		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 21)	1	-6,820
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Interest income	4	1
	5 Dividends: a Ordinary dividends	5a	
	b Qualified dividends	5b	
	6 Royalties	6	
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7	
Deductions	8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a	
	b Collectibles (28%) gain (loss)	8b	
	c Unrecaptured section 1250 gain (attach statement)	8c	
	9 Net section 1231 gain (loss) (attach Form 4797)	9	
	10 Other income (loss) (see instructions) Type ▶	10	
	11 Section 179 deduction (attach Form 4562)	11	
Credits	12a Charitable contributions	12a	
	b Investment interest expense	12b	
	c Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)	
	d Other deductions (see instructions) Type ▶	12d	
	13a Low-income housing credit (section 42(j)(5))	13a	
	b Low-income housing credit (other)	13b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	13c	
Foreign Transactions	d Other rental real estate credits (see instructions) Type ▶	13d	
	e Other rental credits (see instructions) Type ▶	13e	
	f Biofuel producer credit (attach Form 6478)	13f	
	g Other credits (see instructions) Type ▶	13g	
	14a Name of country or U.S. possession ▶	14a	
	b Gross income from all sources	14b	
	c Gross income sourced at shareholder level	14c	
	Foreign gross income sourced at corporate level	14d	
	d Passive category	14e	
	e General category	14f	
f Other (attach statement)	14g		
Alternative Minimum Tax (AMT) Items	Deductions allocated and apportioned at shareholder level	14h	
	g Interest expense	14i	
	h Other	14j	
	Deductions allocated and apportioned at corporate level to foreign source income	14k	
	i Passive category	14l	
	j General category	14m	
	k Other (attach statement)	14n	
	Other information	14o	
	l Total foreign taxes (check one): <input type="checkbox"/> Paid <input type="checkbox"/> Accrued	14p	
	m Reduction in taxes available for credit (attach statement)	14q	
n Other foreign tax information (attach statement)	14r		
Items Affecting Shareholder Basis	15a Post-1986 depreciation adjustment	15a	-1,607
	b Adjusted gain or loss	15b	
	c Depletion (other than oil and gas)	15c	
	d Oil, gas, and geothermal properties—gross income	15d	
	e Oil, gas, and geothermal properties—deductions	15e	
	f Other AMT items (attach statement)	15f	
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a	
	b Other tax-exempt income	16b	
	c Nondeductible expenses	16c	
	d Distributions (attach statement if required) (see instructions)	16d	
	e Repayment of loans from shareholders	16e	

Schedule K		Shareholders' Pro Rata Share Items (continued)	Total amount	
Other Information	17a	Investment income	17a	1
	b	Investment expenses	17b	
	c	Dividend distributions paid from accumulated earnings and profits	17c	
	d	Other items and amounts (attach statement)		
Reconciliation	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14i	18	-6,819

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)		
1	Cash		1,260		501		
2a	Trade notes and accounts receivable						
b	Less allowance for bad debts		0		0		
3	Inventories						
4	U.S. government obligations						
5	Tax-exempt securities (see instructions)						
6	Other current assets (attach statement)						
7	Loans to shareholders						
8	Mortgage and real estate loans						
9	Other investments (attach statement)						
10a	Buildings and other depreciable assets	129,985		129,985			
b	Less accumulated depreciation	99,195	30,790	104,622	25,363		
11a	Depletable assets						
b	Less accumulated depletion		0		0		
12	Land (net of any amortization)		5,000		5,000		
13a	Intangible assets (amortizable only)	500		500			
b	Less accumulated amortization	232	268	265	235		
14	Other assets (attach statement)						
15	Total assets		37,318		31,099		
Liabilities and Shareholders' Equity							
16	Accounts payable						
17	Mortgages, notes, bonds payable in less than 1 year						
18	Other current liabilities (attach statement)				600		
19	Loans from shareholders						
20	Mortgages, notes, bonds payable in 1 year or more						
21	Other liabilities (attach statement)						
22	Capital stock						
23	Additional paid-in capital		136,325		136,325		
24	Retained earnings		(99,007)		(105,826)		
25	Adjustments to shareholders' equity (attach statement)						
26	Less cost of treasury stock						
27	Total liabilities and shareholders' equity		37,318		31,099		

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note: The corporation may be required to file Schedule M-3 (see instructions)

1	Net income (loss) per books	-6,819	5	Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):		a	Tax-exempt interest \$	0
3	Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize):		6	Deductions included on Schedule K, lines 1 through 12 and 14l, not charged against book income this year (itemize):	
a	Depreciation \$		a	Depreciation \$	0
b	Travel and entertainment \$				0
		0	7	Add lines 5 and 6	0
4	Add lines 1 through 3	-6,819	8	Income (loss) (Schedule K, line 18). Line 4 less line 7	-6,819

Schedule M-2 Analysis of Accumulated Adjustments Account, Other Adjustments Account, and Shareholders' Undistributed Taxable Income Previously Taxed (see instructions)

	(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1	Balance at beginning of tax year	-96,007	
2	Ordinary income from page 1, line 21		
3	Other additions	1	
4	Loss from page 1, line 21	-6,820	
5	Other reductions		
6	Combine lines 1 through 5	-102,826	0
7	Distributions other than dividend distributions		
8	Balance at end of tax year. Subtract line 7 from line 6	-102,826	0

Final K-1

 Amended K-1

OMB No. 1545-0123

Schedule K-1 (Form 1120S)

 Department of the Treasury
Internal Revenue Service

2015

 For calendar year 2015, or tax
year beginning _____, 2015
ending _____, 20____

Shareholder's Share of Income, Deductions, Credits, etc.

▶ See back of form and separate instructions.

Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items

1	Ordinary business income (loss)	13	Credits
	-2,274		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income	1	
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15 A	Alternative minimum tax (AMT) items -535
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17 A	Other information 1

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg, FL 34748

C IRS Center where corporation filed return
e-file

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 1
██████-3387

E Shareholder's name, address, city, state, and ZIP code
Robert G Stewart
PO Box 447
Fruitland Park, FL 34731

F Shareholder's percentage of stock ownership for tax year 33.333334%

For IRS Use Only

* See attached statement for additional information.

Robert G Stewart

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -535

Line 17 - Other Information

A Code A - Investment income A 1

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2015

For calendar year 2015, or tax
year beginning _____, 2015
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	13	Credits
	-2,273		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	-536
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg, FL 34748

C IRS Center where corporation filed return
e-file

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 2
██████-8852

E Shareholder's name, address, city, state, and ZIP code
Madeline J Lipsky
PO Box 447
Fruitland Park, FL 34741

F Shareholder's percentage of stock
ownership for tax year 33.333333%

For IRS Use Only

* See attached statement for additional information.

COPY

334-50-8852

Madeline J Lipsky

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -536

Final K-1 Amended K-1

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2015

For calendar year 2015, or tax
year beginning _____, 2015
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.** ▶ See back of form and separate instructions.

Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items			
1	Ordinary business income (loss)	13	Credits
	-2,273		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	-536
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information
* See attached statement for additional information.			

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code

Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg, FL 34748

C IRS Center where corporation filed return
e-file

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 3
██████-2710

E Shareholder's name, address, city, state, and ZIP code

Sandra S Wesson
PO Box 447
Fruitland Park, FL 34731

F Shareholder's percentage of stock
ownership for tax year 33.333333%

For IRS Use Only

Sandra S Wesson

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -536

Form 4562

Depreciation and Amortization (Including Information on Listed Property)

Attach to your tax return.

Department of the Treasury Internal Revenue Service (99)

Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

Table with 3 columns: Name(s) shown on return, Business or activity to which this form relates, Identifying number.

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 5 rows for lines 1-5 and 7-13, and a table for lines 6-12 with columns (a) Description of property, (b) Cost, (c) Elected cost.

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

Table with 3 rows for lines 14, 15, and 16.

Part III MACRS Depreciation (Do not include listed property.)

Section A

Table with 2 rows for lines 17 and 18.

Section B - Assets Placed in Service During 2015 Tax Year Using the General Depreciation System

Table with 7 columns: (a) Classification of property, (b) Month and year placed in service, (c) Basis for depreciation, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction.

Section C - Assets Placed in Service During 2015 Tax Year Using the Alternative Depreciation System

Table with 6 columns: (a) Class life, (b) Month and year placed in service, (c) Basis for depreciation, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction.

Part IV Summary (See instructions.)

Table with 3 rows for lines 21, 22, and 23.

For Paperwork Reduction Act Notice, see separate instructions.

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No 24b If "Yes," is the evidence written? Yes No

Table with 9 columns: (a) Type of property, (b) Date placed in service, (c) Business/investment use percentage, (d) Cost or other basis, (e) Basis for depreciation, (f) Recovery period, (g) Method/Convention, (h) Depreciation deduction, (i) Elected section 179 cost.

25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions). 26 Property used more than 50% in a qualified business use.

27 Property used 50% or less in a qualified business use. 28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1. 29 Add amounts in column (i), line 26. Enter here and on line 7, page 1.

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

Table with 6 main columns for vehicles (a-f) and 2 sub-columns for personal use (Yes/No) for questions 30-36.

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons (see instructions).

Table with 2 columns: Question (37-41) and Yes/No response.

Part VI Amortization

Table with 6 columns: (a) Description of costs, (b) Date amortization begins, (c) Amortizable amount, (d) Code section, (e) Amortization period or percentage, (f) Amortization for this year.

COPY

Line 19 (1120S) - Other Deductions

1	From Form 4562 - Amortization	1	33
2	Bank charges	2	192
3	Continuing Education	3	213
4	Electric	4	901
5	Insurance	5	936
6	Lawn Maintenance	6	2,835
7	Professional Fees	7	1,078
8	Subcontracted Water Testing	8	15,114
9	Total other deductions	9	21,302

Line 18, Sch L (1120S) - Other Current Liabilities

		Beginning	End
1			600
2	Total other current liabilities	0	600

Form 4562 Statement - 1120S

12/31/2015

Item No.	Description of Property	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2015 Deprec.	2015 Accum. Deprec.
----------	-------------------------	------------------------	------------	----------------	---------------------	--------------------	--------	-------------------	---------------	----------------	-----------------	--------	------------------	----------------------------------	--------------	---------------------

Depreciation Detail

MACRS deductions for prior years (Line 17)

Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7.0	200DB	HY	4,345	202	4,547
Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7.0	200DB	HY	5,438	254	5,692
Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7.0	200DB	HY	15,106	705	15,811
Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39.0	SL/GDS	MM	1,036	149	1,185
Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39.0	SL/GDS	MM	4,461	641	5,102
Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7.0	200DB	HY	5,913	275	6,188
Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7.0	200DB	HY	5,035	235	5,270
Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7.0	200DB	HY	15,587	727	16,314
Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7.0	200DB	HY	7,416	346	7,762
Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7.0	200DB	HY	11,466	534	12,000
Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7.0	200DB	HY	21,465	1,002	22,467
Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7.0	200DB	HY	334	16	350
Zenner Class II Turbine	9/11/2014	F-10	100.00%	2,788	0	0	1,394	0	1,394	7.0	200DB	HY	1,593	341	1,934

Total MACRS deductions for prior years (Line 17)

129,985	0	0	1,394	0	128,591
---------	---	---	-------	---	---------

99,195	5,427	104,622
--------	-------	---------

Subtotal Depreciation

129,985	0	0	1,394	0	128,591
---------	---	---	-------	---	---------

99,195	5,427	104,622
--------	-------	---------

Total Amortization (Line 44)

Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15.0	SL	FM	232	33	265
--------------------	----------	------	---------	-----	---	---	---	---	-----	------	----	----	-----	----	-----

Total Amortization (Line 44)

500	0	0	0	0	500
-----	---	---	---	---	-----

232	33	265
-----	----	-----

Total Depreciation and Amortization

130,485	0	0	1,394	0	129,091
---------	---	---	-------	---	---------

99,427	5,460	104,887
--------	-------	---------

Form 4562 Reconciliation

Annual depreciation and amortization (including Sec 168(f) elected amounts)	5,460
Special allowance except listed property (Line 14) - current year assets	0
Special allowance - listed property (Line 25) - current year assets	0
Section 179 amount claimed (includes prior year disallowed)	0
Section 179 amount to be depreciated (Qualified Real Property)	0
Section 179 amount carried forward to future year	0
Section 179 deduction (Line 12) reported on Schedule K	0
Less amortization included in total annual depreciation and amortization (Line 44)	33
Form 4562, Line 22	5,427

COPY

COPY

Line 12 (1120S) - Taxes and Licenses

1	Local property taxes	1	298
2	Tax and License	2	1,169
3	Sub Total	3	1,467
4	Total taxes and licenses	4	1,467

Line 14 (1120S) - Depreciation

1	Depreciation	1	5,427
2	Depreciation claimed on 1125-A and elsewhere on return	2	0
3	Depreciation not claimed on 1125-A and elsewhere on return	3	5,427

Lines 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends

Interest income (line 4)

1	Interest Income	1	1
2	Total interest income	2	1

Line 17a, Sch K (1120S) - Investment Income

A Code A - Investment income

1	Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	1	1
2	Income included on lines 4, 5a, 6 and 10 that is NOT investment income	2	
3	Subtract line 2 from line 1	3	1
4		4	
5		5	
	Total investment income	17a	1

COPY

Sch L (1120S) - Balance Sheets per Books

		Assets		Beginning	Ending
1	Cash	1		1,260	500
2a	Trade notes and accounts receivable	2a			
2b	Less allowance for bad debts	2b			
2c	Net trade notes and accounts receivable	2c		0	0
3	Inventories	3		0	0
4	U.S. government obligations	4			
5	Tax-exempt securities	5			
6	Other current assets	6		0	0
7	Loans to shareholders	7			
8	Mortgage and real estate loans	8			
9	Other investments	9		0	0
10a	Buildings and other depreciable assets	10a		129,985	129,985
10b	Less accumulated depreciation	10b		99,195	104,622
10c	Net buildings and other depreciable assets	10c		30,790	25,363
11a	Depletable assets	11a			
11b	Less accumulated depletion	11b			
11c	Net depletable assets	11c		0	0
12	Land (net of any amortization)	12		5,000	5,000
13a	Intangible assets (amortizable only)	13a		500	500
13b	Less accumulated amortization	13b		232	265
13c	Net intangible assets	13c		268	235
14	Other assets	14		0	0
15	Total assets	15		37,318	31,098
		Liabilities and Capital			
16	Accounts payable	16			
17	Mortgages, notes, bonds payable in less than 1 year	17			
18	Other current liabilities	18		0	600
19	Loans from shareholders	19			
20	Mortgages, notes, bonds payable in 1 year or more	20			
21	Other liabilities	21		0	0
22	Capital stock	22			
23	Additional paid-in capital	23		136,325	136,325
24	Retained earnings	24		-99,007	-105,826
25	Adjustments to shareholders' equity	25		0	0
26	Less cost of treasury stock	26			
27	Total liabilities and shareholders' equity	27		37,318	31,099
End of year balance sheet out of balance by					-1

Sch M-2 (1120S) - Retained Earnings

	Accumulated Adjustments Account	Other Adjustments Account	Shareholders' Undistributed Taxable Income Previously Taxed	Retained Earnings Unappropriated/ Timing Differences	Total Retained Earnings
1 Balance at beginning of tax year	-96,007	0	0	-3,000	-99,007
2 Income from page 1, line 21	0				0
3 Other additions	1	0			1
4 Loss from page 1, line 21	-6,820				-6,820
5 Other reductions	0	0			0
6 Combine lines 1 through 5	-102,826	0	0	-3,000	-105,826
7 Distributions	0	0	0		0
8 Balance at end of tax year	-102,826	0	0	-3,000	-105,826

Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

Line 3 - Other additions	(a) Accumulated adjustments account	(b) Other adjustments account
1 Interest income	1	
2 Total other additions. Enter on line 3, Schedule M-2	1	0

Assets by Classification - 1120S

Pine Harbour Water Utilities LLC 26-3839121

12/31/2015

Item No.	Description of Property ***** indicates DISPOSED	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2015 Deprec.	2015 Accum. Deprec.
7-yr General purpose tools, machinery, and equipment																
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7.0	200DB	HY	4,345	202	4,547
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7.0	200DB	HY	5,438	254	5,692
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7.0	200DB	HY	15,106	705	15,811
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7.0	200DB	HY	5,913	275	6,188
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7.0	200DB	HY	5,035	235	5,270
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7.0	200DB	HY	15,587	727	16,314
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7.0	200DB	HY	7,416	346	7,762
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7.0	200DB	HY	11,466	534	12,000
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7.0	200DB	HY	21,465	1,002	22,467
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7.0	200DB	HY	334	16	350
	Zenner Class II Turbine	9/11/2014	F-10	100.00%	2,788	0	0	1,394	0	1,394	7.0	200DB	HY	1,593	341	1,934
	Total: 7-yr Genl purp tools, mach, equip				99,191	0	0	1,394	0	97,797				93,698	4,637	98,335
Land																
	Land Rights	1/1/2008	N-1	100.00%	5,000	0	0	0	0	5,000	0			0	0	0
	Total: Land				5,000	0	0	0	0	5,000				0	0	0
39-yr Nonresidential and commercial real estate																
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39.0	SL/GDS	MM	1,036	149	1,185
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39.0	SL/GDS	MM	4,461	641	5,102
	Total: 39-yr Nonresidential real estate				30,794	0	0	0	0	30,794				5,497	790	6,287
Amortization - 248 - Corporation organizational expenditures																
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15.0	SL	FM	232	33	265
	Total: Amort - 248 - Corp org expense				500	0	0	0	0	500				232	33	265
	SubTotals				135,485	0	0	1,394	0	134,091				99,427	5,460	104,887
	Less: Disposed Assets				(0)	(0)	(0)	(0)	(0)	(0)				(0)	(0)	(0)
	Ending Totals				135,485	0	0	1,394	0	134,091				99,427	5,460	104,887

COPY

Form **8879-S**

IRS e-file Signature Authorization for Form 1120S

COPY

OMB No. 1545-0123

Do not send to the IRS. Keep for your records.

Information about Form 8879-S and its instructions is at www.irs.gov/form8879s.

2014

Department of the Treasury
Internal Revenue Service

For calendar year 2014, or tax year beginning _____, 2014, and ending _____, 20

Name of corporation

Pine Harbour Water Utilities LLC

Employer identification number

26-3839121

Part I Tax Return Information (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1120S, line 1c)	1	23,762
2	Gross profit (Form 1120S, line 3)	2	23,762
3	Ordinary business income (loss) (Form 1120S, line 21)	3	-12,002
4	Net rental real estate income (loss) (Form 1120S, Schedule K, line 2)	4	0
5	Income (loss) reconciliation (Form 1120S, Schedule K, line 18)	5	-12,001

Part II Declaration and Signature Authorization of Officer (Be sure to get a copy of the corporation's return)

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2014 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

I authorize _____ to enter my PIN _____ as my signature
ERO firm name do not enter all zeros
 on the corporation's 2014 electronically filed income tax return.

As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2014 electronically filed income tax return.

Officer's signature ► _____ Date ► _____ Title ► Member

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

59985011487

do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2014 electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ► _____ Date ► 2/16/2015

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

U.S. Income Tax Return for an S Corporation

COPY

OMB No. 1545-0123

2014

Department of the Treasury
Internal Revenue Service

▶ Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
▶ Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

For calendar year 2014 or tax year beginning _____, ending _____

A S election effective date 1/28/2009	TYPE OR PRINT	Name Pine Harbour Water Utilities LLC	D Employer identification number 26-3839121
B Business activity code number (see instructions) 221300		Number, street, and room or suite no. If a P.O. box, see instructions. 101 Satellite Court	E Date incorporated 1/1/2009
C Check if Sch. M-3 attached <input type="checkbox"/>		City or town State ZIP code Leesburg FL 34748	F Total assets (see instructions) \$ 37,318
		Foreign country name Foreign province/state/county Foreign postal code	

G Is the corporation electing to be an S corporation beginning with this tax year? Yes No If "Yes," attach Form 2553 if not already filed
H Check if: (1) Final return (2) Name change (3) Address change (4) Amended return (5) S election termination or revocation
I Enter the number of shareholders who were shareholders during any part of the tax year ▶ 3

Caution. Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Income	1a	Gross receipts or sales	1a	23,762		
	b	Returns and allowances	1b			
	c	Balance. Subtract line 1b from line 1a			1c	23,762
	2	Cost of goods sold (attach Form 1125-A)			2	
	3	Gross profit. Subtract line 2 from line 1c			3	23,762
	4	Net gain (loss) from Form 4797, line 17 (attach Form 4797)			4	
Deductions (see instructions for limitations)	5	Other income (loss) (see instructions—attach statement)			5	
	6	Total income (loss). Add lines 3 through 5 ▶			6	23,762
	7	Compensation of officers (see instructions — attach Form 1125-E)			7	
	8	Salaries and wages (less employment credits)			8	
	9	Repairs and maintenance			9	10,650
	10	Bad debts			10	
	11	Rents			11	
	12	Taxes and licenses			12	545
	13	Interest			13	
	14	Depreciation not claimed on Form 1125-A or elsewhere on return (attach Form 4562)			14	10,992
	15	Depletion (Do not deduct oil and gas depletion.)			15	
	16	Advertising			16	
	17	Pension, profit-sharing, etc., plans			17	
	18	Employee benefit programs			18	
	19	Other deductions (attach statement)			19	13,577
20	Total deductions. Add lines 7 through 19 ▶			20	35,764	
21	Ordinary business income (loss). Subtract line 20 from line 6			21	-12,002	
Tax and Payments	22a	Excess net passive income or LIFO recapture tax (see instructions)	22a			
	b	Tax from Schedule D (Form 1120S)	22b			
	c	Add lines 22a and 22b (see instructions for additional taxes)			22c	0
	23a	2014 estimated tax payments and 2013 overpayment credited to 2014	23a			
	b	Tax deposited with Form 7004	23b			
	c	Credit for federal tax paid on fuels (attach Form 4136)	23c			
	d	Add lines 23a through 23c			23d	0
24	Estimated tax penalty (see instructions). Check if Form 2220 is attached ▶ <input type="checkbox"/>			24		
25	Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed			25	0	
26	Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid			26	0	
27	Enter amount from line 26 Credited to 2015 estimated tax ▶ Refunded ▶			27	0	

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer _____ Date _____ Title _____

May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only

Print/Type preparer's name Loren A Moore	Preparer's signature	Date 2/16/2015	Check <input type="checkbox"/> if self-employed	PTIN P00511487
Firm's name ▶ RICHARD C SCHULTHEIS, PA	Firm's EIN ▶ 59-3216170	Phone no. 352-326-5000		
Firm's address ▶ 911 W DIXIE AVE	City LEESBURG	State FL	ZIP code 34748	

Schedule B Other Information (see instructions)

	Yes	No
1 Check accounting method: a <input checked="" type="checkbox"/> Cash b <input type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) ▶ _____		
2 See the instructions and enter the: a Business activity ▶ <u>Utilities</u> b Product or service ▶ <u>Utility Service</u>		
3 At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation		X
4 At the end of the tax year, did the corporation: a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X

(i) Name of Corporation	(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage of Stock Owned	(v) If Percentage in (iv) is 100%, Enter the Date (if any) a Qualified Subchapter S Subsidiary Election Was Made

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below		X
---	--	---

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

5 a At the end of the tax year, did the corporation have any outstanding shares of restricted stock? If "Yes," complete lines (i) and (ii) below. (i) Total shares of restricted stock ▶ _____ (ii) Total shares of non-restricted stock ▶ _____		X
b At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments? If "Yes," complete lines (i) and (ii) below. (i) Total shares of stock outstanding at the end of the tax year ▶ _____ (ii) Total shares of stock outstanding if all instruments were executed ▶ _____		X
6 Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?		X
7 Check this box if the corporation issued publicly offered debt instruments with original issue discount <input type="checkbox"/> If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.		
8 If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see instructions) ▶ \$ _____		
9 Enter the accumulated earnings and profits of the corporation at the end of the tax year. \$ _____		
10 Does the corporation satisfy both of the following conditions? a The corporation's total receipts (see instructions) for the tax year were less than \$250,000 b The corporation's total assets at the end of the tax year were less than \$250,000 If "Yes," the corporation is not required to complete Schedules L and M-1.	X	
11 During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? If "Yes," enter the amount of principal reduction \$ _____		X
12 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions		X
13 a Did the corporation make any payments in 2014 that would require it to file Form(s) 1099?	X	
b If "Yes," did the corporation file or will it file required Forms 1099?	X	

Schedule K Shareholders' Pro Rata Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 21)	1	-12,002
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Interest income	4	1
	5 Dividends: a Ordinary dividends	5a	
	b Qualified dividends	5b	
	6 Royalties	6	
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7	
	8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a	
b Collectibles (28%) gain (loss)	8b		
c Unrecaptured section 1250 gain (attach statement)	8c		
9 Net section 1231 gain (loss) (attach Form 4797)	9		
10 Other income (loss) (see instructions) Type ▶	10		
Deductions	11 Section 179 deduction (attach Form 4562)	11	
	12a Charitable contributions	12a	
	b Investment interest expense	12b	
	c Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)	
d Other deductions (see instructions) Type ▶	12d		
Credits	13a Low-income housing credit (section 42(j)(5))	13a	
	b Low-income housing credit (other)	13b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	13c	
	d Other rental real estate credits (see instructions) Type ▶	13d	
	e Other rental credits (see instructions) Type ▶	13e	
	f Biofuel producer credit (attach Form 6478)	13f	
	g Other credits (see instructions) Type ▶	13g	
Foreign Transactions	14a Name of country or U.S. possession ▶		
	b Gross income from all sources	14b	
	c Gross income sourced at shareholder level	14c	
	Foreign gross income sourced at corporate level		
	d Passive category	14d	
	e General category	14e	
	f Other (attach statement)	14f	
	Deductions allocated and apportioned at shareholder level		
	g Interest expense	14g	
	h Other	14h	
	Deductions allocated and apportioned at corporate level to foreign source income		
	i Passive category	14i	
	j General category	14j	
	k Other (attach statement)	14k	
Other information			
l Total foreign taxes (check one): ▶ <input type="checkbox"/> Paid <input type="checkbox"/> Accrued	14l		
m Reduction in taxes available for credit (attach statement)	14m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	15a Post-1986 depreciation adjustment	15a	-3,200
	b Adjusted gain or loss	15b	
	c Depletion (other than oil and gas)	15c	
	d Oil, gas, and geothermal properties—gross income	15d	
	e Oil, gas, and geothermal properties—deductions	15e	
	f Other AMT items (attach statement)	15f	
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a	
	b Other tax-exempt income	16b	
	c Nondeductible expenses	16c	
	d Distributions (attach statement if required) (see instructions)	16d	
	e Repayment of loans from shareholders	16e	

Schedule K		Shareholders' Pro Rata Share Items (continued)	Total amount	
Other Information	17a	Investment income	17a	1
	b	Investment expenses	17b	
	c	Dividend distributions paid from accumulated earnings and profits	17c	
	d	Other items and amounts (attach statement)		
Reconciliation	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-12,001

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)		
1	Cash		5,024		1,260		
2a	Trade notes and accounts receivable						
b	Less allowance for bad debts		0		0		
3	Inventories						
4	U.S. government obligations						
5	Tax-exempt securities (see instructions)						
6	Other current assets (attach statement)						
7	Loans to shareholders						
8	Mortgage and real estate loans						
9	Other investments (attach statement)						
10a	Buildings and other depreciable assets	127,197		129,985			
b	Less accumulated depreciation	88,203	38,994	99,195	30,790		
11a	Depletable assets						
b	Less accumulated depletion		0		0		
12	Land (net of any amortization)		5,000		5,000		
13a	Intangible assets (amortizable only)	500		500			
b	Less accumulated amortization	199	301	232	268		
14	Other assets (attach statement)						
15	Total assets		49,319		37,318		
Liabilities and Shareholders' Equity							
16	Accounts payable						
17	Mortgages, notes, bonds payable in less than 1 year						
18	Other current liabilities (attach statement)						
19	Loans from shareholders						
20	Mortgages, notes, bonds payable in 1 year or more						
21	Other liabilities (attach statement)						
22	Capital stock						
23	Additional paid-in capital		136,325		136,325		
24	Retained earnings		(87,006)		(99,007)		
25	Adjustments to shareholders' equity (attach statement)						
26	Less cost of treasury stock						
27	Total liabilities and shareholders' equity		49,319		37,318		

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. The corporation may be required to file Schedule M-3 (see instructions)

1	Net income (loss) per books	-12,001	5	Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):		a	Tax-exempt interest \$	0
3	Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize):		6	Deductions included on Schedule K, lines 1 through 12 and 14l, not charged against book income this year (itemize):	
a	Depreciation \$		a	Depreciation \$	0
b	Travel and entertainment \$				
		0	7	Add lines 5 and 6	0
4	Add lines 1 through 3	-12,001	8	Income (loss) (Schedule K, line 18). Line 4 less line 7	-12,001

Schedule M-2 Analysis of Accumulated Adjustments Account, Other Adjustments Account, and Shareholders' Undistributed Taxable Income Previously Taxed (see instructions)

	(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1	Balance at beginning of tax year	-84,006	
2	Ordinary income from page 1, line 21		
3	Other additions	1	
4	Loss from page 1, line 21	-12,002	
5	Other reductions		
6	Combine lines 1 through 5	-96,007	0
7	Distributions other than dividend distributions		
8	Balance at end of tax year. Subtract line 7 from line 6	-96,007	0

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2014

For calendar year 2014, or tax
year beginning _____, 2014
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.** ▶ See back of form and separate instructions.

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	13	Credits
	-4,000		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income	1	
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	-1,066
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information
		A	1

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code

Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg, FL 34748

C IRS Center where corporation filed return
e-file

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 1
288-56-3387

E Shareholder's name, address, city, state, and ZIP code

Robert G Stewart
PO Box 447
Fruitland Park, FL 34731

F Shareholder's percentage of stock
ownership for tax year 33.333334%

For IRS Use Only

* See attached statement for additional information.

Robert G Stewart

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,066

Line 17 - Other Information

A Code A - Investment income A 1

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Robert G Stewart	Shareholder: 1	Identifying Number 99999 3387
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary

	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	17,441	1	4,000	0	13,442
Loan	0	0	0		0
Total	17,441	1	4,000	0	13,442

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	17,441
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	1
5	Add lines 1 through 4	5	17,442
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	0
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	17,442
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR <input type="checkbox"/> Nondeductible expenses (not to exceed line 8)	9	0
10	Subtract line 9 from line 8	10	17,442
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR <input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	4,000
12	Subtract line 11 from line 10	12	13,442
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	13,442

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR <input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)	8	0
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR <input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)	10	0
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	<u>0</u>
2	Net income from rental real estate activities	2	<u>0</u>
3	Net income from other rental activities	3	<u>0</u>
4	Interest	4	<u>1</u>
5	Ordinary dividends	5	<u>0</u>
6	Royalties	6	<u>0</u>
7	Net short-term capital gain	7	<u>0</u>
8	Net long-term capital gain	8	<u>0</u>
9	Net section 1231 gain	9	<u>0</u>
10	Other income	10	<u>0</u>
11	Tax-exempt interest income	11	<u>0</u>
12	Other tax-exempt income	12	<u>0</u>
	Total income items		<u>1</u>

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	<u>4,000</u>
2	Net loss from rental real estate activities	2	<u>0</u>
3	Net loss from other rental activities	3	<u>0</u>
4	Net short-term capital loss	4	<u>0</u>
5	Net long-term capital loss	5	<u>0</u>
6	Net section 1231 loss	6	<u>0</u>
7	Other loss	7	<u>0</u>
8	Section 179 expense deduction	8	<u>0</u>
9	Charitable contributions	9	<u>0</u>
10	Investment interest expense	10	<u>0</u>
11	Section 59(e)(2) expenditures	11	<u>0</u>
12	Other deductions	12	<u>0</u>
13	Total foreign taxes	13	<u>0</u>
14	Carryforward of prior losses	14	<u>0</u>
	Total loss and expense items		<u>4,000</u>

Nondeductible Expense Items

1	Nondeductible expenses	1	<u>0</u>
2	Carryforward of prior nondeductible expenses	2	<u>0</u>
	Total nondeductible expense items		<u>0</u>

Loss Carryovers

1	Loss items	1	<u>0</u>
2	Nondeductible expense items	2	<u>0</u>

COPY

334-50-8852

Madeline J Lipsky

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,067

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Madeline J Lipsky	Shareholder: 2	Identifying Number 8852
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary

	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	17,439	0	4,001	0	13,438
Loan	0	0	0		0
Total	17,439	0	4,001	0	13,438

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	17,439
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	0
5	Add lines 1 through 4	5	17,439
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	0
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	17,439
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR <input type="checkbox"/> Nondeductible expenses (not to exceed line 8)	9	0
10	Subtract line 9 from line 8	10	17,439
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR <input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	4,001
12	Subtract line 11 from line 10	12	13,438
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	13,438

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR <input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)	8	0
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR <input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)	10	0
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	<u>0</u>
2	Net income from rental real estate activities	2	<u>0</u>
3	Net income from other rental activities	3	<u>0</u>
4	Interest	4	<u>0</u>
5	Ordinary dividends	5	<u>0</u>
6	Royalties	6	<u>0</u>
7	Net short-term capital gain	7	<u>0</u>
8	Net long-term capital gain	8	<u>0</u>
9	Net section 1231 gain	9	<u>0</u>
10	Other income	10	<u>0</u>
11	Tax-exempt interest income	11	<u>0</u>
12	Other tax-exempt income	12	<u>0</u>
	Total income items		<u>0</u>

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	<u>4,001</u>
2	Net loss from rental real estate activities	2	<u>0</u>
3	Net loss from other rental activities	3	<u>0</u>
4	Net short-term capital loss	4	<u>0</u>
5	Net long-term capital loss	5	<u>0</u>
6	Net section 1231 loss	6	<u>0</u>
7	Other loss	7	<u>0</u>
8	Section 179 expense deduction	8	<u>0</u>
9	Charitable contributions	9	<u>0</u>
10	Investment interest expense	10	<u>0</u>
11	Section 59(e)(2) expenditures	11	<u>0</u>
12	Other deductions	12	<u>0</u>
13	Total foreign taxes	13	<u>0</u>
14	Carryforward of prior losses	14	<u>0</u>
	Total loss and expense items		<u>4,001</u>

Nondeductible Expense Items

1	Nondeductible expenses	1	<u>0</u>
2	Carryforward of prior nondeductible expenses	2	<u>0</u>
	Total nondeductible expense items		<u>0</u>

Loss Carryovers

1	Loss items	1	<u>0</u>
2	Nondeductible expense items	2	<u>0</u>

Sandra S Wesson

056-44-2718 **COPY**

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,067

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Sandra S Wesson	Shareholder: 3	Identifying Number ██████-2710
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary

	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	17,439	0	4,001	0	13,438
Loan	0	0	0		0
Total	17,439	0	4,001	0	13,438

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	17,439
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	0
5	Add lines 1 through 4	5	17,439
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	0
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	17,439
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9	0
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)		
10	Subtract line 9 from line 8	10	17,439
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR	11	4,001
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)		
12	Subtract line 11 from line 10	12	13,438
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	13,438

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR	8	0
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)		
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR	10	0
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)		
11	End of year loan basis (subtract line 10 from line 9)	11	0

Sandra S Wesson

Income Items

1	Ordinary income from trade or business activities	1	<u>0</u>
2	Net income from rental real estate activities	2	<u>0</u>
3	Net income from other rental activities	3	<u>0</u>
4	Interest	4	<u>0</u>
5	Ordinary dividends	5	<u>0</u>
6	Royalties	6	<u>0</u>
7	Net short-term capital gain	7	<u>0</u>
8	Net long-term capital gain	8	<u>0</u>
9	Net section 1231 gain	9	<u>0</u>
10	Other income	10	<u>0</u>
11	Tax-exempt interest income	11	<u>0</u>
12	Other tax-exempt income	12	<u>0</u>
	Total income items		<u>0</u>

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	<u>4,001</u>
2	Net loss from rental real estate activities	2	<u>0</u>
3	Net loss from other rental activities	3	<u>0</u>
4	Net short-term capital loss	4	<u>0</u>
5	Net long-term capital loss	5	<u>0</u>
6	Net section 1231 loss	6	<u>0</u>
7	Other loss	7	<u>0</u>
8	Section 179 expense deduction	8	<u>0</u>
9	Charitable contributions	9	<u>0</u>
10	Investment interest expense	10	<u>0</u>
11	Section 59(e)(2) expenditures	11	<u>0</u>
12	Other deductions	12	<u>0</u>
13	Total foreign taxes	13	<u>0</u>
14	Carryforward of prior losses	14	<u>0</u>
	Total loss and expense items		<u>4,001</u>

Nondeductible Expense Items

1	Nondeductible expenses	1	<u>0</u>
2	Carryforward of prior nondeductible expenses	2	<u>0</u>
	Total nondeductible expense items		<u>0</u>

Loss Carryovers

1	Loss items	1	<u>0</u>
2	Nondeductible expense items	2	<u>0</u>

Form 4562

Depreciation and Amortization (Including Information on Listed Property)

Attach to your tax return.

Department of the Treasury Internal Revenue Service (99)

Information about Form 4562 and its separate instructions is at www.irs.gov/form4562.

Table with 3 columns: Name(s) shown on return, Business or activity to which this form relates, Identifying number.

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 5 columns: Line number, Description, (b) Cost, (c) Elected cost, Amount.

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

Table with 3 columns: Line number, Description, Amount.

Part III MACRS Depreciation (Do not include listed property.)

Section A

Table with 3 columns: Line number, Description, Amount.

Section B - Assets Placed in Service During 2014 Tax Year Using the General Depreciation System

Table with 7 columns: (a) Classification of property, (b) Month and year placed in service, (c) Basis for depreciation, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction.

Section C - Assets Placed in Service During 2014 Tax Year Using the Alternative Depreciation System

Table with 6 columns: Line number, Description, Recovery period, Convention, Method, Amount.

Part IV Summary (See instructions.)

Table with 3 columns: Line number, Description, Amount.

For Paperwork Reduction Act Notice, see separate instructions.

Part V Listed Property (Include automobiles, certain other vehicles, certain aircraft, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

24a Do you have evidence to support the business/investment use claimed? Yes No 24b If "Yes," is the evidence written? Yes No

Table with columns (a) Type of property, (b) Date placed in service, (c) Business/investment use percentage, (d) Cost or other basis, (e) Basis for depreciation, (f) Recovery period, (g) Method/Convention, (h) Depreciation deduction, (i) Elected section 179 cost.

25 Special depreciation allowance for qualified listed property placed in service during the tax year and used more than 50% in a qualified business use (see instructions) 25

26 Property used more than 50% in a qualified business use: %

27 Property used 50% or less in a qualified business use: S/L -

28 Add amounts in column (h), lines 25 through 27. Enter here and on line 21, page 1 28 0

29 Add amounts in column (i), line 26. Enter here and on line 7, page 1 29 0

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

Table with columns (a) Vehicle 1, (b) Vehicle 2, (c) Vehicle 3, (d) Vehicle 4, (e) Vehicle 5, (f) Vehicle 6. Rows 30-36 include questions about miles driven and personal use.

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons (see instructions).

Table with columns Yes No. Rows 37-41 include questions about written policy statements and requirements for qualified automobile demonstration use.

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

Part VI Amortization

Table with columns (a) Description of costs, (b) Date amortization begins, (c) Amortizable amount, (d) Code section, (e) Amortization period or percentage, (f) Amortization for this year.

42 Amortization of costs that begins during your 2014 tax year (see instructions):

43 Amortization of costs that began before your 2014 tax year 43 33

44 Total. Add amounts in column (f). See the instructions for where to report 44 33

COPY

Line 19 (1120S) - Other Deductions

1	From Form 4562 - Amortization	1	33
2	Bank charges	2	129
3	Continuing Education	3	563
4	Electric	4	1,109
5	Insurance	5	919
6	Lawn Maintenance	6	2,930
7	Professional Fees	7	1,879
8	Subcontracted Water Testing	8	6,015
9	Total other deductions	9	13,577

Form 4562 Statement - 1120S

12/31/2014

Item No.	Description of Property	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Convention Code	Prior Accum. Deprec., 179, Bonus	2014 Deprec.	2014 Accum. Deprec.
Depreciation Detail																
MACRS deductions for prior years (Line 17)																
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7	200DB	HY	3,939	406	4,345
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7	200DB	HY	4,930	508	5,438
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7	200DB	HY	13,694	1,412	15,106
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39	SL/GDS	MM	887	149	1,036
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39	SL/GDS	MM	3,820	641	4,461
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7	200DB	HY	5,360	553	5,913
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7	200DB	HY	4,564	471	5,035
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7	200DB	HY	14,130	1,457	15,587
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7	200DB	HY	6,723	693	7,416
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7	200DB	HY	10,394	1,072	11,466
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7	200DB	HY	19,459	2,006	21,465
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	303	31	334
	Total MACRS deductions for prior years (Line 17)				127,197	0	0	0	0	127,197				88,203	9,399	97,602
GDS 7-year property (Line 19c)																
	Zenner Class II Turbine	9/11/2014	F-10	100.00%	2,788	0	0	1,394	0	1,394	7	200DB	HY	0	199	1,593
	Total GDS 7-year property (Line 19c)				2,788	0	0	1,394	0	1,394				0	199	1,593
	Subtotal Depreciation				129,985	0	0	1,394	0	128,591				88,203	9,598	99,195
Total Amortization (Line 44)																
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	SL	FM	199	33	232
	Total Amortization (Line 44)				500	0	0	0	0	500				199	33	232
	Total Depreciation and Amortization				130,485	0	0	1,394	0	129,091				88,402	9,631	99,427

Form 4562 Reconciliation

Annual depreciation and amortization	9,631
Special allowance except listed property (Line 14) - current year assets	1,394
Special allowance - listed property (Line 25) - current year assets	0
Section 179 amount claimed (includes prior year disallowed)	0
Section 179 amount to be depreciated (Qualified Real Property)	0
Section 179 amount carried forward to future year	0
Section 179 deduction (Line 12) reported on Schedule K	0
Less amortization included in total annual depreciation and amortization (Line 44)	33
Form 4562, Line 22	10,992

COPY

COPY

Line 12 (1120S) - Taxes and Licenses

1	Local property taxes	1	295
2	Tax and License	2	250
3	Sub Total	3	545
4	Total taxes and licenses	4	545

Line 14 (1120S) - Depreciation

1	Depreciation	1	10,992
2	Depreciation claimed on 1125-A and elsewhere on return	2	0
3	Depreciation not claimed on 1125-A and elsewhere on return	3	10,992

Lines 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends

Interest income (line 4)			
1	Interest Income	1	1
2	Total interest income	2	1

Line 17a, Sch K (1120S) - Investment Income

A Code A - Investment income			
1	Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	1	1
2	Income included on lines 4, 5a, 6 and 10 that is NOT investment income	2	
3	Subtract line 2 from line 1	3	1
4		4	
5		5	
	Total investment income	17a	1

COPY

Sch L (1120S) - Balance Sheets per Books

		Beginning	Ending
Assets			
1	Cash	5,024	1,260
2a	Trade notes and accounts receivable		
2b	Less allowance for bad debts		
2c	Net trade notes and accounts receivable	0	0
3	Inventories	0	0
4	U.S. government obligations		
5	Tax-exempt securities		
6	Other current assets	0	0
7	Loans to shareholders		
8	Mortgage and real estate loans		
9	Other investments	0	0
10a	Buildings and other depreciable assets	127,197	129,985
10b	Less accumulated depreciation	88,203	99,195
10c	Net buildings and other depreciable assets	38,994	30,790
11a	Depletable assets		
11b	Less accumulated depletion		
11c	Net depletable assets	0	0
12	Land (net of any amortization)	5,000	5,000
13a	Intangible assets (amortizable only)	500	500
13b	Less accumulated amortization	199	232
13c	Net intangible assets	301	268
14	Other assets	0	0
15	Total assets	49,319	37,318
Liabilities and Capital			
16	Accounts payable		
17	Mortgages, notes, bonds payable in less than 1 year		
18	Other current liabilities	0	0
19	Loans from shareholders		
20	Mortgages, notes, bonds payable in 1 year or more		
21	Other liabilities	0	0
22	Capital stock		
23	Additional paid-in capital	136,325	136,325
24	Retained earnings	-87,006	-99,007
25	Adjustments to shareholders' equity	0	0
26	Less cost of treasury stock		
27	Total liabilities and shareholders' equity	49,319	37,318
			0
End of year balance sheet out of balance by			

Sch M-2 (1120S) - Retained Earnings

	Accumulated Adjustments Account	Other Adjustments Account	Shareholders' Undistributed Taxable Income Previously Taxed	Retained Earnings Unappropriated/ Timing Differences	Total Retained Earnings
1	-84,006	0	0	-3,000	-87,006
2	0				0
3	1	0			1
4	-12,002				-12,002
5	0	0			0
6	-96,007	0	0	-3,000	-99,007
7	0	0	0		0
8	-96,007	0	0	-3,000	-99,007

Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

	(a) Accumulated adjustments account	(b) Other adjustments account
Line 3 - Other additions		
1 Interest income	1	
2 Total other additions. Enter on line 3, Schedule M-2.	1	0

Assets by Classification - 1120S

Pine Harbour Water Utilities LLC 26-3839121

12/31/2014

Item No.	Description of Property **** indicates DISPOSED	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2014 Deprec.	2014 Accum. Deprec.
<u>7-yr General purpose tools, machinery, and equipment</u>																
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7	200DB	HY	3,939	406	4,345
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7	200DB	HY	4,930	508	5,438
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7	200DB	HY	13,694	1,412	15,106
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7	200DB	HY	5,360	553	5,913
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7	200DB	HY	4,564	471	5,035
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7	200DB	HY	14,130	1,457	15,587
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7	200DB	HY	6,723	693	7,416
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7	200DB	HY	10,394	1,072	11,466
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7	200DB	HY	19,459	2,006	21,465
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	303	31	334
	Zenner Class II Turbine	9/11/2014	F-10	100.00%	2,788	0	0	1,394	0	1,394	7	200DB	HY	0	199	1,593
	Total: 7-yr Genl purp tools, mach, equip				99,191	0	0	1,394	0	97,797				83,496	8,808	93,698
<u>Land</u>																
	Land Rights	1/1/2008	N-1	100.00%	5,000	0	0	0	0	5,000	0			0	0	0
	Total: Land				5,000	0	0	0	0	5,000				0	0	0
<u>39-yr Nonresidential and commercial real estate</u>																
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39	SL/GDS	MM	887	149	1,036
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39	SL/GDS	MM	3,820	641	4,461
	Total: 39-yr Nonresidential real estate				30,794	0	0	0	0	30,794				4,707	790	5,497
<u>Amortization - 248 - Corporation organizational expenditures</u>																
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	SL	FM	199	33	232
	Total: Amort - 248 - Corp org expense				500	0	0	0	0	500				199	33	232
	SubTotals				135,485	0	0	1,394	0	134,091				88,402	9,631	99,427
	Less: Disposed Assets				(0)	(0)	(0)	(0)	(0)	(0)				(0)	(0)	(0)
	Ending Totals				135,485	0	0	1,394	0	134,091				88,402	9,631	99,427

COPY

Detail Report - 1120S

Pine Harbour Water Utilities LLC 26-3839121

12/31/2014

Item No.	Description of Property **** indicates DISPOSED	Date Placed in Service	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Special Allowance	Recovery Basis	Rec Period	Method	Convention Code	Prior Accum. Deprec., 179, Bonus	2014 Current Deprec.	2014 Accum. Deprec.
	Hydrants	1/1/2008	100.00%	4,547	0	0	4,547	7	200DB	HY	3,939	406	4,345
	Services	1/1/2008	100.00%	5,692	0	0	5,692	7	200DB	HY	4,930	508	5,438
	Standpipes	1/1/2008	100.00%	15,811	0	0	15,811	7	200DB	HY	13,694	1,412	15,106
	Structures	1/1/2008	100.00%	5,794	0	0	5,794	39	SL/GDS	MM	887	149	1,036
	Structures	1/1/2008	100.00%	25,000	0	0	25,000	39	SL/GDS	MM	3,820	641	4,461
	Supply Mains	1/1/2008	100.00%	6,188	0	0	6,188	7	200DB	HY	5,360	553	5,913
	Meters	1/1/2008	100.00%	5,270	0	0	5,270	7	200DB	HY	4,564	471	5,035
	Pumping Equipment	1/1/2008	100.00%	16,314	0	0	16,314	7	200DB	HY	14,130	1,457	15,587
	Wells and Springs	1/1/2008	100.00%	7,763	0	0	7,763	7	200DB	HY	6,723	693	7,416
	Wells and Springs	1/1/2008	100.00%	12,000	0	0	12,000	7	200DB	HY	10,394	1,072	11,466
	Transmission Lines	1/1/2008	100.00%	22,468	0	0	22,468	7	200DB	HY	19,459	2,006	21,465
	Water Treatment Equip	1/1/2008	100.00%	350	0	0	350	7	200DB	HY	303	31	334
	Land Rights	1/1/2008	100.00%	5,000	0	0	5,000	0			0	0	0
	Organization Costs	1/1/2008	100.00%	500	0	0	500	15	SL	FM	199	33	232
	Zenner Class II Turbine	9/11/2014	100.00%	2,788	0	1,394	1,394	7	200DB	HY	0	199	1,593
	SubTotals			135,485	0	1,394	134,091				88,402	9,631	99,427
	Less: Disposed Assets			(0)	(0)	(0)	(0)				(0)	(0)	(0)
	Ending Totals			135,485	0	1,394	134,091				88,402	9,631	99,427

COPY

Form **1120S**

U.S. Income Tax Return for an S Corporation

▶ Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

▶ Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.Department of the Treasury
Internal Revenue Service

For calendar year 2013 or tax year beginning _____, ending _____		D Employer identification number 26-3839121		
A S election effective date 1/28/2009	TYPE OR PRINT	Name Pine Harbour Water Utilities LLC	E Date incorporated 1/1/2009	
B Business activity code number (see instructions) 221300		Number, street, and room or suite no. If a P.O. box, see instructions. 101 Satellite Court	F Total assets (see instructions) \$ 49,319	
C Check if Sch. M-3 attached <input type="checkbox"/>		City or town Leesburg	State FL	ZIP code 34748
		Foreign country name	Foreign province/state/county	Foreign postal code

G Is the corporation electing to be an S corporation beginning with this tax year? Yes No If "Yes," attach Form 2553 if not already filed

H Check if: (1) Final return (2) Name change (3) Address change (4) Amended return (5) S election termination or revocation

I Enter the number of shareholders who were shareholders during any part of the tax year ▶ 3

Caution. Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Income	1a	Gross receipts or sales	1a	21,848	
	b	Returns and allowances	1b		
	c	Balance. Subtract line 1b from line 1a	1c		21,848
	2	Cost of goods sold (attach Form 1125-A)	2		
	3	Gross profit. Subtract line 2 from line 1c	3		21,848
	4	Net gain (loss) from Form 4797, line 17 (attach Form 4797)	4		
Deductions (see instructions for limitations)	5	Other income (loss) (see instructions—attach statement)	5		
	6	Total income (loss). Add lines 3 through 5	6		21,848
	7	Compensation of officers (see instructions — attach Form 1125-E)	7		
	8	Salaries and wages (less employment credits)	8		
	9	Repairs and maintenance	9		
	10	Bad debts	10		
	11	Rents	11		
	12	Taxes and licenses	12		382
	13	Interest	13		
	14	Depreciation not claimed on Form 1125-A or elsewhere on return (attach Form 4562)	14		9,388
	15	Depletion (Do not deduct oil and gas depletion.)	15		
	16	Advertising	16		
	17	Pension, profit-sharing, etc., plans	17		
	18	Employee benefit programs	18		
	19	Other deductions (attach statement)	19		18,854
20	Total deductions. Add lines 7 through 19	20		28,624	
21	Ordinary business income (loss). Subtract line 20 from line 6	21		-6,776	
Tax and Payments	22a	Excess net passive income or LIFO recapture tax (see instructions)	22a		
	b	Tax from Schedule D (Form 1120S)	22b		
	c	Add lines 22a and 22b (see instructions for additional taxes)	22c		0
	23a	2013 estimated tax payments and 2012 overpayment credited to 2013	23a		
	b	Tax deposited with Form 7004	23b		
	c	Credit for federal tax paid on fuels (attach Form 4136)	23c		
	d	Add lines 23a through 23c	23d		0
	24	Estimated tax penalty (see instructions). Check if Form 2220 is attached <input type="checkbox"/>	24		
25	Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed	25		0	
26	Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid	26		0	
27	Enter amount from line 26 Credited to 2014 estimated tax <input type="checkbox"/> Refunded <input type="checkbox"/>	27		0	

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign Here ▶ Signature of officer _____ Date _____ Title _____

May the IRS discuss this return with the preparer shown below (see instructions)? Yes No

Paid Preparer Use Only	Print/Type preparer's name Loren A Moore	Preparer's signature	Date 2/24/2014	Check <input type="checkbox"/> if self-employed	PTIN P00511487	
	Firm's name RICHARD C SCHULTHEIS, PA	Firm's EIN 59-3216170	Phone no. 352-326-5000			
	Firm's address 911 W DIXIE AVE	City LEESBURG	State FL	ZIP code 34748		

Schedule B Other Information (see instructions)

1 Check accounting method: a [X] Cash b [] Accrual c [] Other (specify) ▶

2 See the instructions and enter the: a Business activity ▶ Utilities b Product or service ▶ Utility Service

3 At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person? If "Yes," attach Schedule B-1, Information on Certain Shareholders of an S Corporation

4 At the end of the tax year, did the corporation: a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below

Table with 5 columns: (i) Name of Corporation, (ii) Employer Identification Number (if any), (iii) Country of Incorporation, (iv) Percentage of Stock Owned, (v) If Percentage in (iv) is 100%, Enter the Date (if any) a Qualified Subchapter S Subsidiary Election Was Made

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below

Table with 5 columns: (i) Name of Entity, (ii) Employer Identification Number (if any), (iii) Type of Entity, (iv) Country of Organization, (v) Maximum Percentage Owned in Profit, Loss, or Capital

5 a At the end of the tax year, did the corporation have any outstanding shares of restricted stock? If "Yes," complete lines (i) and (ii) below. (i) Total shares of restricted stock (ii) Total shares of non-restricted stock

b At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments? If "Yes," complete lines (i) and (ii) below. (i) Total shares of stock outstanding at the end of the tax year ▶ (ii) Total shares of stock outstanding if all instruments were executed ▶

6 Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?

7 Check this box if the corporation issued publicly offered debt instruments with original issue discount If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.

8 If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see instructions) \$

9 Enter the accumulated earnings and profits of the corporation at the end of the tax year. \$

10 Does the corporation satisfy both of the following conditions? a The corporation's total receipts (see instructions) for the tax year were less than \$250,000 b The corporation's total assets at the end of the tax year were less than \$250,000 If "Yes," the corporation is not required to complete Schedules L and M-1.

11 During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? If "Yes," enter the amount of principal reduction \$

12 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions

13 a Did the corporation make any payments in 2013 that would require it to file Form(s) 1099? b If "Yes," did the corporation file or will it file required Forms 1099?

Yes/No grid for questions 1-13

Schedule K Shareholders' Pro Rata Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 21)	1	-6,776
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Interest income	4	1
	5 Dividends: a Ordinary dividends	5a	
	b Qualified dividends	5b	
	6 Royalties	6	
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7	
Deductions	8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a	
	b Collectibles (28%) gain (loss)	8b	
	c Unrecaptured section 1250 gain (attach statement)	8c	
	9 Net section 1231 gain (loss) (attach Form 4797)	9	
10 Other income (loss) (see instructions) Type ▶	10		
Credits	11 Section 179 deduction (attach Form 4562)	11	
	12a Charitable contributions	12a	
	b Investment interest expense	12b	
	c Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)	
d Other deductions (see instructions) Type ▶	12d		
Foreign Transactions	13a Low-income housing credit (section 42(j)(5))	13a	
	b Low-income housing credit (other)	13b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	13c	
	d Other rental real estate credits (see instructions) Type ▶	13d	
	e Other rental credits (see instructions) Type ▶	13e	
	f Biofuel producer credit (attach Form 6478)	13f	
	g Other credits (see instructions) Type ▶	13g	
Alternative Tax (AMT) Items	14a Name of country or U.S. possession ▶	14a	
	b Gross income from all sources	14b	
	c Gross income sourced at shareholder level	14c	
	Foreign gross income sourced at corporate level	14d	
	d Passive category	14e	
	e General category	14f	
	f Other (attach statement)	14g	
	Deductions allocated and apportioned at shareholder level	14h	
	g Interest expense	14i	
	h Other	14j	
	Deductions allocated and apportioned at corporate level to foreign source income	14k	
	i Passive category	14l	
	j General category	14m	
k Other (attach statement)	14n		
Other information			
l Total foreign taxes (check one): <input type="checkbox"/> Paid <input type="checkbox"/> Accrued			
m Reduction in taxes available for credit (attach statement)			
n Other foreign tax information (attach statement)			
Items Affecting Shareholder Basis	15a Post-1986 depreciation adjustment	15a	-3,211
	b Adjusted gain or loss	15b	
	c Depletion (other than oil and gas)	15c	
	d Oil, gas, and geothermal properties—gross income	15d	
	e Oil, gas, and geothermal properties—deductions	15e	
	f Other AMT items (attach statement)	15f	
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a	
	b Other tax-exempt income	16b	
	c Nondeductible expenses	16c	
	d Distributions (attach statement if required) (see instructions)	16d	4,500
	e Repayment of loans from shareholders	16e	

Schedule K		Shareholders' Pro Rata Share Items (continued)	Total amount	
Other Information	17a	Investment income	17a	1
	b	Investment expenses	17b	
	c	Dividend distributions paid from accumulated earnings and profits	17c	
	d	Other items and amounts (attach statement)		
Reconciliation	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-6,775

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
		(a)	(b)	(c)	(d)		
Assets							
1	Cash		6,878		5,024		
2a	Trade notes and accounts receivable						
b	Less allowance for bad debts		0		0		
3	Inventories						
4	U.S. government obligations						
5	Tax-exempt securities (see instructions)						
6	Other current assets (attach statement)						
7	Loans to shareholders						
8	Mortgage and real estate loans						
9	Other investments (attach statement)						
10a	Buildings and other depreciable assets	127,197		127,197			
b	Less accumulated depreciation	78,815	48,382	88,203	38,994		
11a	Depletable assets						
b	Less accumulated depletion		0		0		
12	Land (net of any amortization)		5,000		5,000		
13a	Intangible assets (amortizable only)	500		500			
b	Less accumulated amortization	166	334	199	301		
14	Other assets (attach statement)						
15	Total assets		60,594		49,319		
Liabilities and Shareholders' Equity							
16	Accounts payable						
17	Mortgages, notes, bonds payable in less than 1 year						
18	Other current liabilities (attach statement)						
19	Loans from shareholders						
20	Mortgages, notes, bonds payable in 1 year or more						
21	Other liabilities (attach statement)						
22	Capital stock						
23	Additional paid-in capital		136,325		136,325		
24	Retained earnings		(75,731)		(87,006)		
25	Adjustments to shareholders' equity (attach statement)						
26	Less cost of treasury stock						
27	Total liabilities and shareholders' equity		60,594		49,319		

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more—see instructions

<p>1 Net income (loss) per books -6,775</p> <p>2 Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):</p> <p>3 Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize):</p> <p style="margin-left: 20px;">a Depreciation \$ _____</p> <p style="margin-left: 20px;">b Travel and entertainment \$ _____</p> <p style="text-align: right; margin-right: 20px;">0</p> <p>4 Add lines 1 through 3 -6,775</p>	<p>5</p> <p>6</p> <p>7</p> <p>8</p>	<p>Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):</p> <p style="margin-left: 20px;">a Tax-exempt interest \$ _____</p> <p style="text-align: right; margin-right: 20px;">0</p> <p>Deductions included on Schedule K, lines 1 through 12 and 14l, not charged against book income this year (itemize):</p> <p style="margin-left: 20px;">a Depreciation \$ _____</p> <p style="text-align: right; margin-right: 20px;">0</p> <p>7 Add lines 5 and 6 0</p> <p>8 Income (loss) (Schedule K, line 18). Line 4 less line 7 -6,775</p>
--	-------------------------------------	--

Schedule M-2 Analysis of Accumulated Adjustments Account, Other Adjustments Account, and Shareholders' Undistributed Taxable Income Previously Taxed (see instructions)

	(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1 Balance at beginning of tax year	-72,731		
2 Ordinary income from page 1, line 21			
3 Other additions	1		
4 Loss from page 1, line 21	-6,776		
5 Other reductions			
6 Combine lines 1 through 5	-79,506	0	0
7 Distributions other than dividend distributions	4,500		
8 Balance at end of tax year. Subtract line 7 from line 6	-84,006	0	0

Robert G Stewart

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,071

Line 16 - Items affecting shareholder basis

D Code D - Distributions D 1,500

Line 17 - Other Information

A Code A - Investment income A 1
From other partnerships, estates, and trusts 0

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Robert G Stewart	Shareholder: 1	Identifying Number ██████-3387
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	21,198	1	2,258	1,500	17,441
Loan	0	0	0		0
Total	21,198	1	2,258	1,500	17,441

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	21,198
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	1
5	Add lines 1 through 4	5	21,199
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	1,500
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	19,699
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9	0
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)		
10	Subtract line 9 from line 8	10	19,699
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR	11	2,258
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)		
12	Subtract line 11 from line 10	12	17,441
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	17,441

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR	8	0
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)		
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR	10	0
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)		
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	<u>0</u>
2	Net income from rental real estate activities	2	<u>0</u>
3	Net income from other rental activities	3	<u>0</u>
4	Interest	4	<u>1</u>
5	Ordinary dividends	5	<u>0</u>
6	Royalties	6	<u>0</u>
7	Net short-term capital gain	7	<u>0</u>
8	Net long-term capital gain	8	<u>0</u>
9	Net section 1231 gain	9	<u>0</u>
10	Other income	10	<u>0</u>
11	Tax-exempt interest income	11	<u>0</u>
12	Other tax-exempt income	12	<u>0</u>
	Total income items		<u>1</u>

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	<u>2,258</u>
2	Net loss from rental real estate activities	2	<u>0</u>
3	Net loss from other rental activities	3	<u>0</u>
4	Net short-term capital loss	4	<u>0</u>
5	Net long-term capital loss	5	<u>0</u>
6	Net section 1231 loss	6	<u>0</u>
7	Other loss	7	<u>0</u>
8	Section 179 expense deduction	8	<u>0</u>
9	Charitable contributions	9	<u>0</u>
10	Investment interest expense	10	<u>0</u>
11	Section 59(e)(2) expenditures	11	<u>0</u>
12	Other deductions	12	<u>0</u>
13	Total foreign taxes	13	<u>0</u>
14	Carryforward of prior losses	14	<u>0</u>
	Total loss and expense items		<u>2,258</u>

Nondeductible Expense Items

1	Nondeductible expenses	1	<u>0</u>
2	Carryforward of prior nondeductible expenses	2	<u>0</u>
	Total nondeductible expense items		<u>0</u>

Loss Carryovers

1	Loss items	1	<u>0</u>
2	Nondeductible expense items	2	<u>0</u>

Final K-1 Amended K-1

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2013

For calendar year 2013, or tax
year beginning _____, 2013
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.** ▶ See back of form and separate instructions.

Part III Shareholder's Share of Current Year Income, Deductions, Credits, and Other Items			
1	Ordinary business income (loss)	13	Credits
		-2,259	
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	-1,070
11	Section 179 deduction	16	Items affecting shareholder basis
		D	1,500
12	Other deductions		
		17	Other information
* See attached statement for additional information.			

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg, FL 34748

C IRS Center where corporation filed return
Cincinnati, OH 45999-0013

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 2
334-50-8852

E Shareholder's name, address, city, state, and ZIP code
Madeline J Lipsky
PO Box 447
Fruitland Park, FL 34741

F Shareholder's percentage of stock ownership for tax year 33.333333%

For IRS Use Only

Madeline J Lipsky

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,070

Line 16 - Items affecting shareholder basis

D Code D - Distributions D 1,500

From other partnerships, estates, and trusts 0

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Madeline J Lipsky	Shareholder: 2	Identifying Number 36-8852
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	21,198	0	2,259	1,500	17,439
Loan	0	0	0		0
Total	21,198	0	2,259	1,500	17,439

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	21,198
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	0
5	Add lines 1 through 4	5	21,198
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	1,500
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	19,698
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9	0
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)		
10	Subtract line 9 from line 8	10	19,698
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR	11	2,259
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)		
12	Subtract line 11 from line 10	12	17,439
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	17,439

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR	8	0
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)		
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR	10	0
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)		
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	<u>0</u>
2	Net income from rental real estate activities	2	<u>0</u>
3	Net income from other rental activities	3	<u>0</u>
4	Interest	4	<u>0</u>
5	Ordinary dividends	5	<u>0</u>
6	Royalties	6	<u>0</u>
7	Net short-term capital gain	7	<u>0</u>
8	Net long-term capital gain	8	<u>0</u>
9	Net section 1231 gain	9	<u>0</u>
10	Other income	10	<u>0</u>
11	Tax-exempt interest income	11	<u>0</u>
12	Other tax-exempt income	12	<u>0</u>
	Total income items		<u>0</u>

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	<u>2,259</u>
2	Net loss from rental real estate activities	2	<u>0</u>
3	Net loss from other rental activities	3	<u>0</u>
4	Net short-term capital loss	4	<u>0</u>
5	Net long-term capital loss	5	<u>0</u>
6	Net section 1231 loss	6	<u>0</u>
7	Other loss	7	<u>0</u>
8	Section 179 expense deduction	8	<u>0</u>
9	Charitable contributions	9	<u>0</u>
10	Investment interest expense	10	<u>0</u>
11	Section 59(e)(2) expenditures	11	<u>0</u>
12	Other deductions	12	<u>0</u>
13	Total foreign taxes	13	<u>0</u>
14	Carryforward of prior losses	14	<u>0</u>
	Total loss and expense items		<u>2,259</u>

Nondeductible Expense Items

1	Nondeductible expenses	1	<u>0</u>
2	Carryforward of prior nondeductible expenses	2	<u>0</u>
	Total nondeductible expense items		<u>0</u>

Loss Carryovers

1	Loss items	1	<u>0</u>
2	Nondeductible expense items	2	<u>0</u>

COPY

056-44-2710

Sandra S Wesson

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,070

Line 16 - Items affecting shareholder basis

D Code D - Distributions D 1,500

From other partnerships, estates, and trusts 0

Form 1120S

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Sandra S Wesson	Shareholder: 3	Identifying Number ██████-2710
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	21,198	0	2,259	1,500	17,439
Loan	0	0	0		0
Total	21,198	0	2,259	1,500	17,439

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	21,198
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	0
5	Add lines 1 through 4	5	21,198
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	1,500
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	19,698
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR <input type="checkbox"/> Nondeductible expenses (not to exceed line 8)	9	0
10	Subtract line 9 from line 8	10	19,698
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR <input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	2,259
12	Subtract line 11 from line 10	12	17,439
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	17,439

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR <input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)	8	0
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR <input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)	10	0
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	<u>0</u>
2	Net income from rental real estate activities	2	<u>0</u>
3	Net income from other rental activities	3	<u>0</u>
4	Interest	4	<u>0</u>
5	Ordinary dividends	5	<u>0</u>
6	Royalties	6	<u>0</u>
7	Net short-term capital gain	7	<u>0</u>
8	Net long-term capital gain	8	<u>0</u>
9	Net section 1231 gain	9	<u>0</u>
10	Other income	10	<u>0</u>
11	Tax-exempt interest income	11	<u>0</u>
12	Other tax-exempt income	12	<u>0</u>
	Total income items		<u>0</u>

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	<u>2,259</u>
2	Net loss from rental real estate activities	2	<u>0</u>
3	Net loss from other rental activities	3	<u>0</u>
4	Net short-term capital loss	4	<u>0</u>
5	Net long-term capital loss	5	<u>0</u>
6	Net section 1231 loss	6	<u>0</u>
7	Other loss	7	<u>0</u>
8	Section 179 expense deduction	8	<u>0</u>
9	Charitable contributions	9	<u>0</u>
10	Investment interest expense	10	<u>0</u>
11	Section 59(e)(2) expenditures	11	<u>0</u>
12	Other deductions	12	<u>0</u>
13	Total foreign taxes	13	<u>0</u>
14	Carryforward of prior losses	14	<u>0</u>
	Total loss and expense items		<u>2,259</u>

Nondeductible Expense Items

1	Nondeductible expenses	1	<u>0</u>
2	Carryforward of prior nondeductible expenses	2	<u>0</u>
	Total nondeductible expense items		<u>0</u>

Loss Carryovers

1	Loss items	1	<u>0</u>
2	Nondeductible expense items	2	<u>0</u>

Form 4562

Depreciation and Amortization (Including Information on Listed Property)

Department of the Treasury Internal Revenue Service (99)

See separate instructions. Attach to your tax return.

Name(s) shown on return: Pine Harbour Water Utilities LLC
Business or activity to which this form relates: 1120S - Utilities
Identifying number: 26-3839121

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions)
2 Total cost of section 179 property placed in service (see instructions)
3 Threshold cost of section 179 property before reduction in limitation (see instructions)
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions
6 (a) Description of property (b) Cost (business use only) (c) Elected cost
7 Listed property. Enter the amount from line 29
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7
9 Tentative deduction. Enter the smaller of line 5 or line 8
10 Carryover of disallowed deduction from line 13 of your 2012 Form 4562.
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)
12 Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11.
13 Carryover of disallowed deduction to 2014. Add lines 9 and 10, less line 12

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)
15 Property subject to section 168(f)(1) election
16 Other depreciation (including ACRS)

Part III MACRS Depreciation (Do not include listed property.) (See instructions.)

Section A

17 MACRS deductions for assets placed in service in tax years beginning before 2013
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here

Section B - Assets Placed in Service During 2013 Tax Year Using the General Depreciation System

Table with 7 columns: (a) Classification of property, (b) Month and year placed in service, (c) Basis for depreciation, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction. Rows include 3-year, 5-year, 7-year, 10-year, 15-year, 20-year, 25-year property, Residential rental property, Nonresidential real property.

Section C - Assets Placed in Service During 2013 Tax Year Using the Alternative Depreciation System

Table with 5 columns: (a) Class life, (b) 12-year, (c) 40-year, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction.

Part IV Summary (See instructions.)

21 Listed property. Enter amount from line 28
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions.
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs

For Paperwork Reduction Act Notice, see separate instructions.

Part V Listed Property (Include automobiles, certain other vehicles, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

Table with columns (a) through (i) for depreciation and other information. Includes rows 24a, 25, 26, 27, 28, and 29.

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person. If you provided vehicles to your employees, first answer the questions in Section C to see if you meet an exception to completing this section for those vehicles.

Table for Section B with columns (a) through (f) for vehicle information and rows 30 through 36.

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons (see instructions).

Table for Section C with rows 37 through 41 and Yes/No columns.

Note: If your answer to 37, 38, 39, 40, or 41 is "Yes," do not complete Section B for the covered vehicles.

Part VI Amortization

Table for Section VI with columns (a) through (f) for amortization and rows 42 through 44.

Form 4562 Statement - 1120S

12/31/2013

Item No.	Description of Property	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2013 Deprec.	2013 Accum. Deprec.
Depreciation Detail																
MACRS deductions for prior years (Line 17)																
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7	200DB	HY	3,533	406	3,939
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7	200DB	HY	4,422	508	4,930
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7	200DB	HY	12,284	1,410	13,694
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39	SL/GDS	MM	738	149	887
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39	SL/GDS	MM	3,179	641	3,820
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7	200DB	HY	4,808	552	5,360
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7	200DB	HY	4,094	470	4,564
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7	200DB	HY	12,675	1,455	14,130
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7	200DB	HY	6,031	692	6,723
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7	200DB	HY	9,324	1,070	10,394
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7	200DB	HY	17,455	2,004	19,459
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	272	31	303
	Total MACRS deductions for prior years (Line 17)				127,197	0	0	0	0	127,197				78,815	9,388	88,203
	Subtotal Depreciation				127,197	0	0	0	0	127,197				78,815	9,388	88,203
	Total Amortization (Line 44)															
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	SL	FM	166	33	199
	Total Amortization (Line 44)				500	0	0	0	0	500				166	33	199
	Total Depreciation and Amortization				127,697	0	0	0	0	127,697				78,981	9,421	88,402

Form 4562 Reconciliation

Annual depreciation and amortization	9,421
Special allowance except listed property (Line 14) - current year assets	0
Special allowance - listed property (Line 25) - current year assets	0
Section 179 amount claimed (includes prior year disallowed)	0
Section 179 amount to be depreciated (Qualified Real Property)	0
Section 179 amount carried forward to future year	0
Section 179 deduction (Line 12) reported on Schedule K	0
Less amortization included in total annual depreciation and amortization (Line 44)	33
Form 4562, Line 22	9,388

Line 12 (1120S) - Taxes and Licenses

1	Local property taxes	1	282
2	Tax and License	2	100
3	Sub Total	3	382
4	Total taxes and licenses	4	382

Line 14 (1120S) - Depreciation

1	Depreciation	1	9,388
2	Depreciation claimed on 1125-A and elsewhere on return	2	0
3	Depreciation not claimed on 1125-A and elsewhere on return	3	9,388

Lines 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends

Interest income (line 4)

1	Interest Income	1	1
2	Total interest income	2	1

Line 17a, Sch K (1120S) - Investment Income

A Code A - Investment income

1	Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	1	1
2	Income included on lines 4, 5a, 6 and 10 that is NOT investment income	2	
3	Subtract line 2 from line 1	3	1
4		4	
5		5	
	Total investment income	17a	1

Assets by Classification - 1120S

Pine Harbour Water Utilities LLC 26-3839121

12/31/2013

Item No.	Description of Property **** indicates DISPOSED	Date Placed In Service	Asset Code	Business Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2013 Deprec.	2013 Accum. Deprec.
7-yr General purpose tools, machinery, and equipment																
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7	200DB	HY	3,533	406	3,939
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7	200DB	HY	4,422	508	4,930
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7	200DB	HY	12,284	1,410	13,694
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7	200DB	HY	4,808	552	5,360
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7	200DB	HY	4,094	470	4,564
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7	200DB	HY	12,675	1,455	14,130
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7	200DB	HY	6,031	692	6,723
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7	200DB	HY	9,324	1,070	10,394
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7	200DB	HY	17,455	2,004	19,459
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	272	31	303
	Total: 7-yr Genl purp tools, mach, equip				96,403	0	0	0	0	96,403				74,898	8,598	83,496
Land																
	Land Rights	1/1/2008	N-1	100.00%	5,000	0	0	0	0	5,000	0			0	0	0
	Total: Land				5,000	0	0	0	0	5,000				0	0	0
39-yr Nonresidential and commercial real estate																
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39	SL/GDS	MM	738	149	887
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39	SL/GDS	MM	3,179	641	3,820
	Total: 39-yr Nonresidential real estate				30,794	0	0	0	0	30,794				3,917	790	4,707
Amortization - 248 - Corporation organizational expenditures																
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	SL	FM	166	33	199
	Total: Amort - 248 - Corp org expense				500	0	0	0	0	500				166	33	199
	SubTotals				132,697	0	0	0	0	132,697				78,981	9,421	88,402
	Less: Disposed Assets				(0)	(0)	(0)	(0)	(0)	(0)				(0)	(0)	(0)
	Ending Totals				132,697	0	0	0	0	132,697				78,981	9,421	88,402

COPY

Sch L (1120S) - Balance Sheets per Books

		Assets		Beginning	Ending
1	Cash	1		6,878	5,024
2a	Trade notes and accounts receivable	2a			
2b	Less allowance for bad debts	2b			
2c	Net trade notes and accounts receivable	2c		0	0
3	Inventories	3		0	0
4	U.S. government obligations	4			
5	Tax-exempt securities	5			
6	Other current assets	6		0	0
7	Loans to shareholders	7			
8	Mortgage and real estate loans	8			
9	Other investments	9		0	0
10a	Buildings and other depreciable assets	10a		127,197	127,197
10b	Less accumulated depreciation	10b		78,815	88,203
10c	Net buildings and other depreciable assets	10c		48,382	38,994
11a	Depletable assets	11a			
11b	Less accumulated depletion	11b			
11c	Net depletable assets	11c		0	0
12	Land (net of any amortization)	12		5,000	5,000
13a	Intangible assets (amortizable only)	13a		500	500
13b	Less accumulated amortization	13b		166	199
13c	Net intangible assets	13c		334	301
14	Other assets	14		0	0
15	Total assets	15		60,594	49,319
		Liabilities and Capital			
16	Accounts payable	16			
17	Mortgages, notes, bonds payable in less than 1 year	17			
18	Other current liabilities	18		0	0
19	Loans from shareholders	19			
20	Mortgages, notes, bonds payable in 1 year or more	20			
21	Other liabilities	21		0	0
22	Capital stock	22			
23	Additional paid-in capital	23		136,325	136,325
24	Retained earnings	24		-75,731	-87,006
25	Adjustments to shareholders' equity	25		0	0
26	Less cost of treasury stock	26			
27	Total liabilities and shareholders' equity	27		60,594	49,319
End of year balance sheet out of balance by					0

Sch M-2 (1120S) - Retained Earnings

	Accumulated Adjustments Account	Other Adjustments Account	Shareholders' Undistributed Taxable Income Previously Taxed	Retained Earnings Unappropriated/ Timing Differences	Total Retained Earnings
1 Balance at beginning of tax year	1 -72,731	0	0	-3,000	-75,731
2 Income from page 1, line 21	2 0				0
3 Other additions	3 1	0			1
4 Loss from page 1, line 21	4 -6,776				-6,776
5 Other reductions	5 0	0			0
6 Combine lines 1 through 5	6 -79,506	0	0	-3,000	-82,506
7 Distributions	7 4,500	0	0		4,500
8 Balance at end of tax year	8 -84,006	0	0	-3,000	-87,006

Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

Line 3 - Other additions		(a) Accumulated adjustments account	(b) Other adjustments account
1	Interest income	<u>1</u>	<u> </u>
2	Total other additions. Enter on line 3, Schedule M-2.	<u>1</u>	<u>0</u>

U.S. Income Tax Return for an S Corporation

OMB No. 1545-0130

2012

Department of the Treasury Internal Revenue Service

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

For calendar year 2012 or tax year beginning ending

Header section containing: A Selection effective date (1/28/2009), B Business activity code number (221300), C Check if Sch. M-3 attached, Name (Pine Harbour Water Utilities LLC), D Employer identification number (26-3839121), E Date incorporated (1/1/2009), F Total assets (\$60,594), G Is the corporation electing to be an S corporation beginning with this tax year? (Yes/No), H Check if: (1) Final return, (2) Name change, (3) Address change, (4) Amended return, (5) S election termination or revocation, I Enter the number of shareholders (3).

Caution. Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Main table with columns: Income (lines 1a-6), Deductions (lines 7-21), Tax and Payments (lines 22a-27). Includes sub-rows for 1a, 1b, 1c, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22a, 22b, 22c, 23a, 23b, 23c, 23d, 24, 25, 26, 27.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer Date Title

May the IRS discuss this return with the preparer shown below (see instructions)? [X] Yes [] No

Paid Preparer Use Only

Preparer information section: Print/Type preparer's name (Loren A. Moore), Preparer's signature, Date (3/7/2013), Check if self-employed, PTIN (P00511487), Firm's name (RICHARD C SCHULTHEIS PA), Firm's EIN (59-3216170), Firm's address (911 W DIXIE AVE), Phone no. (352-326-5000), City (LEESBURG), State (FL), ZIP code (34748).

Schedule B Other Information (see instructions)

Table with Yes/No columns for questions 1-4.

- 1 Check accounting method: a [X] Cash b [] Accrual c [] Other (specify)
2 See the instructions and enter the: a Business activity Utilities b Product or service Utility Service
3 At any time during the tax year, was any shareholder of the corporation a disregarded entity, a trust, an estate, or a nominee or similar person?
4 At the end of the tax year, did the corporation: a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total stock issued and outstanding of any foreign or domestic corporation?

Table with 5 columns: (i) Name of Corporation, (ii) Employer Identification Number, (iii) Country of Incorporation, (iv) Percentage of Stock Owned, (v) If Percentage in (iv) is 100%, Enter the Date (if any) a Qualified Subchapter S Subsidiary Election Was Made.

Table with Yes/No columns for question 5a.

- 5 a Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below.

Table with 5 columns: (i) Name of Entity, (ii) Employer Identification Number, (iii) Type of Entity, (iv) Country of Organization, (v) Maximum Percentage Owned in Profit, Loss, or Capital.

Table with Yes/No columns for question 5a.

- 5 a At the end of the tax year, did the corporation have any outstanding shares of restricted stock? If "Yes," complete lines (i) and (ii) below. (i) Total shares of restricted stock (ii) Total shares of non-restricted stock

Table with Yes/No columns for question 5b.

- 5 b At the end of the tax year, did the corporation have any outstanding stock options, warrants, or similar instruments? If "Yes," complete lines (i) and (ii) below. (i) Total shares of stock outstanding at the end of the tax year (ii) Total shares of stock outstanding if all instruments were executed

- 6 Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?

Table with Yes/No columns for question 7.

- 7 Check this box if the corporation issued publicly offered debt instruments with original issue discount. If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.

- 8 If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see instructions).

- 9 Enter the accumulated earnings and profits of the corporation at the end of the tax year.

- 10 Does the corporation satisfy both of the following conditions? a The corporation's total receipts (see instructions) for the tax year were less than \$250,000. b The corporation's total assets at the end of the tax year were less than \$250,000. If "Yes," the corporation is not required to complete Schedules L and M-1.

Table with Yes/No columns for question 11.

- 11 During the tax year, did the corporation have any non-shareholder debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt? If "Yes," enter the amount of principal reduction \$

Table with Yes/No columns for question 12.

- 12 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions.

- 13 a Did the corporation make any payments in 2012 that would require it to file Form(s) 1099? b If "Yes," did the corporation file or will it file required Forms 1099?

Table with Yes/No columns for question 13.

Schedule K Shareholders' Pro Rata Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 21)	1	-7,120
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	0
	4 Interest income	4	1
	5 Dividends: a Ordinary dividends	5a	
	b Qualified dividends	5b	
	6 Royalties	6	
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7	
8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a		
b Collectibles (28%) gain (loss)	8b		
c Unrecaptured section 1250 gain (attach statement)	8c		
9 Net section 1231 gain (loss) (attach Form 4797)	9		
10 Other income (loss) (see instructions) Type ▶	10		
Deductions	11 Section 179 deduction (attach Form 4562)	11	
	12a Charitable contributions	12a	
	b Investment interest expense	12b	
	c Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)	
d Other deductions (see instructions) Type ▶	12d		
Credits	13a Low-income housing credit (section 42(j)(5))	13a	
	b Low-income housing credit (other)	13b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	13c	
	d Other rental real estate credits (see instructions) Type ▶	13d	
	e Other rental credits (see instructions) Type ▶	13e	
	f Alcohol and cellulosic biofuel fuels credit (attach Form 6478)	13f	
	g Other credits (see instructions) Type ▶	13g	
Foreign Transactions	14a Name of country or U.S. possession ▶		
	b Gross income from all sources	14b	
	c Gross income sourced at shareholder level	14c	
	Foreign gross income sourced at corporate level		
	d Passive category	14d	
	e General category	14e	
	f Other (attach statement)	14f	
	Deductions allocated and apportioned at shareholder level		
	g Interest expense	14g	
	h Other	14h	
	Deductions allocated and apportioned at corporate level to foreign source income		
	i Passive category	14i	
	j General category	14j	
	k Other (attach statement)	14k	
Other information			
l Total foreign taxes (check one): ▶ <input type="checkbox"/> Paid <input type="checkbox"/> Accrued	14l		
m Reduction in taxes available for credit (attach statement)	14m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	15a Post-1986 depreciation adjustment	15a	-3,200
	b Adjusted gain or loss	15b	
	c Depletion (other than oil and gas)	15c	
	d Oil, gas, and geothermal properties—gross income	15d	
	e Oil, gas, and geothermal properties—deductions	15e	
	f Other AMT items (attach statement)	15f	
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a	
	b Other tax-exempt income	16b	
	c Nondeductible expenses	16c	
	d Distributions (attach statement if required) (see instructions)	16d	
	e Repayment of loans from shareholders	16e	

Schedule K		Shareholders' Pro Rata Share Items (continued)	Total amount	
Other information	17a	Investment income	17a	1
	b	Investment expenses	17b	
	c	Dividend distributions paid from accumulated earnings and profits	17c	
	d	Other items and amounts (attach statement)		
Reconciliation	18	Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-7,119

Schedule L		Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)		
1	Cash		4,565		6,878		
2a	Trade notes and accounts receivable						
b	Less allowance for bad debts		0		0		
3	Inventories						
4	U.S. government obligations						
5	Tax-exempt securities (see instructions)						
6	Other current assets (attach statement)						
7	Loans to shareholders						
8	Mortgage and real estate loans						
9	Other investments (attach statement)						
10a	Buildings and other depreciable assets	127,197		127,197			
b	Less accumulated depreciation	69,416	57,781	78,815	48,382		
11a	Depletable assets						
b	Less accumulated depletion		0		0		
12	Land (net of any amortization)		5,000		5,000		
13a	Intangible assets (amortizable only)	500		500			
b	Less accumulated amortization	133	367	166	334		
14	Other assets (attach statement)						
15	Total assets		67,713		60,594		
Liabilities and Shareholders' Equity							
16	Accounts payable						
17	Mortgages, notes, bonds payable in less than 1 year						
18	Other current liabilities (attach statement)						
19	Loans from shareholders						
20	Mortgages, notes, bonds payable in 1 year or more						
21	Other liabilities (attach statement)						
22	Capital stock						
23	Additional paid-in capital		136,325		136,325		
24	Retained earnings		(68,612)		(75,731)		
25	Adjustments to shareholders' equity (attach statement)						
26	Less cost of treasury stock						
27	Total liabilities and shareholders' equity		67,713		60,594		

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more—see instructions

1	Net income (loss) per books	-7,119		5	Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):	
2	Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):			a	Tax-exempt interest \$	0
3	Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize):			6	Deductions included on Schedule K, lines 1 through 12 and 14l, not charged against book income this year (itemize):	
a	Depreciation \$			a	Depreciation \$	0
b	Travel and entertainment \$					0
		0		7	Add lines 5 and 6	0
4	Add lines 1 through 3	-7,119		8	Income (loss) (Schedule K, line 18). Line 4 less line 7	-7,119

Schedule M-2 Analysis of Accumulated Adjustments Account, Other Adjustments Account, and Shareholders' Undistributed Taxable Income Previously Taxed (see instructions)

	(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1	Balance at beginning of tax year	-65,612	
2	Ordinary income from page 1, line 21		
3	Other additions	1	
4	Loss from page 1, line 21	-7,120	
5	Other reductions		
6	Combine lines 1 through 5	-72,731	0
7	Distributions other than dividend distributions		
8	Balance at end of tax year. Subtract line 7 from line 6	-72,731	0

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2012

For calendar year 2012, or tax
year beginning _____, 2012
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg FL 34748

C IRS Center where corporation filed return
Cincinnati, OH 45999-0013

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 1
288-56-3387

E Shareholder's name, address, city, state, and ZIP code
Robert G Stewart
PO Box 447
Fruitland Park, FL 34731

F Shareholder's percentage of stock
ownership for tax year 33.333334%

For IRS Use Only

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	13	Credits
	-2,374		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income	1	
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	-1,066
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information
		A	1

* See attached statement for additional information.

Robert G Stewart

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,066

Line 17 - Other Information

A Code A - Investment income A 1

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Robert G Stewart	Shareholder: 1	Identifying Number ██████-3387
S Corporation's name Pine Harbour Water Utilities LLC	Employer ID Number 26-3839121	

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	23,571	1	2,374	0	21,198
Loan	0	0	0		0
Total	23,571	1	2,374	0	21,198

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1		23,571
2	Capital contributions	2		
3	Other increases	3		
4	Income items	4		1
5	Add lines 1 through 4	5		23,572
6	Other decreases	6		
7	Distributions (not to exceed line 5 less line 6)	7		0
	Distributions in excess of basis		0	
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8		23,572
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9		0
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)			
10	Subtract line 9 from line 8	10		23,572
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR			
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11		2,374
12	Subtract line 11 from line 10	12		21,198
13	Loan basis restoration	13		0
14	End of year stock basis (subtract line 13 from line 12)	14		21,198

Loan Balance

1	Beginning of year loan balance	1		0
2	Current year loans to corporation	2		
3	Loan repayments	3		0
4	End of year loan balance	4		0

Loan Basis

1	Beginning of year loan basis	1		0
2	Loan basis restoration	2		0
3	Current year loans to corporation	3		
4	Add lines 1 through 3	4		0
5	Loan repayments (not to exceed line 4)	5		0
6	Other Decreases	6		
7	Subtract the sum of lines 5 and 6 from line 4	7		0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR			
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)	8		0
9	Subtract line 8 from line 7	9		0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR			
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)	10		0
11	End of year loan basis (subtract line 10 from line 9)	11		0

Income Items

1	Ordinary income from trade or business activities	1	0
2	Net income from rental real estate activities	2	0
3	Net income from other rental activities	3	0
4	Interest	4	1
5	Ordinary dividends	5	0
6	Royalties	6	0
7	Net short-term capital gain	7	0
8	Net long-term capital gain	8	0
9	Net section 1231 gain	9	0
10	Other income	10	0
11	Tax-exempt interest income	11	0
12	Other tax-exempt income	12	0
	Total income items		1

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	2,374
2	Net loss from rental real estate activities	2	0
3	Net loss from other rental activities	3	0
4	Net short-term capital loss	4	0
5	Net long-term capital loss	5	0
6	Net section 1231 loss	6	0
7	Other loss	7	0
8	Section 179 expense deduction	8	0
9	Charitable contributions	9	0
10	Investment interest expense	10	0
11	Section 59(e)(2) expenditures	11	0
12	Other deductions	12	0
13	Total foreign taxes	13	0
14	Carryforward of prior losses	14	0
	Total loss and expense items		2,374

Nondeductible Expense Items

1	Nondeductible expenses	1	0
2	Carryforward of prior nondeductible expenses	2	0
	Total nondeductible expense items		0

Loss Carryovers

1	Loss items	1	0
2	Nondeductible expense items	2	0

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2012

For calendar year 2012, or tax
year beginning _____, 2012
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	13	Credits
	-2,373		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	-1,067
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code

Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg FL 34748

C IRS Center where corporation filed return
Cincinnati, OH 45999-0013

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 2
334-50-8852

E Shareholder's name, address, city, state, and ZIP code

Madeline J Lipsky
PO Box 447
Fruitland Park, FL 34741

F Shareholder's percentage of stock
ownership for tax year 33.333333%

For IRS Use Only

* See attached statement for additional information.

COPY

Madeline J Lipsky

334-50-8852

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,067

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Madeline J Lipsky	Shareholder: 2	Identifying Number ██████-8852
S Corporation's name Pine Harbour Water Utilities LLC	Employer ID Number 26-3839121	

Summary

	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	23,571	0	2,373	0	21,198
Loan	0	0	0	██████████	0
Total	23,571	0	2,373	0	21,198

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	23,571
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	0
5	Add lines 1 through 4	5	23,571
6	Other decreases	6	
7	Distributions (not to exceed line 5 less line 6)	7	0
	Distributions in excess of basis		0
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	23,571
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR <input type="checkbox"/> Nondeductible expenses (not to exceed line 8)	9	0
10	Subtract line 9 from line 8	10	23,571
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR <input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	2,373
12	Subtract line 11 from line 10	12	21,198
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	21,198

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR <input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)	8	0
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR <input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)	10	0
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	0
2	Net income from rental real estate activities	2	0
3	Net income from other rental activities	3	0
4	Interest	4	0
5	Ordinary dividends	5	0
6	Royalties	6	0
7	Net short-term capital gain	7	0
8	Net long-term capital gain	8	0
9	Net section 1231 gain	9	0
10	Other income	10	0
11	Tax-exempt interest income	11	0
12	Other tax-exempt income	12	0
	Total income items		0

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	2,373
2	Net loss from rental real estate activities	2	0
3	Net loss from other rental activities	3	0
4	Net short-term capital loss	4	0
5	Net long-term capital loss	5	0
6	Net section 1231 loss	6	0
7	Other loss	7	0
8	Section 179 expense deduction	8	0
9	Charitable contributions	9	0
10	Investment interest expense	10	0
11	Section 59(e)(2) expenditures	11	0
12	Other deductions	12	0
13	Total foreign taxes	13	0
14	Carryforward of prior losses	14	0
	Total loss and expense items		2,373

Nondeductible Expense Items

1	Nondeductible expenses	1	0
2	Carryforward of prior nondeductible expenses	2	0
	Total nondeductible expense items		0

Loss Carryovers

1	Loss items	1	0
2	Nondeductible expense items	2	0

COPY

056-44-2710

Sandra S Wesson

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A -1,067

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Sandra S Wesson	Shareholder: 3	Identifying Number ██████-2710
S Corporation's name Pine Harbour Water Utilities LLC	Employer ID Number 26-3839121	

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	23,571	0	2,373	0	21,198
Loan	0	0	0	██████████	0
Total	23,571	0	2,373	0	21,198

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	23,571
2	Capital contributions	2	_____
3	Other increases	3	_____
4	Income items	4	0
5	Add lines 1 through 4	5	23,571
6	Other decreases	6	_____
7	Distributions (not to exceed line 5 less line 6)	7	0
	Distributions in excess of basis	0	_____
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	23,571
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9	0
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)	9	_____
10	Subtract line 9 from line 8	10	23,571
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR	11	_____
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	2,373
12	Subtract line 11 from line 10	12	21,198
13	Loan basis restoration	13	0
14	End of year stock basis (subtract line 13 from line 12)	14	21,198

Loan Balance

1	Beginning of year loan balance	1	0
2	Current year loans to corporation	2	_____
3	Loan repayments	3	0
4	End of year loan balance	4	0

Loan Basis

1	Beginning of year loan basis	1	0
2	Loan basis restoration	2	0
3	Current year loans to corporation	3	_____
4	Add lines 1 through 3	4	0
5	Loan repayments (not to exceed line 4)	5	0
6	Other Decreases	6	_____
7	Subtract the sum of lines 5 and 6 from line 4	7	0
8	<input type="checkbox"/> Excess loss items (not to exceed line 7) OR	8	0
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 7)	8	_____
9	Subtract line 8 from line 7	9	0
10	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 9) OR	10	_____
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 9)	10	0
11	End of year loan basis (subtract line 10 from line 9)	11	0

Income Items

1	Ordinary income from trade or business activities	1	0
2	Net income from rental real estate activities	2	0
3	Net income from other rental activities	3	0
4	Interest	4	0
5	Ordinary dividends	5	0
6	Royalties	6	0
7	Net short-term capital gain	7	0
8	Net long-term capital gain	8	0
9	Net section 1231 gain	9	0
10	Other income	10	0
11	Tax-exempt interest income	11	0
12	Other tax-exempt income	12	0
	Total income items		0

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	2,373
2	Net loss from rental real estate activities	2	0
3	Net loss from other rental activities	3	0
4	Net short-term capital loss	4	0
5	Net long-term capital loss	5	0
6	Net section 1231 loss	6	0
7	Other loss	7	0
8	Section 179 expense deduction	8	0
9	Charitable contributions	9	0
10	Investment interest expense	10	0
11	Section 59(e)(2) expenditures	11	0
12	Other deductions	12	0
13	Total foreign taxes	13	0
14	Carryforward of prior losses	14	0
	Total loss and expense items		2,373

Nondeductible Expense Items

1	Nondeductible expenses	1	0
2	Carryforward of prior nondeductible expenses	2	0
	Total nondeductible expense items		0

Loss Carryovers

1	Loss items	1	0
2	Nondeductible expense items	2	0

Depreciation and Amortization (Including Information on Listed Property)

OMB No. 1545-0172

2012

Attachment Sequence No. 179

Department of the Treasury Internal Revenue Service (99)

See separate instructions. Attach to your tax return.

Table with 3 columns: Name(s) shown on return, Business or activity to which this form relates, Identifying number.

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Table with 5 columns: Line number, Description, (b) Cost, (c) Elected cost, Amount.

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.)

Table with 3 columns: Line number, Description, Amount.

Part III MACRS Depreciation (Do not include listed property.)

Section A

Table with 3 columns: Line number, Description, Amount.

Section B - Assets Placed in Service During 2012 Tax Year Using the General Depreciation System

Table with 7 columns: (a) Classification of property, (b) Month and year placed in service, (c) Basis for depreciation, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction.

Section C - Assets Placed in Service During 2012 Tax Year Using the Alternative Depreciation System

Table with 6 columns: Line number, Class life, (b) Month and year placed in service, (d) Recovery period, (e) Convention, (f) Method, (g) Depreciation deduction.

Part IV Summary (See instructions.)

Table with 3 columns: Line number, Description, Amount.

For Paperwork Reduction Act Notice, see separate instructions.

Part V

Listed Property (Include automobiles, certain other vehicles, certain computers, and property used for entertainment, recreation, or amusement.)

Note: For any vehicle for which you are using the standard mileage rate or deducting lease expense, complete only 24a, 24b, columns (a) through (c) of Section A, all of Section B, and Section C if applicable.

Section A—Depreciation and Other Information (Caution: See the instructions for limits for passenger automobiles.)

Table with 9 columns (a-i) and rows 24a-29. Includes questions about evidence for business use and depreciation amounts.

Section B—Information on Use of Vehicles

Complete this section for vehicles used by a sole proprietor, partner, or other "more than 5% owner," or related person.

Table with 6 columns (a-f) and rows 30-36. Includes questions about miles driven and personal use of vehicles.

Section C—Questions for Employers Who Provide Vehicles for Use by Their Employees

Answer these questions to determine if you meet an exception to completing Section B for vehicles used by employees who are not more than 5% owners or related persons.

Table with 2 columns (Yes/No) and rows 37-41. Includes questions about written policies and requirements for qualified demonstration use.

Part VI

Amortization

Table with 6 columns (a-f) and rows 42-44. Includes questions about amortization of costs for 2012 and before 2012.

Assets by Classification - 1120S

12/31/2012 Pine Harbour Water Utilities LLC 26-3839121

Item No.	Description of Property ***** indicates DISPOSED	Date Placed In Service	Asset Code	Bus. Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2012 Deprec.	2012 Accum. Deprec.
7-yr Genl purp tools, mach, equip																
	Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	4,547	7	200DB	HY	3,127	406	3,533
	Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	5,692	7	200DB	HY	3,914	508	4,422
	Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	15,811	7	200DB	HY	10,872	1,412	12,284
	Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	6,188	7	200DB	HY	4,255	553	4,808
	Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	5,270	7	200DB	HY	3,623	471	4,094
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	16,314	7	200DB	HY	11,218	1,457	12,675
	Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	7,763	7	200DB	HY	5,338	693	6,031
	Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	12,000	7	200DB	HY	8,252	1,072	9,324
	Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	22,468	7	200DB	HY	15,449	2,006	17,455
	Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	350	7	200DB	HY	241	31	272
	Total: 7-yr General purpose tools, machinery, and equipme				96,403	0	0	0	0	96,403				66,289	8,609	74,898
Land																
	Land Rights	1/1/2008	N-1	100.00%	5,000	0	0	0	0	5,000	0			0	0	0
	Total: Land				5,000	0	0	0	0	5,000				0	0	0
39-yr Nonresidential real estate																
	Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	5,794	39	SL/GDS	MM	589	149	738
	Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	25,000	39	SL/GDS	MM	2,538	641	3,179
	Total: 39-yr Nonresidential and commercial real estate				30,794	0	0	0	0	30,794				3,127	790	3,917
Amort - 248 - Corp org expense																
	Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	SL	FM	133	33	166
	Total: Amortization - 248 - Corporation organizational expe				500	0	0	0	0	500				133	33	166
	SubTotals				132,697	0	0	0	0	132,697				69,549	9,432	78,981
	Less: Disposed Assets				(0)	(0)	(0)	(0)	(0)	(0)				(0)	(0)	(0)
	Ending Totals				132,697	0	0	0	0	132,697				69,549	9,432	78,981

COPY

Detail Report

1120S			69,549	9,432	78,981
Item No.	Description of Property **** indicates DISPOSED	Date Placed in Service	Prior Accum. Deprec., 179, Bonus	2012 Current Deprec.	2012 Accum. Deprec.
	Hydrants	1/1/2008	3,127	406	3,533
	Services	1/1/2008	3,914	508	4,422
	Standpipes	1/1/2008	10,872	1,412	12,284
	Structures	1/1/2008	589	149	738
	Structures	1/1/2008	2,538	641	3,179
	Supply Mains	1/1/2008	4,255	553	4,808
	Meters	1/1/2008	3,623	471	4,094
	Pumping Equipment	1/1/2008	11,218	1,457	12,675
	Wells and Springs	1/1/2008	5,338	693	6,031
	Wells and Springs	1/1/2008	8,252	1,072	9,324
	Transmission Lines	1/1/2008	15,449	2,006	17,455
	Water Treatment Equip	1/1/2008	241	31	272
	Land Rights	1/1/2008	0	0	0
	Organization Costs	1/1/2008	133	33	166
	SubTotals		69,549	9,432	78,981
	Less: Disposed Assets		(0)	(0)	(0)
	Ending Totals		<u>69,549</u>	<u>9,432</u>	<u>78,981</u>

COPY

Pine Harbour Water Utilities LLC

Line 19 (1120S) - Other Deductions

1	From Form 4562 - Amortization	1	33
2	Bank charges	2	20
3	Continuing Education	3	150
4	Insurance	4	880
5	Legal and professional fees	5	2,222
6	Office expenses	6	1,427
7	Postage	7	360
8	Subcontracted Water Testing	8	14,800
9		9	1,286
10	Total other deductions	10	21,178

Form 4562 Statement - 1120S

12/31/2012

Item No.	Description of Property	Date Placed In Service	Asset Code	Bus. Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2012 Deprec.	2012 Accum. Deprec.
----------	-------------------------	------------------------	------------	------------	---------------------	--------------------	--------	-------------------	---------------	----------------	-----------------	--------	------------------	----------------------------------	--------------	---------------------

Depreciation Detail

MACRS deductions for prior years (Line 17)

Hydrants	1/1/2008	F-10	100.00%	4,547	0	0	0	0	0	4,547	7	200DB	HY	3,127	406	3,533
Services	1/1/2008	F-10	100.00%	5,692	0	0	0	0	0	5,692	7	200DB	HY	3,914	508	4,422
Standpipes	1/1/2008	F-10	100.00%	15,811	0	0	0	0	0	15,811	7	200DB	HY	10,872	1,412	12,284
Structures	1/1/2008	R-5	100.00%	5,794	0	0	0	0	0	5,794	39	SL/GDS	MM	589	149	738
Structures	1/1/2008	R-5	100.00%	25,000	0	0	0	0	0	25,000	39	SL/GDS	MM	2,538	641	3,179
Supply Mains	1/1/2008	F-10	100.00%	6,188	0	0	0	0	0	6,188	7	200DB	HY	4,255	553	4,808
Meters	1/1/2008	F-10	100.00%	5,270	0	0	0	0	0	5,270	7	200DB	HY	3,623	471	4,094
Pumping Equipment	1/1/2008	F-10	100.00%	16,314	0	0	0	0	0	16,314	7	200DB	HY	11,218	1,457	12,675
Wells and Springs	1/1/2008	F-10	100.00%	7,763	0	0	0	0	0	7,763	7	200DB	HY	5,338	693	6,031
Wells and Springs	1/1/2008	F-10	100.00%	12,000	0	0	0	0	0	12,000	7	200DB	HY	8,252	1,072	9,324
Transmission Lines	1/1/2008	F-10	100.00%	22,468	0	0	0	0	0	22,468	7	200DB	HY	15,449	2,006	17,455
Water Treatment Equip	1/1/2008	F-10	100.00%	350	0	0	0	0	0	350	7	200DB	HY	241	31	272

Total MACRS deductions for prior years (Line 17)	127,197	0	0	0	0	127,197	69,416	9,399	78,815
--	---------	---	---	---	---	---------	--------	-------	--------

Subtotal Depreciation

127,197	0	0	0	0	127,197	69,416	9,399	78,815
---------	---	---	---	---	---------	--------	-------	--------

Total Amortization (Line 44)

Organization Costs	1/1/2008	Z-10	100.00%	500	0	0	0	0	500	15	SL	FM	133	33	166
--------------------	----------	------	---------	-----	---	---	---	---	-----	----	----	----	-----	----	-----

Total Total Amortization (Line 44)	500	0	0	0	500	133	33	166
------------------------------------	-----	---	---	---	-----	-----	----	-----

Total Depreciation and Amortization

127,697	0	0	0	0	127,697	69,549	9,432	78,981
---------	---	---	---	---	---------	--------	-------	--------

Form 4562 Reconciliation

Annual depreciation and amortization	9,432
Special allowance except listed property (Line 14) - current year assets	0
Special allowance - listed property (Line 25) - current year assets	0
Section 179 amount claimed (includes prior year disallowed)	0
Section 179 amount carried forward to future year	0
Section 179 deduction (Line 12) reported on Schedule K	0
Less amortization included in total annual depreciation and amortization (Line 44)	33
Form 4562, Line 22	9,399

Line 12 (1120S) - Taxes and Licenses

1	Local property taxes	1	86
2	Tax and License	2	250
3	Sub Total	3	336
4	Total taxes and licenses	4	336

Line 14 (1120S) - Depreciation

1	Depreciation	1	9,399
2	Depreciation claimed on 1125-A and elsewhere on return	2	0
3	Depreciation not claimed on 1125-A and elsewhere on return	3	9,399

Lines 4, 5a, and 5b, Sch K (1120S) - Interest and Dividends

Interest income (line 4)			
1	Interest Income	1	1
2	Total interest income	2	1

Line 17a, Sch K (1120S) - Investment Income

A Code A - Investment income			
1	Investment income from lines 4, 5a, 6 and 10, Schedule K, Form 1120S	1	1
2	Income included on lines 4, 5a, 6 and 10 that is NOT investment income	2	
3	Subtract line 2 from line 1	3	1
4		4	
5		5	
	Total investment income	17a	1

Sch L (1120S) - Balance Sheets per Books

		Assets		Beginning	Ending
1	Cash	1		4,565	6,879
2a	Trade notes and accounts receivable	2a			
2b	Less allowance for bad debts	2b			
2c	Net trade notes and accounts receivable	2c		0	0
3	Inventories	3		0	0
4	U.S. government obligations	4			
5	Tax-exempt securities	5			
6	Other current assets	6		0	0
7	Loans to shareholders	7			
8	Mortgage and real estate loans	8			
9	Other investments	9		0	0
10a	Buildings and other depreciable assets	10a		127,197	127,197
10b	Less accumulated depreciation	10b		69,416	78,815
10c	Net buildings and other depreciable assets	10c		57,781	48,382
11a	Depletable assets	11a			
11b	Less accumulated depletion	11b			
11c	Net depletable assets	11c		0	0
12	Land (net of any amortization)	12		5,000	5,000
13a	Intangible assets (amortizable only)	13a		500	500
13b	Less accumulated amortization	13b		133	166
13c	Net intangible assets	13c		367	334
14	Other assets	14		0	0
15	Total assets	15		67,713	60,595
		Liabilities and Capital			
16	Accounts payable	16			
17	Mortgages, notes, bonds payable in less than 1 year	17			
18	Other current liabilities	18		0	0
19	Loans from shareholders	19			
20	Mortgages, notes, bonds payable in 1 year or more	20			
21	Other liabilities	21		0	0
22	Capital stock	22			
23	Additional paid-in capital	23		136,325	136,325
24	Retained earnings	24		-68,612	-75,731
25	Adjustments to shareholders' equity	25		0	0
26	Less cost of treasury stock	26			
27	Total liabilities and shareholders' equity	27		67,713	60,594
				1	

End of year balance sheet out of balance by 1

Sch M-2 (1120S) - Retained Earnings

	Accumulated Adjustments Account	Other Adjustments Account	Shareholders' Undistributed Taxable Income Previously Taxed	Retained Earnings Unappropriated/ Timing Differences	Total Retained Earnings
1 Balance at beginning of tax year	1 -65,612	0	0	-3,000	-68,612
2 Income from page 1, line 21	2 0				0
3 Other additions	3 1	0			1
4 Loss from page 1, line 21	4 -7,120				-7,120
5 Other reductions	5 0	0			0
6 Combine lines 1 through 5	6 -72,731	0	0	-3,000	-75,731
7 Distributions	7 0	0	0		0
8 Balance at end of tax year	8 -72,731	0	0	-3,000	-75,731

Sch M-2, Lines 3 and 5 (1120S) - Other Additions and Reductions

	(a) Accumulated adjustments account	(b) Other adjustments account
Line 3 - Other additions		
1 Interest income	1	
2 Total other additions. Enter on line 3, Schedule M-2	2	0

Form 1120S

U.S. Income Tax Return for an S Corporation

Department of the Treasury Internal Revenue Service

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation. See separate instructions.

For calendar year 2011 or tax year beginning ending

Form header section containing: A S election effective date (1/28/2009), B Business activity code number (221300), C Check if Sch. M-3 attached, Name (Pine Harbour Water Utilities LLC), Employer identification number (26-3839121), Date incorporated (1/1/2009), Total assets (\$67,713), TYPE OR PRINT, Address (101 Satellite Court, Leesburg, FL 34748).

G Is the corporation electing to be an S corporation beginning with this tax year? Yes No (X)
H Check if: (1) Final return (2) Name change (3) Address change (4) Amended return (5) S election termination or revocation
I Enter the number of shareholders who were shareholders during any part of the tax year 3

Caution. Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Main table with columns for Income, Deductions, and Tax and Payments. Rows include: 1a-1e (Income), 2-6 (Total income), 7-21 (Deductions), 22a-27 (Tax and Payments).

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Sign Here section with fields for Signature of officer, Date, Title, and a box for 'May the IRS discuss this return with the preparer shown below (see instructions)?' with Yes (X) and No options.

Paid Preparer Use Only section with fields for Print/Type preparer's name (Loren A. Moore), Preparer's signature, Date (2/20/2012), Check self-employed, PTIN (P00511487), Firm's name (RICHARD C SCHULTHEIS, P.A.), Firm's EIN (59-3216170), Firm's address (911 W DIXIE AVE, LEESBURG, FL 34748), Phone no. (352) 326-5000, and ZIP code (34748).

Schedule B Other Information (see instructions)		Yes	No
1 Check accounting method: a <input checked="" type="checkbox"/> Cash b <input type="checkbox"/> Accrual c <input type="checkbox"/> Other (specify) ▶			
2 See the instructions and enter the: a Business activity ▶ <u>Utilities</u> b Product or service ▶ <u>Utility Service</u>			
3 At the end of the tax year, did the corporation own, directly or indirectly, 50% or more of the voting stock of a domestic corporation? (For rules of attribution, see section 267(c).) If "Yes," attach a statement showing: (a) name and employer identification number (EIN), (b) percentage owned, and (c) if 100% owned, was a qualified subchapter S subsidiary election made?			X
4 Has this corporation filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?			X
5 Check this box if the corporation issued publicly offered debt instruments with original issue discount ▶ <input type="checkbox"/> If checked, the corporation may have to file Form 8281, Information Return for Publicly Offered Original Issue Discount Instruments.			
6 If the corporation: (a) was a C corporation before it elected to be an S corporation or the corporation acquired an asset with a basis determined by reference to the basis of the asset (or the basis of any other property) in the hands of a C corporation and (b) has net unrealized built-in gain in excess of the net recognized built-in gain from prior years, enter the net unrealized built-in gain reduced by net recognized built-in gain from prior years (see instructions) ▶ \$			
7 Enter the accumulated earnings and profits of the corporation at the end of the tax year. \$			
8 Are the corporation's total receipts (see instructions) for the tax year and its total assets at the end of the tax year less than \$250,000? If "Yes," the corporation is not required to complete Schedules L and M-1.		X	
9 During the tax year, was a qualified subchapter S subsidiary election terminated or revoked? If "Yes," see instructions.			X
10 a Did the corporation make any payments in 2011 that would require it to file Form(s) 1099 (see instructions)?		X	
b If "Yes," did the corporation file or will it file all required Forms 1099?		X	

Schedule K Shareholders' Pro Rata Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 21)	1	-9,745
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Interest income	4	1
	5 Dividends: a Ordinary dividends	5a	
	b Qualified dividends	5b	
	6 Royalties	6	
	7 Net short-term capital gain (loss) (attach Schedule D (Form 1120S))	7	
8a Net long-term capital gain (loss) (attach Schedule D (Form 1120S))	8a		
b Collectibles (28%) gain (loss)	8b		
c Unrecaptured section 1250 gain (attach statement)	8c		
9 Net section 1231 gain (loss) (attach Form 4797)	9		
10 Other income (loss) (see instructions) Type ▶	10		

Shareholders' Pro Rata Share Items (continued)		Total amount	
Deductions	11 Section 179 deduction (attach Form 4562)	11	
	12a Contributions	12a	
	b Investment interest expense	12b	
	c Section 59(e)(2) expenditures (1) Type ▶ (2) Amount ▶	12c(2)	
d Other deductions (see instructions) Type ▶	12d		
Credits	13a Low-income housing credit (section 42(j)(5))	13a	
	b Low-income housing credit (other)	13b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	13c	
	d Other rental real estate credits (see instructions) Type ▶	13d	
	e Other rental credits (see instructions) Type ▶	13e	
	f Alcohol and cellulosic biofuel fuels credit (attach Form 6478)	13f	
	g Other credits (see instructions) Type ▶	13g	
Foreign Transactions	14a Name of country or U.S. possession ▶		
	b Gross income from all sources	14b	
	c Gross income sourced at shareholder level	14c	
	Foreign gross income sourced at corporate level		
	d Passive category	14d	
	e General category	14e	
	f Other (attach statement)	14f	
	Deductions allocated and apportioned at shareholder level		
	g Interest expense	14g	
	h Other	14h	
	Deductions allocated and apportioned at corporate level to foreign source income		
	i Passive category	14i	
	j General category	14j	
	k Other (attach statement)	14k	
Other information			
l Total foreign taxes (check one): ▶ <input type="checkbox"/> Paid <input type="checkbox"/> Accrued	14l		
m Reduction in taxes available for credit (attach statement)	14m		
n Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	15a Post-1986 depreciation adjustment	15a	233
	b Adjusted gain or loss	15b	
	c Depletion (other than oil and gas)	15c	
	d Oil, gas, and geothermal properties—gross income	15d	
	e Oil, gas, and geothermal properties—deductions	15e	
	f Other AMT items (attach statement)	15f	
Items Affecting Shareholder Basis	16a Tax-exempt interest income	16a	
	b Other tax-exempt income	16b	
	c Nondeductible expenses	16c	
	d Distributions (attach statement if required) (see instructions)	16d	
	e Repayment of loans from shareholders	16e	
Other Information	17a Investment income	17a	1
	b Investment expenses	17b	
	c Dividend distributions paid from accumulated earnings and profits	17c	
	d Other items and amounts (attach statement)		
Reconciliation	18 Income/loss reconciliation. Combine the amounts on lines 1 through 10 in the far right column. From the result, subtract the sum of the amounts on lines 11 through 12d and 14l	18	-9,744

Schedule L Balance Sheets per Books	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
Assets				
1 Cash		3,943		4,565
2a Trade notes and accounts receivable	501			
b Less allowance for bad debts		501		
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities (see instructions)				
6 Other current assets (attach statement)				
7 Loans to shareholders				
8 Mortgage and real estate loans				
9 Other investments (attach statement)				
10a Buildings and other depreciable assets	127,197		127,197	
b Less accumulated depreciation	56,584	70,613	69,416	57,781
11a Depletable assets				
b Less accumulated depletion				
12 Land (net of any amortization)		5,000		5,000
13a Intangible assets (amortizable only)	500		500	
b Less accumulated amortization	100	400	133	367
14 Other assets (attach statement)				
15 Total assets		80,457		67,713
Liabilities and Shareholders' Equity				
16 Accounts payable				
17 Mortgages, notes, bonds payable in less than 1 year				
18 Other current liabilities (attach statement)				
19 Loans from shareholders				
20 Mortgages, notes, bonds payable in 1 year or more				
21 Other liabilities (attach statement)				
22 Capital stock				
23 Additional paid-in capital		136,325		136,325
24 Retained earnings		(55,868)		(68,612)
25 Adjustments to shareholders' equity (attach statement)				
26 Less cost of treasury stock				
27 Total liabilities and shareholders' equity		80,457		67,713

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note. Schedule M-3 required instead of Schedule M-1 if total assets are \$10 million or more—see instructions

1 Net income (loss) per books	-9,744	5 Income recorded on books this year not included on Schedule K, lines 1 through 10 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 4, 5a, 6, 7, 8a, 9, and 10, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Expenses recorded on books this year not included on Schedule K, lines 1 through 12 and 14l (itemize):		6 Deductions included on Schedule K, lines 1 through 12 and 14l, not charged against book income this year (itemize):	
a Depreciation \$		a Depreciation \$	
b Travel and entertainment \$		7 Add lines 5 and 6	
4 Add lines 1 through 3	-9,744	8 Income (loss) (Schedule K, line 18). Line 4 less line 7	-9,744

Schedule M-2 Analysis of Accumulated Adjustments Account, Other Adjustments Account, and Shareholders' Undistributed Taxable Income Previously Taxed (see instructions)

	(a) Accumulated adjustments account	(b) Other adjustments account	(c) Shareholders' undistributed taxable income previously taxed
1 Balance at beginning of tax year	(55,868)		
2 Ordinary income from page 1, line 21			
3 Other additions	1		
4 Loss from page 1, line 21	(9,745)		
5 Other reductions			
6 Combine lines 1 through 5	(65,612)		
7 Distributions other than dividend distributions			
8 Balance at end of tax year. Subtract line 7 from line 6	(65,612)		

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2011

For calendar year 2011, or tax
year beginning _____, 2011
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg FL 34748

C IRS Center where corporation filed return
Ogden, UT 84201-0013

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 1
██████████-3387

E Shareholder's name, address, city, state, and ZIP code
Robert G Stewart
PO Box 447
Fruitland Park, FL 34731

F Shareholder's percentage of stock
ownership for tax year 33.333334%

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	13	Credits
	-3,249		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income	1	
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	77
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information
		A	1

* See attached statement for additional information.

For IRS Use Only

Robert G Stewart

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A 77

Line 17 - Other Information

A Code A - Investment income A 1

Income Items

1	Ordinary income from trade or business activities	1	_____
2	Net income from rental real estate activities	2	_____
3	Net income from other rental activities	3	_____
4	Interest	4	_____ 1
5	Ordinary dividends	5	_____
6	Royalties	6	_____
7	Net short-term capital gain	7	_____
8	Net long-term capital gain	8	_____
9	Net section 1231 gain	9	_____
10	Other income	10	_____
11	Tax-exempt interest income	11	_____
12	Other tax-exempt income	12	_____
	Total income items		_____ 1

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	_____ 3,249
2	Net loss from rental real estate activities	2	_____
3	Net loss from other rental activities	3	_____
4	Net short-term capital loss	4	_____
5	Net long-term capital loss	5	_____
6	Net section 1231 loss	6	_____
7	Other loss	7	_____
8	Section 179 expense deduction	8	_____
9	Charitable contributions	9	_____
10	Investment interest expense	10	_____
11	Section 59(e)(2) expenditures	11	_____
12	Other deductions	12	_____
13	Total foreign taxes	13	_____
14	Carryforward of prior losses	14	_____
	Total loss and expense items		_____ 3,249

Nondeductible Expense Items

1	Nondeductible expenses	1	_____
2	Carryforward of prior nondeductible expenses	2	_____
	Total nondeductible expense items		_____

Loss Carryovers

1	Loss items	1	_____
2	Nondeductible expense items	2	_____

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Robert G Stewart	Shareholder: 1	Identifying Number 288-56-3387
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary

	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	26,819	1	3,249		23,571
Loan					
Total	26,819	1	3,249		23,571

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	26,819
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	1
5	Add lines 1 through 4	5	26,820
6	Other decreases	6	
7	Distributions (not to exceed the sum of line 5 and line 6)	7	
	Distributions in excess of basis		
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	26,820
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9	
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)		
10	Subtract line 9 from line 8	10	26,820
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR		
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	3,249
12	Subtract line 11 from line 10	12	23,571
13	Loan basis restoration	13	
14	End of year stock basis (subtract line 13 from line 12)	14	23,571

Loan Balance

1	Beginning of year loan balance	1	
2	Current year loans to corporation	2	
3	Loan repayments	3	
4	End of year loan balance	4	

Loan Basis

1	Beginning of year loan basis	1	
2	Loan basis restoration	2	
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	
5	Loan repayments (not to exceed line 4)	5	
6	Subtract line 5 from line 4	6	
7	<input type="checkbox"/> Excess loss items (not to exceed line 6) OR		
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 6)	7	
8	Subtract line 7 from line 6	8	
9	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 8) OR		
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 8)	9	
10	End of year loan basis (subtract line 9 from line 8)	10	

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2011

For calendar year 2011, or tax
year beginning _____, 2011
ending _____, 20 _____

**Shareholder's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg FL 34748

C IRS Center where corporation filed return
Ogden, UT 84201-0013

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 2
██████-8852

E Shareholder's name, address, city, state, and ZIP code
Madeline J Lipsky
PO Box 447
Fruitland Park, FL 34741

F Shareholder's percentage of stock
ownership for tax year 33.333333%

For IRS Use Only

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)	13	Credits
	-3,248		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15	Alternative minimum tax (AMT) items
		A	78
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information

* See attached statement for additional information.

Madeline J Lipsky

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A 78

Income Items

1	Ordinary income from trade or business activities	1	_____
2	Net income from rental real estate activities	2	_____
3	Net income from other rental activities	3	_____
4	Interest	4	_____
5	Ordinary dividends	5	_____
6	Royalties	6	_____
7	Net short-term capital gain	7	_____
8	Net long-term capital gain	8	_____
9	Net section 1231 gain	9	_____
10	Other income	10	_____
11	Tax-exempt interest income	11	_____
12	Other tax-exempt income	12	_____
	Total income items		_____

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	_____ 3,248
2	Net loss from rental real estate activities	2	_____
3	Net loss from other rental activities	3	_____
4	Net short-term capital loss	4	_____
5	Net long-term capital loss	5	_____
6	Net section 1231 loss	6	_____
7	Other loss	7	_____
8	Section 179 expense deduction	8	_____
9	Charitable contributions	9	_____
10	Investment interest expense	10	_____
11	Section 59(e)(2) expenditures	11	_____
12	Other deductions	12	_____
13	Total foreign taxes	13	_____
14	Carryforward of prior losses	14	_____
	Total loss and expense items		_____ 3,248

Nondeductible Expense Items

1	Nondeductible expenses	1	_____
2	Carryforward of prior nondeductible expenses	2	_____
	Total nondeductible expense items		_____

Loss Carryovers

1	Loss items	1	_____
2	Nondeductible expense items	2	_____

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Madeline J Lipsky	Shareholder: 2	Identifying Number 334-50-8852
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	26,819		3,248		23,571
Loan					
Total	26,819		3,248		23,571

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	26,819
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	
5	Add lines 1 through 4	5	26,819
6	Other decreases	6	
7	Distributions (not to exceed the sum of line 5 and line 6)	7	
	Distributions in excess of basis		
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	26,819
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR	9	
	<input type="checkbox"/> Nondeductible expenses (not to exceed line 8)		
10	Subtract line 9 from line 8	10	26,819
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR		
	<input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	3,248
12	Subtract line 11 from line 10	12	23,571
13	Loan basis restoration	13	
14	End of year stock basis (subtract line 13 from line 12)	14	23,571

Loan Balance

1	Beginning of year loan balance	1	
2	Current year loans to corporation	2	
3	Loan repayments	3	
4	End of year loan balance	4	

Loan Basis

1	Beginning of year loan basis	1	
2	Loan basis restoration	2	
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	
5	Loan repayments (not to exceed line 4)	5	
6	Subtract line 5 from line 4	6	
7	<input type="checkbox"/> Excess loss items (not to exceed line 6) OR		
	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 6)	7	
8	Subtract line 7 from line 6	8	
9	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 8) OR		
	<input checked="" type="checkbox"/> Excess loss items (not to exceed line 8)	9	
10	End of year loan basis (subtract line 9 from line 8)	10	

Final K-1

 Amended K-1

**Schedule K-1
(Form 1120S)**

Department of the Treasury
Internal Revenue Service

2011

For calendar year 2011, or tax
year beginning _____, 2011
ending _____, 20____

**Shareholder's Share of Income, Deductions,
Credits, etc.**

▶ See back of form and separate instructions.

Part I Information About the Corporation

A Corporation's employer identification number
26-3839121

B Corporation's name, address, city, state, and ZIP code
Pine Harbour Water Utilities LLC
101 Satellite Court
Leesburg FL 34748

C IRS Center where corporation filed return
Ogden, UT 84201-0013

Part II Information About the Shareholder

D Shareholder's identifying number Shareholder: 3
██████-2710

E Shareholder's name, address, city, state, and ZIP code
Sandra S Wesson
PO Box 447
Fruitland Park, FL 34731

F Shareholder's percentage of stock
ownership for tax year 33.333333%

For IRS Use Only

**Part III Shareholder's Share of Current Year Income,
Deductions, Credits, and Other Items**

1	Ordinary business income (loss)		13 Credits
	-3,248		
2	Net rental real estate income (loss)		
3	Other net rental income (loss)		
4	Interest income		
5a	Ordinary dividends		
5b	Qualified dividends	14	Foreign transactions
6	Royalties		
7	Net short-term capital gain (loss)		
8a	Net long-term capital gain (loss)		
8b	Collectibles (28%) gain (loss)		
8c	Unrecaptured section 1250 gain		
9	Net section 1231 gain (loss)		
10	Other income (loss)	15 A	Alternative minimum tax (AMT) items 78
11	Section 179 deduction	16	Items affecting shareholder basis
12	Other deductions		
		17	Other information

* See attached statement for additional information.

Sandra S Wesson

K-1 Statement (Sch K-1, Form 1120S)

Line 15 - AMT Items

A Code A - Post-1986 depreciation adjustment A 78

Income Items

1	Ordinary income from trade or business activities	1	_____
2	Net income from rental real estate activities	2	_____
3	Net income from other rental activities	3	_____
4	Interest	4	_____
5	Ordinary dividends	5	_____
6	Royalties	6	_____
7	Net short-term capital gain	7	_____
8	Net long-term capital gain	8	_____
9	Net section 1231 gain	9	_____
10	Other income	10	_____
11	Tax-exempt interest income	11	_____
12	Other tax-exempt income	12	_____
	Total income items		_____

Loss and Expense Items

1	Ordinary loss from trade or business activities	1	_____ 3,248
2	Net loss from rental real estate activities	2	_____
3	Net loss from other rental activities	3	_____
4	Net short-term capital loss	4	_____
5	Net long-term capital loss	5	_____
6	Net section 1231 loss	6	_____
7	Other loss	7	_____
8	Section 179 expense deduction	8	_____
9	Charitable contributions	9	_____
10	Investment interest expense	10	_____
11	Section 59(e)(2) expenditures	11	_____
12	Other deductions	12	_____
13	Total foreign taxes	13	_____
14	Carryforward of prior losses	14	_____
	Total loss and expense items		_____ 3,248

Nondeductible Expense Items

1	Nondeductible expenses	1	_____
2	Carryforward of prior nondeductible expenses	2	_____
	Total nondeductible expense items		_____

Loss Carryovers

1	Loss items	1	_____
2	Nondeductible expense items	2	_____

Shareholder's Basis Statement

Note to Shareholder: Keep for your records

Shareholder's name Sandra S Wesson	Shareholder: 3	Identifying Number 056-44-2710
S Corporation's name Pine Harbour Water Utilities LLC		Employer ID Number 26-3839121

Summary	Beginning Balance	Increases	Decreases	Distributions	Ending Balance
Stock	26,819		3,248		23,571
Loan					
Total	26,819		3,248		23,571

Election

Check if special ordering election under Reg. Section 1.1367-1(g) has been made.

Stock Basis

1	Beginning of year stock basis	1	26,819
2	Capital contributions	2	
3	Other increases	3	
4	Income items	4	
5	Add lines 1 through 4	5	26,819
6	Other decreases	6	
7	Distributions (not to exceed the sum of line 5 and line 6)	7	
	Distributions in excess of basis		
8	Subtract the sum of line 6 and line 7 from line 5 (if zero or less enter 0)	8	26,819
9	<input type="checkbox"/> Loss items (not to exceed line 8) OR <input type="checkbox"/> Nondeductible expenses (not to exceed line 8)	9	
10	Subtract line 9 from line 8	10	26,819
11	<input type="checkbox"/> Nondeductible expenses (not to exceed line 10) OR <input checked="" type="checkbox"/> Loss items (not to exceed line 10)	11	3,248
12	Subtract line 11 from line 10	12	23,571
13	Loan basis restoration	13	
14	End of year stock basis (subtract line 13 from line 12)	14	23,571

Loan Balance

1	Beginning of year loan balance	1	
2	Current year loans to corporation	2	
3	Loan repayments	3	
4	End of year loan balance	4	

Loan Basis

1	Beginning of year loan basis	1	
2	Loan basis restoration	2	
3	Current year loans to corporation	3	
4	Add lines 1 through 3	4	
5	Loan repayments (not to exceed line 4)	5	
6	Subtract line 5 from line 4	6	
7	<input type="checkbox"/> Excess loss items (not to exceed line 6) OR <input type="checkbox"/> Excess nondeductible expense items (not to exceed line 6)	7	
8	Subtract line 7 from line 6	8	
9	<input type="checkbox"/> Excess nondeductible expense items (not to exceed line 8) OR <input checked="" type="checkbox"/> Excess loss items (not to exceed line 8)	9	
10	End of year loan basis (subtract line 9 from line 8)	10	

Line 19 (1120S) - Other Deductions

1	From Form 4562 - Amortization	1	33
2	Bank Service Charges	2	147
3	Continuing Education	3	150
4	Utilities	4	861
5	Insurance Expense	5	931
6	Professional Fees	6	931
7	Subcontracted Water Testing	7	11,743
8	Total other deductions	8	14,796

Assets by Classification - 1120S

12/31/2011 Pine Harbour Water Utilities LLC 26-3839121

Item No.	Description of Property *** indicates DISPOSED	Date Placed In Service	Asset Code	Bus. Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	Recovery Period	Method	Con-vention Code	Prior Accum. Deprec., 179, Bonus	2011 Deprec.	2011 Accum. Deprec.
7-yr Genl purp tools, mach, equip																
	Hydrants	1/1/2008	F-10	100.00%	4,547					4,547	7	200DB	HY	2,559	568	3,127
	Services	1/1/2008	F-10	100.00%	5,692					5,692	7	200DB	HY	3,203	711	3,914
	Standpipes	1/1/2008	F-10	100.00%	15,811					15,811	7	200DB	HY	8,897	1,975	10,872
	Supply Mains	1/1/2008	F-10	100.00%	6,188					6,188	7	200DB	HY	3,482	773	4,255
	Meters	1/1/2008	F-10	100.00%	5,270					5,270	7	200DB	HY	2,965	658	3,623
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314					16,314	7	200DB	HY	9,180	2,038	11,218
	Wells and Springs	1/1/2008	F-10	100.00%	7,763					7,763	7	200DB	HY	4,368	970	5,338
	Wells and Springs	1/1/2008	F-10	100.00%	12,000					12,000	7	200DB	HY	6,753	1,499	8,252
	Transmission Lines	1/1/2008	F-10	100.00%	22,468					22,468	7	200DB	HY	12,643	2,806	15,449
	Water Treatment Equip	1/1/2008	F-10	100.00%	350					350	7	200DB	HY	197	44	241
	Total: 7-yr General purpose tools, machinery, and equipment				96,403					96,403				54,247	12,042	66,289
Land																
	Land Rights	1/1/2008	N-1	100.00%	5,000					5,000						
	Total: Land				5,000					5,000						
39-yr Nonresidential real estate																
	Structures	1/1/2008	R-5	100.00%	5,794					5,794	39	SL/GDS	MM	440	149	589
	Structures	1/1/2008	R-5	100.00%	25,000					25,000	39	SL/GDS	MM	1,897	641	2,538
	Total: 39-yr Nonresidential and commercial real estate				30,794					30,794				2,337	790	3,127
Amort - 248 - Corp org expense																
	Organization Costs	1/1/2008	Z-10	100.00%	500					500	15	SL	FM	100	33	133
	Total: Amortization - 248 - Corporation organizational expen				500					500				100	33	133
	SubTotals				132,697					132,697				56,684	12,865	69,549
	Less: Disposed Assets															
	Ending Totals				132,697					132,697				56,684	12,865	69,549

COPY

Detail Report

12/31/2011 Pine Harbour Water Utilities LLC 26-3839121

1120S		132,697					132,697							
Item No.	Description of Property **** indicates DISPOSED	Date Placed in Service	Asset Code	Bus. Use %	Cost or Other Basis	Sec. 179 Deduction	Credit	Special Allowance	Salvage Value	Recovery Basis	AMT Type	Recovery Period (years)	Method	Con-vention Code
	Hydrants	1/1/2008	F-10	100.00%	4,547					4,547		7	200DB	HY
	Services	1/1/2008	F-10	100.00%	5,692					5,692		7	200DB	HY
	Standpipes	1/1/2008	F-10	100.00%	15,811					15,811		7	200DB	HY
	Structures	1/1/2008	R-5	100.00%	5,794					5,794		39	SL/GDS	MM
	Structures	1/1/2008	R-5	100.00%	25,000					25,000		39	SL/GDS	MM
	Supply Mains	1/1/2008	F-10	100.00%	6,188					6,188		7	200DB	HY
	Meters	1/1/2008	F-10	100.00%	5,270					5,270		7	200DB	HY
	Pumping Equipment	1/1/2008	F-10	100.00%	16,314					16,314		7	200DB	HY
	Wells and Springs	1/1/2008	F-10	100.00%	7,763					7,763		7	200DB	HY
	Wells and Springs	1/1/2008	F-10	100.00%	12,000					12,000		7	200DB	HY
	Transmission Lines	1/1/2008	F-10	100.00%	22,468					22,468		7	200DB	HY
	Water Treatment Equip	1/1/2008	F-10	100.00%	350					350		7	200DB	HY
	Land Rights	1/1/2008	N-1	100.00%	5,000					5,000				
	Organization Costs	1/1/2008	Z-10	100.00%	500					500		15	SL	FM
	SubTotals				132,697					132,697				
	Less: Disposed Assets													
	Ending Totals				132,697					132,697				

COPY

Detail Report

1120S			56,684	12,865	69,549
Item No.	Description of Property ***** indicates DISPOSED	Date Placed in Service	Prior Accum. Deprec., 179, Bonus	2011 Current Deprec.	2011 Accum. Deprec.
	Hydrants	1/1/2008	2,559	568	3,127
	Services	1/1/2008	3,203	711	3,914
	Standpipes	1/1/2008	8,897	1,975	10,872
	Structures	1/1/2008	440	149	589
	Structures	1/1/2008	1,897	641	2,538
	Supply Mains	1/1/2008	3,482	773	4,255
	Meters	1/1/2008	2,965	658	3,623
	Pumping Equipment	1/1/2008	9,180	2,038	11,218
	Wells and Springs	1/1/2008	4,368	970	5,338
	Wells and Springs	1/1/2008	6,753	1,499	8,252
	Transmission Lines	1/1/2008	12,643	2,806	15,449
	Water Treatment Equip	1/1/2008	197	44	241
	Land Rights	1/1/2008			
	Organization Costs	1/1/2008	100	33	133
	SubTotals		56,684	12,865	69,549
	Less: Disposed Assets				
	Ending Totals		<u>56,684</u>	<u>12,865</u>	<u>69,549</u>

COPY

EXHIBIT P
Rule 25-30.037(2)(t)

A statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for the year of the transfer and subsequent years.

Pine Harbour Water Utilities, LLC is responsible for filing the Annual Report and RAFs for 2016 up to the date of closing – or through June 29, 2016.

Pine Harbour Waterworks, Inc. is responsible for the 2016 Annual Reports and RAFs from the date of closing and subsequent years.

EXHIBIT Q
Rule 25-30.037(2)(v)

If the buyer owns other water or wastewater utilities that are regulated by the Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities.

Below is a listing of other water and wastewater utilities regulated by the PSC by the majority shareholder of Pine Harbour Waterworks, Inc.

<u>Utility</u>	<u>Cerrificate No.</u>
Harbor Utility Company	522-W
Lakeside Utility Company	567-W & 494-S
LP Utility Company	620-W & 533-S
HC Utility Company	422-W & 359-S
Brevard Utility Company	002-W
Sunny Hills Utility Company	501-W & 435-S
Lake Osborne Utility Company	053-W
Jumper Creek Utility Company	667-W & 507-S
The Woods Utility Company	507-W & 441-S
Country Walk Utilities, Inc.	579-W
Raintree Waterworks, Inc.	539-W
Brendenwood Waterworks, Inc.	339-W
Lake Idlewild Utility Company	531-W
Black Bear Waterworks, Inc.	654-W

North Charlotte Waterworks, Inc. Pending – Docket No. 160058-WS

The majority shareholder is also the majority shareholder of U.S. Water Services Corporaiton. The economies of scale exist by a sharing of administrative costs from U.S. Water Services Corporation through the operation, maintenance, customers service, and management contracts. These administrative costs include management of the utilities, accounting services, regulatory compliance, administrative, etc. These costs are spread or allocated over all the customers of the regulated utilities on an ERC basis. As more utilities are acquired and more customers are added, these costs are thereby reduced. This results in lower Contractual Service expenses for the newly acquired utilities. This economies of scale is achieved by directly lowering these administrative costs to the customers through the U.S. Water Services contract.

EXHIBIT R
Rule 25-30.030

Provide proof of noticing pursuant to Rule 25-30.030, FAC.

To be provided late-filed.