

**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

# ***ANNUAL REPORT***

OF  
NEIGHBORHOOD UTILITIES, INC.

---

Exact Legal Name of Respondent

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WU383-07-AR

*Submitted To The*

***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2007**

## 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 preceding year ending December 31.

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

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**FINANCIAL**

**SECTION**

REPORT OF

NEIGHBORHOOD UTILITIES, INC.

(EXACT NAME OF UTILITY)

300 WEST ADAMS STREET JACKSONVILLE, FLORIDA	SUITE 540 32202	300 WEST ADAMS STREET JACKSONVILLE, FLORIDA	SUITE 540 DUVAL
Mailing Address		Street Address	County

Telephone Number 904-350-9824 Date Utility First Organized 9/28/1984

Fax Number 904-356-1520 E-mail Address wlarryo@hotmail.com

Sunshine State One-Call of Florida, Inc. Member No. NU1026

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: NEIGHBORHOOD UTILITIES, INC.  
300 WEST ADAMS STRE SUITE 540 JACKSONVILLE, FLORIDA

Name of subdivisions where services are provided: TIMBER CREEK UNIT 1, VICTORIA FOREST UNITS 1 & 2,  
CLAYTON ESTATES (now CHAFFEE PINES), CHEROKEE COVE UNITS 1 & 2

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>W. LARRY O'STEEN</u>	<u>PRESIDENT</u>	<u>300 WEST ADAMS STREET</u> <u>SUITE 540</u> <u>JACKSONVILLE, FLORIDA</u>	
Person who prepared this report: <u>W. LARRY O'STEEN</u>	<u>PRESIDENT</u>	<u>32202</u>	
Officers and Managers: <u>W. LARRY O'STEEN</u>	<u>PRESIDENT</u>		\$ <u>24,000</u>
<u>DOROTHY J. O'STEEN</u>	<u>VICE PRESIDENT</u>		\$ <u>0</u>
<u>TARA S. O'STEEN-MEBANE</u>	<u>VICE PRESIDENT</u>		\$ <u>0</u>
			\$ _____
			\$ _____

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>W. LARRY O'STEEN</u>	<u>100</u>	<u>300 WEST ADAMS STREET</u> <u>SUITE 540</u> <u>JACKSONVILLE, FLORIDA</u>	\$ <u>24,000</u>
		<u>32202</u>	\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 92,577	\$ _____	\$ _____	\$ 92,577
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue___		\$ 92,577	\$ _____	\$ _____	\$ 92,577
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 103,195	\$ _____	\$ _____	\$ 103,195
Depreciation Expense____	F-5	17,406	_____	_____	17,406
CIAC Amortization Expense_	F-8	-\$31,413	_____	_____	-\$31,413
Taxes Other Than Income__	F-7	9,369	_____	_____	9,369
Income Taxes_____	F-7	0	_____	_____	0
Total Operating Expense		\$ 98,557	_____	_____	\$ 98,557
Net Operating Income (Loss)		\$ -5,980	\$ _____	\$ _____	\$ -5,980
Other Income:					
Nonutility Income_____		\$ 3,790	\$ _____	\$ _____	\$ 3,790
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		23,577	_____	_____	23,577
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -25,767	\$ _____	\$ _____	\$ -25,767

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, <b>2007</b>
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>617,573</u>	\$ <u>616,944</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>-363,800</u>	<u>-346,394</u>
Net Utility Plant -----		\$ <u>253,773</u>	\$ <u>270,550</u>
Cash -----		<u>781</u>	<u>1,142</u>
Customer Accounts Receivable (141) -----		<u>560</u>	<u>560</u>
Other Assets (Specify): -----		<u>          </u>	<u>          </u>
-----		<u>          </u>	<u>          </u>
-----		<u>          </u>	<u>          </u>
<b>Total Assets</b> -----		<b>\$ <u>255,114</u></b>	<b>\$ <u>272,252</u></b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	<u>200</u>	<u>200</u>
Preferred Stock Issued (204) -----	F-6	<u>          </u>	<u>          </u>
Other Paid in Capital (211) -----		<u>21,300</u>	<u>21,300</u>
Retained Earnings (215) -----	F-6	<u>-457,015</u>	<u>-431,248</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>          </u>	<u>          </u>
Total Capital -----		\$ <u>-435,515</u>	\$ <u>-409,748</u>
Long Term Debt (224) -----	F-6	\$ <u>          </u>	\$ <u>          </u>
Accounts Payable (231) -----		<u>95,382</u>	<u>84,016</u>
Notes Payable (232) -----		<u>111,062</u>	<u>108,384</u>
Customer Deposits (235) -----		<u>8,854</u>	<u>10,501</u>
Accrued Taxes (236) -----		<u>115,722</u>	<u>90,838</u>
Other Liabilities (Specify) -----		<u>4,071</u>	<u>3,790</u>
-----		<u>          </u>	<u>          </u>
-----		<u>          </u>	<u>          </u>
Advances for Construction -----		<u>          </u>	<u>          </u>
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>355,548</u>	<u>384,471</u>
<b>Total Liabilities and Capital</b> -----		<b>\$ <u>255,114</u></b>	<b>\$ <u>272,252</u></b>



UTILITY NAME Neighborhood Utilities, Inc.

YEAR OF REPORT  
DECEMBER 31, 2007

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>617,573</u>	\$ _____	\$ _____	\$ <u>617,573</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>617,573</u>	\$ _____	\$ _____	\$ <u>617,573</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>346,394</u>	\$ _____	\$ _____	\$ <u>346,394</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>17,406</u>	\$ _____	\$ _____	\$ <u>17,406</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<u>Total Credits</u> _____	\$ <u>17,406</u>	\$ _____	\$ _____	\$ <u>17,406</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<u>Total Debits</u> _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>363,800</u>	\$ _____	\$ _____	\$ <u>363,800</u>

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ -431,248
Changes during the year (Specify): _____	_____	-25,767
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -457,015

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	_____	_____	\$ _____

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ 0	\$ _____	\$ _____	\$ 0
State income Tax _____	0	_____	_____	0
Taxes Other Than Income:				
State ad valorem tax _____	0	_____	_____	0
Local property tax _____	4,044	_____	_____	4,044
Regulatory assessment fee _____	4,166	_____	_____	4,166
Other (Specify) _____	1,159	_____	_____	1,159
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>Total Tax Expense _____</b>	<b>\$ 9,369</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 9,369</b>

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

<p>Report all information concerning outside 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.</p>			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Judith W Stone	\$ 4,600	\$ _____	Office Mgt & Billing
U S Water Services Corporation	\$ 43,681	\$ _____	Plant Operations
C R Wintz, CPA	\$ 975	\$ _____	Accounting
W Larry O'Steen	\$ 3,960	\$ _____	Generator Lease
W Larry O'Steen	\$ 24,000	\$ _____	Management Fees
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 783,908	\$ _____	\$ 783,908
2) Add credits during year _____	\$ 3,570	\$ _____	\$ 3,570
3) Total _____	787,478	_____	787,478
4) Deduct charges during the year__ (refunded)	1,080	_____	1,080
5) Balance end of year _____	786,398	_____	786,398
6) Less Accumulated Amortization _____	430,850	_____	430,850
7) Net CIAC _____	\$ 355,548	\$ _____	\$ 355,548

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Sub-total _____	_____	_____	\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
Plant capacity	7	\$ 420	\$ 2,940	\$ _____
meter fees 5/8"	7	90	630	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ 3,570	\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 399,437	\$ _____	\$ 399,437
Add Debits During Year: _____	31,499	_____	31,499
Deduct Credits During Year: _____	86	_____	86
Balance End of Year (Must agree with line #6 above.)	\$ 430,850	\$ _____	\$ 430,850

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

UTILITY NAME Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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**SCHEDULE "A"**

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

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

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

**APPROVED AFUDC RATE**

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



**WATER  
OPERATING  
SECTION**

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
-------------------------------------

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____	243	_____	_____	243
303	Land and Land Rights_____	1,000	_____	_____	1,000
304	Structures and Improvements_____	6,922	_____	_____	6,922
305	Collecting and Impounding Reservoirs_____	96,940	_____	_____	96,940
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	37,693	_____	_____	37,693
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	54,498	_____	_____	54,498
320	Water Treatment Equipment_____	23,225	_____	_____	23,225
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	246,177	_____	_____	246,177
333	Services_____	60,564	_____	_____	60,564
334	Meters and Meter Installations_____	40,248	810	-180	40,878
335	Hydrants_____	35,512	_____	_____	35,512
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	13,921	_____	_____	13,921
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_____	\$ 616,944	\$ 810	\$ -180	\$ 617,573



UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT  
DECEMBER 31, 2007

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		%	3.54 %	\$ 5,982	\$	\$ 245	\$ 6,227
305	Collecting and Impounding							
	Reservoirs	28	%	3.57 %	72,763		3,461	76,224
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	4.7 %	33,320		1,772	35,092
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	6.67 %	54,498			54,498
320	Water Treatment Equipment	17	%	5.88 %	23,225			23,225
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	%	2.63 %	95,902		6,474	102,376
333	Services	28	%	2.63 %	11,534		2,162	13,696
334	Meter & Meter Installations	17	%	5.88 %	22,074		2,404	24,478
335	Hydrants	40	%	2.5 %	13,175		888	14,063
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment	15	%	6.7 %	13,921			13,921
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				\$ 346,394	\$	\$ 17,406	\$ 363,800 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	24,000
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	6,153
616	Fuel for Power Production_____	_____
618	Chemicals_____	4,253
620	Materials and Supplies_____	4,964
630	Contractual Services:	
	Billing_____	7,911
	Professional_____	1,776
	Testing_____	2,106
	Other_____	28,230
640	Rents_____	12,403
650	Transportation Expense_____	1,554
655	Insurance Expense_____	5,006
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	0
670	Bad Debt Expense_____	225
675	Miscellaneous Expenses_____	4,614
	<b>Total Water Operation And Maintenance Expense_____</b>	<b>\$ 103195 *</b>

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	369	376	376
3/4"	D	1.5			
1"	D	2.5	52	52	130
1 1/2"	D,T	5.0	1	1	5
<b>General Service</b>					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
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					
Other (Specify)					
<b>Total</b>			<u>422</u>	<u>429</u>	<u>511</u>

\*\* D = Displacement  
C = Compound  
T = Turbine

SYSTEM NAME: \_\_\_\_\_ Timber Creek

**PUMPING AND PURCHASED WATER STATISTICS**

(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_____	_____	2,650	_____	_____	_____
February_____	_____	2,759	_____	_____	_____
March_____	_____	3,568	_____	_____	8,909
April_____	_____	3,904	_____	_____	_____
May_____	_____	4,709	_____	_____	_____
June_____	_____	3,663	_____	_____	8,343
July_____	_____	3,699	_____	_____	_____
August_____	_____	4,046	_____	_____	_____
September_____	_____	3,315	_____	_____	12,213
October_____	_____	2,862	_____	_____	_____
November_____	_____	3,272	_____	_____	_____
December_____	_____	2,909	_____	_____	10,985
Total for Year_____	_____	<u>41,356</u>	_____	_____	<u>40450</u>

If water is purchased for resale, indicate the following:

Vendor \_\_\_\_\_  
Point of delivery \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	10"	280	_____	_____	280
PVC	8"	13,589	_____	_____	13,589
PVC	6"	2,818	_____	_____	2,818
PVC	4"	1,937	_____	_____	1,937
PVC	2"	3,165	_____	_____	3,165
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UT Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Neighborhood Utilities, Inc.

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1982	1986	_____	_____
Types of Well Construction and Casing _____	DRILLED/CASING	DRILLED/CASING	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	600'	1,000'	_____	_____
Diameters of Wells _____	4X3	12X8	_____	_____
Pump - GPM _____	90	350	_____	_____
Motor - HP _____	5	10	_____	_____
Motor Type * _____	SUBMERSIBLE	SUBMERSIBLE	_____	_____
Yields of Wells in GPD _____	140,000	540,000	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	pneumatic	steel	steel	_____
Capacity of Tank _____	2,000 gal	20,000 gal	40,000 gal	_____
Ground or Elevated _____	ground	ground	ground	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	peerless	peerless	peerless	_____
Type _____	3 phase	3 phase	3 phase	_____
Rated Horsepower _____	15	15	20	_____
<u>Pumps</u>				
Manufacturer _____	peerless	peerless	peerless	_____
Type _____	series c	series c	series c	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	60 kw gen	60 kw gen	60 kw gen	_____

UTILITY NAME: \_\_\_\_\_ Neighborhood Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2007
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	140,000	540,000	_____
Type of Source_____	Well # 1	Well # 2	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	2 Steel Ground Storage		
Make_____	tanks with aerator	_____	_____
	custom built	_____	_____
Permitted Capacity (GPD)_____	540,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	900	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	yes	_____	_____
Ozone_____	no	_____	_____
Other_____	no	_____	_____
Auxiliary Power_____	60 kw diesel gen	_____	_____

UTILITY NAME: \_\_\_ Neighborhood Utilities, Inc.

YEAR OF REPORT  
DECEMBER 31, 2007

SYSTEM NAME: \_\_\_\_\_ Timber Creek

**GENERAL WATER SYSTEM INFORMATION**

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

1. Present ERC's \* the system can efficiently serve. \_\_\_\_\_ 686
2. Maximum number of ERCs \* which can be served. \_\_\_\_\_ 1057 \_\_\_\_\_
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 686
4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 371
5. Estimated annual increase in ERCs \*. \_\_\_\_\_ 70
6. Is the utility required to have fire flow capacity? \_\_\_\_\_ yes  
If so, how much capacity is required? \_\_\_\_\_ 750 gpm
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
Increase pumping capacity for M H Park expansion estimated 2009  
\_\_\_\_\_  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_
10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? \_ no
11. Department of Environmental Protection ID # \_\_\_\_\_ 2164279
12. Water Management District Consumptive Use Permit # \_\_\_\_\_ 756
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_ yes
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
\_\_\_\_\_

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

NOT APPLICABLE

**WASTEWATER  
OPERATING  
SECTION**

UTILITY NAME: Neighborhood Utilities, Inc.

YEAR OF REPORT  
DECEMBER 31, 2007

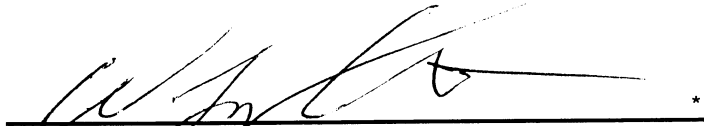
# CERTIFICATION OF ANNUAL REPORT

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

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

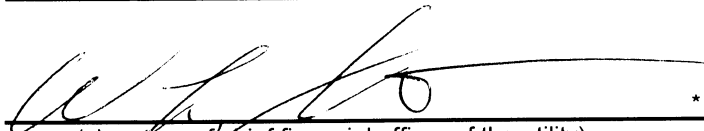
### Items Certified

1.  2.  3.  4.

  
\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

Date: 4/30/2008

1.  2.  3.  4.

  
\_\_\_\_\_  
(signature of chief financial officer of the utility) \*

Date: 4/30/2008

\* 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:** Neighborhood Utilities, Inc.

**For the Year Ended December 31, 2007**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 92,577	\$	\$ 0
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	<b>\$ 92,577</b>	<b>\$</b>	<b>\$ 0</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	<b>\$ 92,577</b>	<b>\$</b>	<b>\$ 0</b>

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).