

CLASS "C"

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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU917-16-AR

CEDAR ACRES INC.

Exact Legal Name of Respondent

643-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2017 MAY -1 AM 7:07
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2016

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 (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

CEDAR ACRES INC.

(EXACT NAME OF UTILITY)

4700 SHERIDAN ST. SUITE N HOLLYWOOD, FL 33021	13710 US 441 LADY LAKE, FL 32159
Mailing Address	Street Address County

Telephone Number 954-963-2225 Date Utility First Organized 1985

Fax Number 954-966-2828 E-mail Address CEDARACRESINC@GMAIL.COM

Sunshine State One-Call of Florida, Inc. Member No. CA2085

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: David J. Simons, Esq., 4700 Sheridan St., Suite N
Hollywood, FL 33021

Name of subdivisions where services are provided: Oakland Hills Subdivision

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>David J. Simons</u>	<u>President</u>	<u>4700 Sheridan St. Suite N</u> <u>Hollywood, FL 33021</u>	
Person who prepared this report: <u>Stayce Smith</u>	<u>Finance Manager</u>	<u>4700 Sheridan St. Suite N</u> <u>Hollywood, FL 33021</u>	
Officers and Managers: <u>David J. Simons</u>	<u>President</u>	<u>4700 Sheridan St. Suite N</u> <u>Hollywood, FL 33021</u>	\$ <u>none</u>
<u>Barbara M. Simons</u>	<u>Vice President</u>	<u>854 Cardinal Pointe Cove</u> <u>Sanford, FL 32771</u>	\$ <u>none</u>
<u>Stayce Smith</u>	<u>Sec./Treasurer/Manager</u>	<u>4700 Sheridan St. Suite N</u> <u>Hollywood, FL 33021</u>	\$ <u>19,321</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>See F-2(b)</u>			\$
			\$
			\$
			\$
			\$
			\$
			\$

REPORT OF

Cedar Acres, Inc.

(EXACT NAME OF UTILITY)

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
Barbara M. Simons	25.00%	854 Cardinal Pointe Cove Sanford, FL 32771	\$ None
Estate of Jerome A. Simons	20.00%	738 N. Crescent Dr. Hollywood, FL 33021	\$ None
Leonard Rapp	5.00%	5801 Hollywood Blvd. Hollywood, FL 33021	\$ None
Bonnie G. Cohen	7.8125%	c/o Dr. David K. Cohen 3301 Plainview, #D-6 Pasadena, CA 77504	\$ None
Miriam D. Cohen	6.25%	11342-B Park Central Plaza Dallas, TX 75230	\$ None
Tampa Orlando Pinellas Jewish Foundation	6.25%	13009 Community Campus Dr Tampa, FL 33625	\$ None
Marjorie Gills	5.00%	9720 S. Hollybrook Lake Dr #303 Pembroke Pines, FL 33025	\$ None
J. Jeffrey Williams	5.00%	4333 Deerbrook Way Lilburn, GA 30047	\$ None

F-2(b)

UTILITY NAME: CEDAR ACRES INC.

YEAR OF REPORT DECEMBER 31, 2016

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 73,260	\$ _____	\$ _____	\$ 73,260
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue____		\$ 73,260	\$ _____	\$ _____	\$ 73,260
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 63,027	\$ _____	\$ _____	\$ 63,027
Depreciation Expense_____	F-5	8,003	_____	_____	8,003
CIAC Amortization Expense__	F-8	_____	_____	_____	_____
Taxes Other Than Income____	F-7	9,346	_____	_____	9,346
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 80,376	_____	_____	\$ 80,376
Net Operating Income (Loss)		\$ (7,116)	\$ _____	\$ _____	\$ (7,116)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ 15,428	\$ 15,428
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		16,877	_____	_____	16,877
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (23,993)	\$ _____	\$ 15,428	\$ (8,565)

UTILITY NAME: CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31,

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>439,354</u>	\$ <u>428,192</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>(313,625)</u>	<u>(305,622)</u>
Net Utility Plant_____		\$ <u>125,729</u>	\$ <u>122,570</u>
Cash_____		<u>1,957</u>	<u>1,230</u>
Customer Accounts Receivable (141)_____		<u>45,168</u>	<u>32,269</u>
Other Assets (Specify):_____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u><u>172,854</u></u>	\$ <u><u>156,069</u></u>
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	<u>9,500</u>	<u>9,500</u>
Preferred Stock Issued (204)_____	F-6	_____	_____
Other Paid in Capital (211)_____		_____	_____
Retained Earnings (215)_____	F-6	<u>(292,226)</u>	<u>(268,233)</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	_____	_____
Total Capital _____		\$ <u><u>(282,726)</u></u>	\$ <u><u>(258,733)</u></u>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		<u>8,280</u>	<u>8,055</u>
Notes Payable (232)_____		_____	_____
Customer Deposits (235)_____		_____	_____
Accrued Taxes (236)_____		<u>2,347</u>	_____
Other Liabilities (Specify)_____		_____	_____
Accrued Interest (237)_____		<u>62,734</u>	<u>45,857</u>
Notes Payable to Associated Company (234)_____		<u>348,150</u>	<u>312,696</u>
Accrued Rent (241)_____		<u>45,000</u>	_____
Advances for Construction_____		_____	_____
Contributions in Aid of Construction - Net (271-272)_____	F-8	_____	_____
Total Liabilities and Capital _____		\$ <u><u>183,785</u></u>	\$ <u><u>109,572</u></u>

UTILITY NAME CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31, 2016

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>439,354</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>439,354</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>439,354</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>439,354</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>305,622</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>305,622</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>8,003</u>	\$ _____	\$ _____	\$ <u>8,003</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>8,003</u>	\$ _____	\$ _____	\$ <u>8,003</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>313,585</u>	\$ _____	\$ _____	\$ <u>313,585</u>

UTILITY NAME: CEDAR ACRES INC.

<p>YEAR OF REPORT DECEMBER 31, 2016</p>

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	1.00	_____
Shares authorized_____	10,000	_____
Shares issued and outstanding_____	9,500	_____
Total par value of stock issued_____	9,500	_____
Dividends declared per share for year_____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year_____	\$ _____	\$ (268,233)
Changes during the year (Specify):		
Current year loss	_____	(23,993)
_____	_____	_____
_____	_____	_____
Balance end of year_____	\$ _____	\$ (292,226)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year_____	\$ _____	\$ N/A
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: CEDAR ACRES INC.

YEAR OF REPORT
DECEMBER 31, 2016

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax_____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax_____	_____	_____	_____	_____
Local property tax_____	_____	_____	_____	_____
Regulatory assessment fee_____	3,297	_____	_____	3,297
Other _Amended 2015 RAF_____	1,594	_____	_____	1,594
Payroll taxes_____	3,005	_____	_____	3,005
Licenses and Fees_____	1,450	_____	_____	1,450
Total Tax Expense_____	\$ 9,346	\$ _____	\$ _____	\$ 9,346

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Artesian Water	\$ 20,344	\$ _____	Meter reading/install & billing
Custom Controls	\$ 1,835	\$ _____	Repair & Maintenance
Universal Waters	\$ 7,460	\$ _____	Plant Operations
Earl's Well Drilling & Pumps	\$ 4,828	\$ _____	Repair & Maintenance
Reeves Electric	\$ 600	\$ _____	Repair & Maintenance
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31, 2016

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the 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 _____			\$ _____	\$ _____
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		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME CEDAR ACRES INC

YEAR OF REPORT DECEMBER 31, 2016

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:	_____

UTILITY NAME CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31, 2016

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	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 of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

[illegible]

**WATER
OPERATING
SECTION**

UTILITY NAME: CEDAR ACRES INC.

YEAR OF REPORT
DECEMBER 31, 2016

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_____	47,740	_____	_____	47,740
304	Structures and Improvements_____	41,914	_____	_____	41,914
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	43,637	_____	_____	43,627
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	28,659	_____	_____	28,659
311	Pumping Equipment_____	38,388	4,828	_____	43,216
320	Water Treatment Equipment_____	5,747	_____	_____	5,747
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	149,100	_____	_____	149,100
333	Services_____	27,248	_____	_____	27,248
334	Meters and Meter Installations_____	45,759	6,344	_____	52,103
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	_____	_____	_____
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 428,192	\$ 11,172	\$ _____	\$ 439,354

UTILITY NAME: CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31, 2016

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	27	%	3.70 %	\$ 41,454	\$	\$ 3	\$ 41,457
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	3.70 %	28,378		1,615	29,993
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	5.88 %	5,055		1,685	6,740
311	Pumping Equipment	17	%	5.88 %	38,388			38,388
320	Water Treatment Equipment	17	%	5.88 %	5,747			5,747
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38	%	2.63 %	119,599		3,921	123,520
333	Services	35	%	2.86 %	21,242		779	22,021
334	Meter & Meter Installations	17	%	5.88 %	45,759			45,759
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 305,622	\$	\$ 8,003	\$ 313,625 *

* This amount should tie to Sheet F-5.

UTILITY NAME: CEDAR ACRES INC.

YEAR OF REPORT
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WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19,231
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	3,187
616	Fuel for Power Production	
618	Chemicals	1,835
620	Materials and Supplies	6,344
630	Contractual Services:	
	Billing	14,000
	Professional	
	Testing	2,876
	Other	5,260
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	817
6.81	Telephone	2,693
682	Repairs & Maintenance	6,784
	Total Water Operation And Maintenance Expense	\$ 63,027 *
	* 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	319	319	319
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 1/2"	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)					
Total			319	319	319

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31, 2016

SYSTEM NAME: _____ CEDAR ACRES INC.

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	_____	1,478	_____	1,478	1,478
February_____	_____	1,402	_____	1,402	1,402
March_____	_____	1,841	_____	1,841	1,841
April_____	_____	1,910	_____	1,910	1,910
May_____	_____	2,160	_____	2,160	2,160
June_____	_____	2,054	_____	2,054	2,054
July_____	_____	1,900	_____	1,900	1,900
August_____	_____	2,122	_____	2,122	2,122
September_____	_____	2,207	_____	2,207	2,207
October_____	_____	2,606	_____	2,606	2,606
November_____	_____	2,034	_____	2,034	2,034
December_____	_____	2,010	_____	2,010	2,010
Total for Year_____	_____	23,724	_____	23,724	23,724

If water is purchased for resale, indicate the following:

Vendor_____ N/A

Point of delivery_____ N/A

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	4"	3,210	_____	_____	3,210
PVC	6"	6,810	_____	_____	6,810
PVC	8"	4,150	_____	_____	4,150
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ CEDAR ACRES INC

YEAR OF REPORT DECEMBER 31, 2016

SYSTEM NAME: _____ CEDAR ACRES INC

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1985	2011	_____	_____
Types of Well Construction and Casing _____	GROUT	GROUT	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	507'	400'	_____	_____
Diameters of Wells _____	8"	5"	_____	_____
Pump - GPM _____	300	95	_____	_____
Motor - HP _____	20	7 1/2	_____	_____
Motor Type * _____	TURBINE	TURBINE	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	YES	YES	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	HYDROMATIC	HYDROMATIC	_____	_____
Capacity of Tank _____	5000	5000	_____	_____
Ground or Elevated _____	ELEVATED	ELEVATED	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ CEDAR ACRES INC

YEAR OF REPORT DECEMBER 31, 2016

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	less than 100,000	_____	_____
Type of Source_____	FL Aquifer	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
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:___ CEDAR ACRES INC

YEAR OF REPORT
DECEMBER 31, 2016

SYSTEM NAME:___ CEDAR ACRES INC.

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. _____ 345

ERCs * which can be served. _____ 345

3. Present system connection capacity (in ERCs *) using existing lines. _____ 345

4. Future connection capacity (in ERCs *) upon service area buildout. _____

5. Estimated annual increase in ERCs *. _____

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. _____ N/A

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

NONE

9. When did the company last file a capacity analysis report with the DEP? __ UNKNOWN

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. _____ N/A

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 6604824

12. Water Management District Consumptive Use Permit # 20-007799.004

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 are available use:

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

WASTEWATER OPERATING SECTION

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: CEDAR ACRES INC.

YEAR OF REPORT
DECEMBER 31, 2016

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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

(signature of chief executive officer of the utility) *

Date: 28-Apr-17

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

(signature of chief financial officer of the utility) *

Date: 28-Apr-17

* 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.