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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS925-13-AR

Heather Hills Estates Utilities, LLC

EXACT LEGAL NAME OF RESPONDENT

577-W / 498-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

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DIVISION OF
ACCOUNTING & FINANCE

FOR THE

YEAR ENDED DECEMBER 31, 2013



INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Officers and Directors
Heather Hills Estates Utilities, LLC
Bradenton, Florida

We have compiled the balance sheet of Heather Hills Estates Utilities, LLC, as of December 31, 2013 and 2012, and the related statements of income and retaining earnings for the year ended December 31, 2013 included in the accompanying prescribed form. We have not audited or reviewed the financial statements in the accompanying prescribed form and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the form prescribed by the Florida Public Service Commission.

Management is responsible for the preparation and fair presentation of the financial statements included in the form prescribed by the Florida Public Service Commission and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements included in the accompanying prescribed form are presented in accordance with the requirements of the Florida Public Service Commission and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The report is intended solely for information and use of the Florida Public Service Commission and is not intended to be and should not be used by anyone other than this specified party.

CJN&W CPAs

CJN&W CPAs
March 24, 2014

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Accounting and Finance
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 Accounting and Finance, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Heather Hills Estates Utilities, LLC

(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
Fax Number (941) 755-1128	E-mail Address hh4925@verizon.net
Sunshine State One-Call of Florida, Inc. Member No.	173575

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

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

Name, Address and Phone where records are located 4925 3rd St W (941) 755-0123
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: Christina Stephens	Owner	4925 3rd St W Bradenton FL 34207	
Person who prepared this report: CJN&W CPAs	CPAs	2560 Gulf-to-Bay Blvd. Clearwater, FL 33765	
Officers and Managers: Richard Stephens	Manager	4925 3rd St W Bradenton FL 34207	
Christina Stephens	Manager	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
Richard Stephens	50%	Same As Above	None
Christina Stephens	50%	Same As Above	None

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 57,078	\$ 94,448		\$ 151,526
Commercial _____		135	207		342
Industrial (Agricultural Water) _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _Late Fees _			166		166
Total Gross Revenue _____		57,213	94,821	N/A	152,034
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	53,835	91,933		145,768
Depreciation Expense _____	F-5	2,841	374		3,215
CIAC Amortization Expense _____	F-8	1			1
Taxes Other Than Income _____	F-7	2,575	4,267	-	6,842
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		59,252	96,574		155,826
Net Operating Income (Loss)		(2,039)	(1,753)	-	(3,792)
Other Income:					
Nonutility Income _____		-	-		-
Interest Income _____		-	-		-
_____					-
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		1,554	1,553		3,107
Other Deductions:					-
_____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (3,593)	\$ (3,306)	N/A	\$ (6,899)

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year (1)	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 180,207	\$ 180,207
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(128,482)	(125,266)
Net Utility Plant _____		51,725	54,941
Cash _____		(22,522)	(6,825)
Customer Accounts Receivable (141) _____		8,492	7,127
Other Assets (Specify):			
Plant Acquisition Adjustments (Non-Recognized)		99,587	99,587
Accounts Receivable - Related Party		-	79
Total Assets _____		\$ 137,282	\$ 154,909
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	4,630	11,529
Total Capital _____		4,630	11,529
Long Term Debt (224) _____	F-6	80,808	92,701
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	6,842	6,579
Other Liabilities (Specify):			
Accounts Payable - Related Party		44,903	44,100
			-
		-	-
		-	-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	99	-
Total Liabilities and Capital _____		\$ 137,282	\$ 154,909

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 105,310	\$ 74,897	N/A	\$ 180,207
Construction Work In Progress (105) _____				-
Other (Specify) _____				-
_____				-
_____				-
Total Utility Plant _____	\$ 105,310	\$ 74,897	N/A	\$ 180,207

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 51,681	\$ 73,585	N/A	\$ 125,266
Add Credits During Year:				
Accruals charged to depreciation account _____	2,941	374		3,315
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
_____	-	-		-
Total credits _____	2,941	374		3,315
Deduct Debits During Year:				
Book cost of plant retired _____	100	-		100
Cost of removal _____	-	-		-
Other debits (specify) _____				
Rounding _____		(1)		(1)
Total debits _____	100	(1)		99
Balance End of Year _____	\$ 54,522	\$ 73,960	N/A	\$ 128,482

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

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)
(MEMBER'S EQUITY)**

	Proprietor or Partner	Partner
Balance first of year _____	\$ 11,529	N/A
Charges during the year (specify):		
Current year loss _____	(6,899)	-
Current year Additions _____		
_____	-	
Balance end of year _____	\$ 4,630	\$ -

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	
Utility Purchase - Issued 02/1/09, Maturity 10/1/2019	3.52 %	36	\$ 80,808
_____	%		-
_____	%		-
_____	%		
Total _____			\$ 80,808

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

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 _____	2,575	4,267		6,842
Other (Specify): _____				

Total taxes accrued _____	\$ 2,575	\$ 4,267		\$ 6,842

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
CJN&W CPAs	\$ 2,700	\$ 2,700	Accounting Services
Jason Tison	850	-	Meter reader / Maintenance
Benchmark Enviro	2,120	-	Testing
Rick and Chris Stephens	16,750	16,750	Management
	-	-	
	-	-	

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year (1)_____	\$ 26,625	\$ -	\$ 26,625
2. Add credits during year:	100	-	100
3. Total_____	\$ 26,725	-	26,725
4. Deduct charges during year_____			-
5. Balance end of year_____	26,725	-	26,725
6. Less Accumulated Amortization_____	(26,626)		(26,626)
7. Net CIAC_____	\$ 99		\$ 99

(1) Opening balance is CIAC that was fully amortized in prior years

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.			Water	Wastewater
Description of Charge	Number of Connections	Charge per Connection		
Meter Replacement	1	100		
Total Credits During Year (Must agree with line # 2 above)_____			\$ 100	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year_____	\$ 26,625	N/A	\$ 26,625
Add Debits During Year:_____	1	-	1
	-	-	
Deduct Credits During Year:_____	-	-	
Balance End of Year (Must agree with line #6 above)_____	\$ 26,626	\$ -	\$ 26,626

WATER OPERATION SECTION

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

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_____	12,120	-	-	12,120
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_____	24,912	100	(100)	24,912
335	Hydrants_____	1,133	-	-	1,133
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipment_____	2,246	-	-	2,246
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_____	\$ 105,310	\$ 100	\$ (100)	\$ 105,310

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. (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)
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_____	-	- %	- %	448	-	303	751
310	Power Generation Equipment_____	-	- %	- %	-	-	-	-
311	Pumping Equipment_____	-	- %	- %	-	-	-	-
320	Water Treatment Equipment_____	-	- %	- %	-	-	-	-
330	Distribution Reservoirs and Standpipes_____	-	- %	- %	-	-	-	-
331	Transmission and Distribution Mains_____	40	- %	2.50 %	48,203	-	1,612	49,815
333	Services_____	-	- %	- %	-	-	-	-
334	Meters and Meter Installations_____	-	- %	- %	1,664	(100)	623	2,187
335	Hydrants_____	-	- %	- %	42	-	29	71
339	Other Plant and Miscellaneous Equipment_____	-	- %	- %	-	-	-	-
340	Office Furniture and Equipment_____	6	- %	16.67 %	1,324	-	374	1,698
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_____				\$ 51,681	\$ (100)	\$ 2,941	\$ 54,522

* This amount should tie to Sheet F-5

Note:

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	27,938
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	16,750
	Testing _____	2,120
	Other _____	3,403
640	Rents _____	
650	Transportation Expense _____	196
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	3,428
	Total Water Operation and Maintenance Expense _____	\$ 53,835 *
	* 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: Heather Hills Estates Utilities, LLC
 SYSTEM NAME: Heather Hills Estates

YEAR OF REPORT
 December 31, 2013

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	707	-	-	707	
February	765	-	-	765	
March	1,033	-	-	1,033	2,337
April	696	-	-	696	
May	592	-	-	592	
June	526	-	-	526	1,709
July	437	-	-	437	
August	468	-	-	468	
September	452	-	-	452	1,248
October	439	-	-	439	
November	495	-	-	495	
December	685	-	-	685	1,700
Total for year	7,295	N/A		7,295	6,994

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: Heather Hills Estates Utilities, LLC
 SYSTEM NAME: Heather Hills Estates

YEAR OF REPORT
 December 31, 2013

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 * _____				
Yeilds 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 _____				
<u>PUMPS</u>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: Heather Hills Estates Utilities, LLC

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SOURCE OF SUPPLY

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

Gallons per day of source _____	19,162		
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: Heather Hills Estates Utilities, LLC
SYSTEM NAME: Heather Hills Estates

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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 # PWS 6412533
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 C00)/365 days/350 gallons per day).

WASTEWATER OPERATION SECTION

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_____	-	-	-	-
361	Collection Sewers - Gravity_____	72,262	-	-	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_____	2,246	-	-	2,246
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_____	\$ 74,897	\$ -	\$ -	\$ 74,897

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

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) (1)	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 %	1,323	-	375	1,698
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_____	-	- %	%	-	-	(1)	-
	Totals_____				73,585		374	73,960

* This amount should tie to Sheet F-5

Note:

(1) Rounding

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	68,649
711	Sludge Removal Expense _____	
715	Purchased Power _____	
716	Fuel for Power Production _____	
718	Chemicals _____	
720	Materials and Supplies _____	
730	Contractual Services:	
	Operator and Management _____	16,750
	Testing _____	
	Other _____	2,942
740	Rents _____	
750	Transportation Expense _____	196
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	3,396
	Total Wastewater Operation and Maintenance Expense _____	\$ 91,933 *
* This amount should tie to Sheet F-3.		

WASTEWATER 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					

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: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
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TREATMENT PLANT

Manufacturer_____	None	_____	_____
Type_____	N/A	_____	_____
"Steel" or "Concrete"_____	N/A	_____	_____
Total Capacity_____	N/A	_____	_____
Average Daily Flow_____	19984	_____	_____
Effluent Disposal_____	Purchased	_____	_____
Total Gallons of Wastewater Treated_____	7,294,300	_____	_____

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_____	707,000	None	707,000
February_____	765,000	_____	765,000
March_____	1,032,500	_____	1,032,500
April_____	695,500	_____	695,500
May_____	591,700	_____	591,700
June_____	526,300	_____	526,300
July_____	437,400	_____	437,400
August_____	467,800	_____	467,800
September_____	452,300	_____	452,300
October_____	438,900	_____	438,900
November_____	494,700	_____	494,700
December_____	685,200	_____	685,200
Total for year_____	7,294,300	_____	7,294,300

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

UTILITY NAME: Heather Hills Estates Utilities, LLC

YEAR OF REPORT
December 31, 2013

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>
<u>N/A</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>PWS 6412533</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:	
$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$	

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)

Chris Stephane *

(signature of chief executive officer of the utility)

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

_____*

(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 Utilities, LLC

For the Year Ended December 31, 2013

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 57,078	57,078	\$ -
Commercial	135	135	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 57,213	\$ 57,213	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 57,213	\$ 57,213	\$ -

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 Utilities, LLC

For the Year Ended December 31, 2013

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	94,448	\$ 94,448	\$ -
Commercial	207	207	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	166	166	-
Total Wastewater Operating Revenue	\$ 94,821	\$ 94,821	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 94,821	\$ 94,821	\$ -
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).			