

CLASS "C"

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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

Keith + Clara
Sturkey d/b/a

WS753-09-AR

Heather Hills Estates

EXACT LEGAL NAME OF RESPONDENT

577-W / 498-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2009

10/09/22 AM 6:17
ECONOMIC REGULATION
COMMUNICATIONS DIVISION



Carlstedt, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

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James L. Wilson, C.P.A.

March 15, 2010

Chris Stephens
Heather Hills Estates

We have compiled the balance sheets of Heather Hills Estates (a sole proprietorship) as of December 31, 2009 and 2008, and the statements of income and retained earnings for the year ended December 31, 2009, included in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. We have also compiled the supplementary information presented in the prescribed form.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of Heather Hills Estates. We have not audited or reviewed the accompanying financial statements and supplementary information referred to above and, accordingly, do not express an opinion or any form of assurance on them.

These financial statements (including related disclosures) and the supplementary information are presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, these financial statements and supplementary information are not designed for those who are not informed about such differences.

We are not independent with respect to Heather Hills Estates.

Carlstedt, Jackson, Nixon & Wilson

CARLSTEDT, JACKSON, NIXON & WILSON

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA) Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which will result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional schedules should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statement should be made at the bottom of the page or an additional page. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)- (Rule 25-30.515 (8), Florida Administrative Code)
(a) 350 gallons per day
(b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
(c) The number of gallons which has been approved by the DEP for a single family residential unit.

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

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

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

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

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

FINANCIAL SECTION

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REPORT OF

Keith or Clara Starkey - Heather Hills Estates

(Exact name of utility)

4925 3rd St W	4925 3rd St W
Bradenton, FL 34207	Bradenton FL 34207 Manatee
Mailing Address	Street Address County

Telephone Number (941) 755-0123 Date Utility First Organized 1967

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

☒ Individual ☐ Sub Chapter S Corporation ☐ 1120 Corporation ☐ Partnership

Location where books and records are located: 4925 3rd St W
Bradenton FL 34207

Names of subdivisions where service is provided: Heather Hills Estates

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Keith Starkey	Owner	4925 3rd St W Bradenton FL 34207	
Person who prepared this report: Caristedt, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, FL	
Officers and Managers: Keith Starkey	Owner	4925 3rd St W Bradenton FL 34207	
Clara Starkey	Owner	Same	None

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

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
N/A			

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 47,339	\$ 73,154		\$ 120,493
Commercial _____		334	620		954
Industrial (Agricultural Water)					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _Late Fees _		850			850
Total Gross Revenue _____		48,523	73,774	N/A	122,297
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	43,764	77,687		121,451
Depreciation Expense _____	F-5	1,689	4		1,693
CIAC Amortization Expense _____	F-8				-
Taxes Other Than Income _____	F-7	2,237	3,373	-	5,610
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		47,690	81,064		128,754
Net Operating Income (Loss)		833	(7,290)	-	(6,457)
Other Income:					
Nonutility Income _____		-	-		-
Interest Income _____		-	-		-
_____					-
Miscellaneous Nonutility Expenses _____		401	401		802
Interest Expense _____					-
Other Deductions:					
_____		-	-		-
_____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ 432	\$ (7,691)	N/A	\$ (7,259)

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 144,143	\$ 138,294
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(116,451)	(114,758)
Net Utility Plant _____		27,692	23,536
Cash _____		22,070	5,065
Customer Accounts Receivable (141) _____		26,679	30,552
Other Assets (Specify):			
Inter-divisional Receivable _____		-	-
Total Assets _____		\$ 76,441	\$ 59,153
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____			
Retained Earnings (215) _____	F-6		
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	(48,289)	(41,030)
Total Capital _____		(48,289)	(41,030)
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		3,304	3,304
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	5,504	5,057
Other Liabilities (Specify):			
Interdivisional Payable _____		197	197
Accrued Salaries (241) _____		21,000	21,000
Accounts Payable - Related Party _____		80,100	56,000
Accrued Rent _____		14,625	14,625
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 76,441	\$ 59,153

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 71,070	\$ 73,073	N/A	\$ 144,143
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 71,070	\$ 73,073	N/A	\$ 144,143

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 42,124	\$ 72,634	N/A	\$ 114,758
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	1,689	4		1,693
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
_____	-	-		-
Total credits _____	1,689	4		1,693
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-	-		-
Other debits (specify) _____				-

Total debits _____	-	-		-
Balance End of Year _____	\$ 43,813	\$ 72,638	N/A	\$ 116,451

UTILITY NAME:

Keith or Clara Starkey - Heather Hills Estates

YEAR OF REPORT
December 31, 2009

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	-

Balance end of year _____	\$	

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ (41,030)	N/A
Charges during the year (specify):		
Current year loss _____	(7,259)	-

Balance end of year _____	\$ (48,289)	

LONG TERM DEBT (224)

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

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

TAXES EXPENSE

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax	\$ -	\$ -	N/A	\$ -
State income tax	-	-		
Taxes Other Than Income:				
State ad valorem tax	-	-		
Local property tax				
Regulatory assessment fee	2,184	3,320		5,504
Other (Specify):				
Payroll Taxes	53	53		106
Total taxes accrued	\$ 2,237	\$ 3,373		\$ 5,610

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Carlstedt, Jackson, Nixon & Wilson CPA's	1,686	1,686	Accounting Services
Hynton, Pool & Smith	283	283	Accounting Services
Mike Smalridge	375	375	Consulting
John Tyson	795		Meter reader
Barnes/Walker	2,925	2,925	Legal services
HD Supply Water Works	4,939		Maintenance
Rick and Chris Stephens	3,688	3,688	Management

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or contractors agreements from which cash or property was received during the year.			Indicate "Cash" or "Property"	Water	Wastewater
				\$ -	\$ -
Sub-total _____				NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			
None					
Total Credits During Year (Must agree with line # 2 above) _____				\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

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

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

SCHEDULE "A"

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

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ -	\$ - %	- %	- %
Preferred Stock	-	- %	- %	- %
Long Term Debt	-	- %	- %	- %
Customer Deposits	-	- %	- %	- %
Tax Credits - Zero Cost	-	- %	- %	- %
Tax Credits - Weighted Cost	-	- %	- %	- %
Deferred Income Taxes	-	- %	- %	- %
Other (Explain)	-	- %	- %	- %
Total	\$ -	100.00 %		- %

- (1) Should equal amounts on schedule B, Column (f), Page F-10.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:

None %

Commission order approving AFUDC rate:

YEAR OF REPORT
December 31, 2009

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	0 ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER (1) ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
Common Equity	-				-
Preferred Stock	-				-
Long Term Debt					-
Customer Deposits					-
Tax Credits - Zero Cost					-
Tax Credits - Weighted Cost					-
Deferred Income Taxes					-
Other (Explain)					-
Total	-	-	-	-	-

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

[illegible]

WATER OPERATION SECTION

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization_____	\$ -	\$ -	\$ -	\$ -
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	389	-	-	389
304	Structure and Improvements_____	-	-	-	-
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	-	-	-	-
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	-	-	-	-
310	Power Generation Equipment_____	-	-	-	-
311	Pumping Equipment_____	-	-	-	-
320	Water Treatment Equipment_____	-	-	-	-
330	Distribution Reservoirs and Standpipes_____	-	-	-	-
331	Transmission and Distribution Mains_____	64,510	-	-	64,510
333	Services_____	-	-	-	-
334	Meters and Meter Installations_____	-	5,749	-	5,749
335	Hydrants_____	-	-	-	-
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipment_____	372	50	-	422
341	Transportation Equipment_____	-	-	-	-
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipm_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 65,271	\$ 5,799	\$ -	\$ 71,070

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

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO.	ACCOUNT NAME (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)
(a)								
301	Organization	-	-	-	\$	\$	\$	\$
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	-	-	-	-	-	-	-
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	-	-	-	-	-	-	-
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	-	-	-	-	-	-	-
310	Power Generation Equipment	-	-	-	-	-	-	-
311	Pumping Equipment	-	-	-	-	-	-	-
320	Water Treatment Equipment	-	-	-	-	-	-	-
330	Distribution Reservoirs and Standpipes	-	-	-	-	-	-	-
331	Transmission and Distribution Mains	40	-	2.50	41,752	-	1,613	43,365
333	Services	-	-	-	-	-	-	-
334	Meters and Meter Installations	-	-	-	-	-	72	72
335	Hydrants	-	-	-	-	-	-	-
339	Other Plant and Miscellaneous Equipment	-	-	-	-	-	-	-
340	Office Furniture and Equipment	6	-	16.67	372	-	4	376
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				\$ 42,124	\$	\$ 1,689	\$ 43,813

* This amount should tie to Sheet F-5

Note:

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 4,000
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	26,677
615	Purchased Power _____	
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	1,290
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	1,188
	Testing _____	390
	Other _____	7,853
640	Rents _____	800
650	Transportation Expense _____	
655	Insurance Expense _____	206
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	1,360
	Total Water Operation and Maintenance Expense _____	\$ 43,764 *
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	353	353	353
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
Total			354	354	356
** D = Displacement C = Compound T = Turbine					

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates
 SYSTEM NAME: Heather Hills Estates

YEAR OF REPORT
 December 31, 2009

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	940			940	
February	841			841	
March	861			861	2,285
April	956			956	
May	598			598	
June	473			473	1,520
July	437			437	
August	478			478	
September	393			393	1,013
October	473			473	
November	611			611	
December	834			834	1,593
Total for year	7,895	N/A		7,895	6,411

If water is purchased for resale, indicate the following:

Vendor Manatee County Utilities
 Point of Delivery 5th St W

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

Note: Meters read/billed quarterly

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	3/4"	15,300			15,300

• **UTILITY NAME:** Keith or Clara Starkey - Heather Hills Estates
SYSTEM NAME: Heather Hills Estates

YEAR OF REPORT
December 31, 2009

WELLS AND WELL PUMPS
(If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	None			
Types of Well Construction and Casing _____				

Depth of Wells _____				
Diameters of Wells _____				
Pump - GPM _____				
Motor - HP _____				
Motor Type * _____				
Yields of Wells in GPD _____				
Auxillary Power _____				
* Submersable, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
<u>PUMPS</u>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	24,700		
Type of source _____	Purchased		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	None		
Make _____			
Permitted Capacity (GPD) _____			
High service pumping _____			
Gallons per minute _____			
Reverse Osmosis _____			
Lime treatment _____			
Unit Rating _____			
Filtration _____			
Pressure Sq. Ft. _____			
Gravity GPD/Sq. Ft. _____			
Disinfection _____			
Chlorinator _____			
Ozone _____			
Other _____			
Auxiliary Power _____			

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates
SYSTEM NAME: Heather Hills Estates

YEAR OF REPORT
December 31, 2009

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve 356
2. Maximum number of ERC's * which can be served 356
3. Present system connection capacity (in ERC's *) using existing lines 356
4. Future connection capacity (in ERC's *) upon service area buildout 356
5. Estimated annual increase in ERC's* None
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required?
7. Attach a description of the fire fighting facilities None
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Replacement of customer meters.
9. When did the company last file a capacity analysis report with the DEP? None
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet DEP rules.
 - b. Have these plans been approved by DEP?
 - c. When will construction begin?
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP?
11. Department of Environmental Protection ID # None
12. Water Management District Consumptive Use Permit # None
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? N/A

* An ERC is determined based on one of the following methods:

(a) if actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

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

ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

WASTEWATER OPERATION SECTION

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ -	\$ -	\$ -	\$ -
352	Franchises_____	-	-	-	-
353	Land and Land Rights_____	389	-	-	389
354	Structure and Improvements_____	-	-	-	-
355	Power Generation Equipment_____	-	-	-	-
360	Collection Sewers - Force_____	-	-	-	72,262
361	Collection Sewers - Gravity_____	72,262	-	-	-
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	-	-	-	-
364	Flow Measuring Devices_____	-	-	-	-
365	Flow Measuring Installations_____	-	-	-	-
370	Receiving Wells_____	-	-	-	-
371	Pumping Equipment_____	-	-	-	-
380	Treatment and Disposal Equipment_____	-	-	-	-
381	Plant Sewers_____	-	-	-	-
382	Outfall Sewer Lines_____	-	-	-	-
389	Other Plant and Miscellaneous Equipment_____	-	-	-	-
390	Office Furniture and Equipment_____	372	50	-	422
391	Transportation Equipment_____	-	-	-	-
392	Stores Equipment_____	-	-	-	-
393	Tools, Shop and Garage Equipment_____	-	-	-	-
394	Laboratory Equipment_____	-	-	-	-
395	Power Operated Equipment_____	-	-	-	-
396	Communication Equipment_____	-	-	-	-
397	Miscellaneous Equipment_____	-	-	-	-
398	Other Tangible Plant_____	-	-	-	-
	Total Sewer Plant_____	\$ 73,023	\$ 50	\$ -	\$ 73,073

* This amount should tie to Sheet F-5
Note:

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (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)
351	Organization	-	%	%	-	-	-	-
352	Franchises	-	%	%	-	-	-	-
354	Structure and Improvements	-	%	%	-	-	-	-
355	Power Generation Equipment	-	%	%	-	-	-	-
360	Collection Sewers - Force	-	%	%	-	-	-	-
361	Collection Sewers - Gravity	40	%	2.50	72,262	-	-	72,262
362	Special Collecting Structures (Lift Stations)	-	%	%	-	-	-	-
363	Services to Customers	-	%	%	-	-	-	-
364	Flow Measuring Devices	-	%	%	-	-	-	-
365	Flow Measuring Installations	-	%	%	-	-	-	-
370	Receiving Wells (Lift Stations)	-	%	%	-	-	-	-
371	Pumping Equipment	-	%	%	-	-	-	-
380	Treatment and Disposal Equipment	-	%	%	-	-	-	-
381	Plant Sewers	-	%	%	-	-	-	-
382	Outfall Sewer Lines	-	%	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	%	%	-	-	-	-
390	Office Furniture and Equipment	6	%	16.70	372	-	4	376
391	Transportation Equipment	-	%	%	-	-	-	-
392	Stores Equipment	-	%	%	-	-	-	-
393	Tools, Shop and Garage Equipment	-	%	%	-	-	-	-
394	Laboratory Equipment	-	%	%	-	-	-	-
395	Power Operated Equipment	-	%	%	-	-	-	-
396	Communication Equipment	-	%	%	-	-	-	-
397	Miscellaneous Equipment	-	%	%	-	-	-	-
398	Other Tangible Plant	-	%	%	-	-	-	-
	Totals				72,634		4	72,638

* This amount should tie to Sheet F-5
Note:

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 2,500
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	64,056
711	Sludge Removal Expense _____	
715	Purchased Power _____	
716	Fuel for Power Production _____	
718	Chemicals _____	1,290
720	Materials and Supplies _____	
730	Contractual Services:	
	Operator and Management _____	1,188
	Testing _____	1,140
	Other _____	6,096
740	Rents _____	800
750	Transportation Expense _____	
755	Insurance Expense _____	206
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	411
	Total Wastewater Operation and Maintenance Expense _____	\$ 77,687 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8"	D	1.0	353	353	353
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
Total			354	354	356

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

PUMPING EQUIPMENT

Lift station number _____	None	_____	_____	_____	_____	_____	_____
Make or type and nameplate data of pump _____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____	_____
Rated capacity (GPM) _____	_____	_____	_____	_____	_____	_____	_____
Size (HP) _____	_____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc) _____	PVC	_____	_____	_____	_____	_____	_____
Average length _____	5'	_____	_____	_____	_____	_____	_____
Number of active service connections _____	355	_____	_____	_____	_____	_____	_____
Beginning of year _____	354	_____	_____	_____	_____	_____	_____
Added during year _____	1	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	355	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains	Force Mains					
Size (inches) _____	6"	_____	_____	_____	_____	_____	_____
Type of main _____	PVC	_____	_____	_____	_____	_____	_____
Length of main (nearest foot):	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	15,300	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	15,300	_____	_____	_____	_____	_____	_____

MANHOLES:

Size _____	_____	_____	_____	_____
Type _____	Brick	_____	_____	_____
Number:	_____	_____	_____	_____
Beginning of year _____	38	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of year _____	38	_____	_____	_____

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

YEAR OF REPORT
December 31, 2009

TREATMENT PLANT

Manufacturer_____	None		
Type_____	N/A		
"Steel" or "Concrete"_____	N/A		
Total Capacity_____	N/A		
Average Daily Flow_____	18380		
Effluent Disposal_____	Purchased		
Total Gallons of Wastewater Treated_____	6,708,700		

MASTER LIFT STATION PUMPS

Manufacturer_____	N/A					
Capacity_____ (PM)						
Motor:						
Manufacturer_____						
Horsepower_____						
Power (Electric or Mechanical)_____						

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	799,200	None	799,200
February_____	714,400		714,400
March_____	731,900		731,900
April_____	812,600		812,600
May_____	507,900		507,900
June_____	401,700		401,700
July_____	371,000		371,000
August_____	406,500		406,500
September_____	333,900		333,900
October_____	401,700		401,700
November_____	519,000		519,000
December_____	708,900		708,900
Total for year_____	6,708,700		6,708,700

If Wastewater Treatment is purchased, indicate the vendor: Manatee County Utilities

UTILITY NAME: Keith or Clara Starkey - Heather Hills Estates

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve.	<u>356</u>
2. Maximum number of ERC's * which can be served.	<u>356</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>356</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>356</u>
5. Estimated annual increase in ERC's *.	<u>None</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	
<u>None</u>	
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.	
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	
<u>No</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	
<u>N/A</u>	
If so, what are the utility's plans to comply with the DEP?	
<u>N/A</u>	
10. When did the company last file a capacity analysis report with the DEP?	
<u>N/A</u>	
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	
<u>N/A</u>	
c. When will cor	
<u>N/A</u>	
d. Attach plans for funding the required upgrading.	
<u>N/A</u>	
e. Is this system under any Consent Order of the DEP?	
<u>N/A</u>	
11. Department of Environmental Protection ID #	
<u>N/A</u>	
Use one of the following methods:	
(a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.	
(b) If no historical flow data are available, use:	
ERC = (Total SFR gallons sold (Omit 000) / 365 days / 280 gallons per day)	

CERTIFICATION OF ANNUAL REPORT

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

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

ITEMS CERTIFIED

1.	2.	3.	4.
(X)	(X)	(X)	(X)

Keith Starkey *

(signature of chief executive officer of the utility)

1.	2.	3.	4.
()	()	()	()

Clara B. Starkey *

(signature of chief financial officer of the utility)

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

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

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

Company: Heather Hills Estates

For the Year Ended December 31, 2009

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales ((461.1 - 461.5)	47,673	47,673	-
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	-	-	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	850	850	-
Total Water Operating Revenue	\$ 48,523	\$ 48,523	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 48,523	\$ 48,523	\$ -

Explanations:

Instructions:

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

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company: Heather Hills Estates

For the Year Ended December 31, 2009

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	73,774	73,774	-
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	-	-	-
Reclaimed Water Sales (540.1 - 544)	-	-	-
Total Wastewater Operating Revenue	\$ 73,774	\$ 73,774	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 73,774	\$ 73,774	\$ -

Explanations:

Instructions:

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