

ADDENDUM #1
TO
SPECIFICATION AND CONTRACT DOCUMENTS

March 6, 2020

TO: ALL PLAN HOLDERS

FOR: ITB-016-2020 SALE OF REAL PROPERTY AND WATER TREATMENT SYSTEM –
BRANDON BRENT

The purpose of addendum #1 is to answer questions received to date.

Contractor must acknowledge receipt of all addenda with submittal on the form provided herein.

1. Do we need to be pre-qualified prior to making a site visit?
Answer: Yes
2. How do we get pre-qualified?
Answer: Please see page 7 of the bid.
3. I do not see an Attachment A and B?
Answer: Both attachments are uploaded to Demandstar.com and Vendorregistry.com
4. When was the system acquired by the City?
Answer: The City acquired the system on 06/30/2007.
5. Does the City or the Florida Public Service Commission regulate the utility if owned by a private company/individual?
Answer: Chapter 180, F.S., regulates the City Public works and the Brandon Brent System. Columbia County regulates the rates for all private owned Utilities located within the County.
6. What are the current rates charged to customers associated with this utility?
Answer: Please see attached rate sheet.
7. How many bills are sent each month?
Answer: Currently, there are approximately 68 active customers that receive one (1) bill per month.
8. Do you have a current list of assets?
Answer: Please see the attached Asset Data Sheets.
9. Could we get the last years financials, revenue, and expenses?
Answer: That is not available.

10. Can we get a copy of the CIP?

Answer: There is not a CIP for this system.

11. Are there any current pending violations?

Answer: We are in final annual test for a 1,2-Dichloroethane testing second quarter.

12. What is the age of the system?

Answer: Unknown

13. Are there water quality issues?

Answer: Please see the attached 2018 Annual Drinking Water Quality Report for Brandon Brent Heights Water System.

No. 1 Dated _____

Signature: _____

THIS FORM MUST BE INCLUDED WITH PROPOSAL

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WATER OUTSIDE 2020

RESIDENTIAL		Base Charge Total							
Monthly Base Charge (per ERU)		Base Charge		Usage Charge					
Billing Charge \$4.16		Block 1	\$13.80	Block 2	\$20.75	Block 3	\$27.70	Block 4	
3/4" Meter	\$21.50	0-5,000	\$2.76	5,001-10,000	\$4.15	10,001-15,000	\$5.54	above 15,000	\$6.92
1" Meter	\$21.50	0-5,000	\$2.76	5,001-10,000	\$4.15	10,001-15,000	\$5.54	above 15,000	\$6.92
1.5" Meter	\$21.50	0-5,000	\$2.76	5,001-10,000	\$4.15	10,001-15,000	\$5.54	above 15,000	\$6.92
2" Meter	\$21.50	0-5,000	\$2.76	5,001-10,000	\$4.15	10,001-15,000	\$5.54	above 15,000	\$6.92
3" Meter	\$21.50	0-5,000	\$2.76	5,001-10,000	\$4.15	10,001-15,000	\$5.54	above 15,000	\$6.92
4" Meter	\$21.50	0-5,000	\$2.76	5,001-10,000	\$4.15	10,001-15,000	\$5.54	above 15,000	\$6.92

SENIOR CITIZEN		Base Charge Total							
Monthly Base Charge (per ERU)		Base Charge		Usage Charge					
Billing Charge \$4.16		Block 1	\$11.45	Block 2	\$17.15	Block 3	\$22.95	Block 4	
3/4" Meter	\$19.37	0-5,000	\$2.49	5,001-10,000	\$3.74	10,001-15,000	\$4.99	above 15,000	\$6.24
1" Meter	\$19.37	0-5,000	\$2.49	5,001-10,000	\$3.74	10,001-15,000	\$4.99	above 15,000	\$6.24
1.5" Meter	\$19.37	0-5,000	\$2.49	5,001-10,000	\$3.74	10,001-15,000	\$4.99	above 15,000	\$6.24
2" Meter	\$19.37	0-5,000	\$2.49	5,001-10,000	\$3.74	10,001-15,000	\$4.99	above 15,000	\$6.24
3" Meter	\$19.37	0-5,000	\$2.49	5,001-10,000	\$3.74	10,001-15,000	\$4.99	above 15,000	\$6.24
4" Meter	\$19.37	0-5,000	\$2.49	5,001-10,000	\$3.74	10,001-15,000	\$4.99	above 15,000	\$6.24

2018 Annual Drinking Water Quality Report Brandon Brent Heights Water System

We're pleased to present to you this year's Annual Water Quality Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water sources are two ground water wells that draw water from the Floridian Aquifer. It is then chlorinated for disinfection purposes.

In 2018 the Department of Environmental Protection performed a Source Water Assessment on our system and a search of the data sources indicated no potential sources of contamination near our wells. The assessment results are available on the FDEP Source Water Assessment and Protection Program Website at www.dep.state.fl.us/swapp.

We are pleased to report that our drinking water meets all federal and state requirements.

If you have any questions about this report or concerning your water utility, please contact Mike Osborn at 386-466-3350. We encourage our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled meetings that are held on the 1st and 3rd Monday of each month.

Brandon Brent Heights Water System routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2018. Data obtained before January 1, 2018, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

In the table below, you may find unfamiliar terms and abbreviations. To help you better understand these terms we've provided the following definitions:

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

Maximum residual disinfectant level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum residual disinfectant level goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Parts per billion (ppb) or Micrograms per liter (µg/l) – one part by weight of analyte to 1 billion parts by weight of the water sample.

Parts per million (ppm) or Milligrams per liter (mg/l) – one part by weight of analyte to 1 million parts by weight of the water sample.

CONTAMINANTS TABLE

Results in the Level Detected column for inorganic contaminants are the highest average at any of the sampling points or the highest detected level at any sampling point, depending on the sampling frequency.							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Inorganic Contaminants							
Arsenic (ppb)	07/2018	No	0.9	n/a	n/a	10	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium (ppm)	07/2018	No	0.0099	n/a	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium (ppb)	07/2018	No	0.3	n/a	100	100	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride (ppm)	07/2018	No	0.33	n/a	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at optimum level 0.7 ppm
Nickel (ppb)	07/2018	No	1	n/a	n/a	100	Pollution from mining and refining operations. Natural occurrence in soil
Nitrate (as Nitrogen) (ppm)	07/2018	No	0.19	0.16-0.19	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Sodium (ppm)	07/2018	No	9.4	n/a	n/a	160	Salt water intrusion, leaching from soil

SECONDARY CONTAMINANTS TABLE

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Highest Result	Range of Results	MCLG	MCL	Likely Source of Contamination
Secondary Contaminants							
Odor (threshold odor number)	07/2018	Y	4.1	0-4.1	0	3	Naturally occurring organics

Stage 1 Disinfectants and 2 Disinfectants and Disinfection By-Products

For chlorine, the level detected is the highest running annual average (RAA), computed quarterly, of monthly averages of all samples collected. The range of results is the range of results of all the individual samples collected during the past year.

For haloacetic acids or TTHM, the level detected is the average of all samples taken during the year if the system monitors less frequently than quarterly. Range of Results is the range of individual sample results (lowest to highest) for all monitoring locations.

Disinfectant or Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL or MRDL Violation Y/N	Level Detected	Range of Results	MCLG or MRDLG	MCL or MRDL	Likely Source of Contamination
Chlorine (ppm)	1/2018 – 12/2018	No	2.29	1.6-2.9	MRDLG = 4	MRDL = 4.0	Water additive used to control microbes
TTHM [Total trihalomethanes] (ppb)	08/2018	No	10.33	n/a	n/a	MCL = 80	By-product of drinking water disinfection
Haloacetic Acids (five) (HAA5) (ppb)	08/2018	No	0.97	n/a	n/a	MCL = 60	By-product of drinking water disinfection

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Violation Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Lead and Copper (Tap Water)							
Copper (tap water) (ppm)	10/2017	No	0.0295	0	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	10/2017	No	1.5	0	0	15	Corrosion of household plumbing systems; erosion of natural deposits

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Brandon Brent Heights Water System is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- (A) *Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.*
- (B) *Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.*

- (C) *Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.*
- (D) *Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also, come from gas stations, urban storm water runoff, and septic systems.*
- (E) *Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.*

In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

*Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).*

We at Brandon Brent Heights Water System would like you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to insuring the quality of your water. If you have any questions or concerns about the information provided, please feel free to call any of the numbers listed.

**City of Lake City
Asset Data Sheet**

Number	Classification	Description	Responsible Department	Acquisition Date	Original Purchase Price																		
4449	W/S SYSTEM-WATERLINE	LENVIL DICKS WATER SYSTEM BRANDON BRENT	410.78 - Water/Sewer.Distributions and Collections	06/30/2007	\$231,250.00																		
Item: zWS Waterline Recorded: Yes Reporting Category: Capital Accounting Category: Business Active: Yes Inactive Reason: Asset Special Use: None Method of Acquisition: Original Acreage: 0.0000 Responsible Employee: Koon, Denise Kilpatrick Assigned To Employee: General Location: W/S DISTR COLLECTION Specific Location: Insurance Policy: Lease Contract:		Responsible Organization: 410.78.536 - Water-Sewer Utility, Distribution and Collections, Water Sewer G/L Distribution Profile: Infrastructure W/S Capitalization Date: 06/30/2007 Depreciation Status: Depreciable Depreciation Method: Straight Line Asset Life in Months: 600 Manufacturer: Model Number: Serial Number: Model Year: Warranty Expiration Date: Barcode Number: Badge Number: Vehicle License Number: Vehicle License Plate Type: Vehicle License Expiration Date:		Adjustments: \$0.00 Depreciation: \$52,416.66 Net Book Value: \$178,833.34 Estimated Salvage Value: \$0.00 Depreciable Base: \$178,833.34																			
<table border="1"> <thead> <tr> <th>Status Changes:</th> <th>Effective Date</th> <th>Status Change Type</th> <th>Changed By User</th> <th>Change Date</th> <th>By Physical Inventory</th> </tr> </thead> <tbody> <tr> <td></td> <td>06/30/2007</td> <td>Purchase Recorded</td> <td>Denise Koon</td> <td>05/21/2015</td> <td></td> </tr> <tr> <td></td> <td>06/30/2007</td> <td>Initialize Values</td> <td>conversion</td> <td>06/30/2007</td> <td></td> </tr> </tbody> </table>						Status Changes:	Effective Date	Status Change Type	Changed By User	Change Date	By Physical Inventory		06/30/2007	Purchase Recorded	Denise Koon	05/21/2015			06/30/2007	Initialize Values	conversion	06/30/2007	
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	06/30/2007	Purchase Recorded	Denise Koon	05/21/2015																			
	06/30/2007	Initialize Values	conversion	06/30/2007																			
Grand Total:				1 Asset	\$231,250.00																		

City of Lake City Asset Data Sheet

Number	Classification	Description	Responsible Department	Acquisition Date	Original Purchase Price
6054	EQUIP W/S-EQUIP W/S	Pump Upgrades Brandon Brent	410.72 - Water/Sewer.Water Plant	07/31/2016	\$33,688.00
Item: zM&E Utilities Recorded: Yes Reporting Category: Capital Accounting Category: Business Active: Yes Inactive Reason: Asset Special Use: None Method of Acquisition: Purchase-New Original Acreage: 0.0000 Responsible Employee: Dyal, Paul George Assigned To Employee: General Location: Water Plant Specific Location: Insurance Policy: Lease Contract:		Responsible Organization: 410 - Water-Sewer Utility G/L Distribution Profile: Equipment W/S Capitalization Date: 07/31/2016 Depreciation Status: Depreciable Depreciation Method: Straight Line Asset Life in Months: 84 Manufacturer: Model Number: Serial Number: Model Year: Warranty Expiration Date: Barcode Number: Badge Number: Vehicle License Number: Vehicle License Plate Type: Vehicle License Expiration Date:		Adjustments: \$0.00 Depreciation: \$10,427.24 Net Book Value: \$23,260.76 Estimated Salvage Value: \$0.00 Depreciable Base: \$23,260.76	

Transactions: Status	Date	Type	Amount	Comments
Posted	09/30/2018	Record Depreciation	(\$4,812.57)	
Posted	09/30/2017	Record Depreciation	(\$4,812.57)	
Posted	09/30/2016	Record Asset	\$33,688.00	
Posted	09/30/2016	Record Depreciation	(\$802.10)	

Physical Inventory: Initiated Date	Inventory Date	Complete	Changed	Status	New Inactive Reason	Completed By
01/10/2018		No	No	Open		

Status Changes: Effective Date	Status Change Type	Changed By User	Change Date	By Physical Inventory
09/30/2016	Purchase Recorded	Denise Koon	11/22/2016	
07/31/2016	Initialize Values	Denise Koon	11/22/2016	

Pending Asset History: Change Date	Changed By User	Change Source	Source Transaction
11/22/2016	Denise Koon	Asset Management Maintenance	
11/22/2016	Denise Koon	Asset Management Maintenance	

City of Lake City
Asset Data Sheet

Number	Classification	Description	Responsible Department	Acquisition Date	Original Purchase Price
	11/22/2016	Denise Koon	Asset Management Maintenance		
Grand Total:				1 Asset	<u>\$33,688.00</u>

City of Lake City Asset Data Sheet

Number	Classification	Description	Responsible Department	Acquisition Date	Original Purchase Price																														
5911	EQUIP W/S-EQUIP W/S	Tank Hydropneumatic @Brandon Brent	410.72 - Water/Sewer.Water Plant	10/10/2014	\$34,166.00																														
Item: zM&E Utilities Recorded: Yes Reporting Category: Capital Accounting Category: Business Active: Yes Inactive Reason: Asset Special Use: None Method of Acquisition: Purchase-New Original Acreage: 0.0000 Responsible Employee: Osborn, Michael L JR Assigned To Employee: General Location: Water Plant Specific Location: Insurance Policy: Lease Contract:		Responsible Organization: 410 - Water-Sewer Utility G/L Distribution Profile: Equipment W/S Capitalization Date: 10/10/2014 Depreciation Status: Depreciable Depreciation Method: Straight Line Asset Life in Months: 84 Manufacturer: Model Number: Serial Number: Model Year: Warranty Expiration Date: Barcode Number: Badge Number: Vehicle License Number: Vehicle License Plate Type: Vehicle License Expiration Date:		Adjustments: \$0.00 Depreciation: \$19,116.70 Net Book Value: \$15,049.30 Estimated Salvage Value: \$0.00 Depreciable Base: \$15,049.30																															
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City of Lake City
Asset Data Sheet

Number	Classification	Description	Responsible Department	Acquisition Date	Original Purchase Price
	11/17/2015	Denise Koon	Maintenance Asset Management Maintenance		
Grand Total:				1 Asset	\$34,166.00

City of Lake City Asset Data Sheet

Number	Classification	Description	Responsible Department	Acquisition Date	Original Purchase Price
5671	EQUIP W/S-EQUIP W/S	GENERATOR 30 KW @BRANDON BRITT SYSTEM	410.72 - Water/Sewer,Water Plant	12/14/2012	\$16,950.00
Item: zM&E Utilities Recorded: Yes Reporting Category: Capital Accounting Category: Business Active: Yes Inactive Reason: Asset Special Use: None Method of Acquisition: Purchase-New Original Acreage: 0.0000 Responsible Employee: Koon, Denise Kilpatrick Assigned To Employee: General Location: Water Plant Specific Location: Insurance Policy: Lease Contract:		Responsible Organization: 410.72.536 - Water-Sewer Utility, Water Treatment Plant, Water Sewer G/L Distribution Profile: Equipment W/S Capitalization Date: 12/14/2012 Depreciation Status: Depreciable Depreciation Method: Straight Line Asset Life In Months: 72 Manufacturer: Serial Number Model Number: Serial Number: 722591 Model Year: 2012 Warranty Expiration Date: Barcode Number: TAG 843 Badge Number: Vehicle License Number: Vehicle License Plate Type: Vehicle License Expiration Date:		Adjustments: \$0.00 Depreciation: \$16,479.17 Net Book Value: \$470.83 Estimated Salvage Value: \$0.00 Depreciable Base: \$470.83	

Transactions: Status	Date	Type	Amount	Comments
Posted	09/30/2018	Record Depreciation	(\$2,825.01)	
Posted	09/30/2017	Record Depreciation	(\$2,825.00)	
Posted	09/30/2016	Record Depreciation	(\$2,825.00)	
Posted	12/02/2015	Record Depreciation	(\$2,825.00)	
Posted	05/29/2015	Record Depreciation	(\$5,179.16)	
Posted	12/14/2012	Record Asset	\$16,950.00	

Physical Inventory: Initiated Date	Inventory Date	Complete	Changed	Status	New Inactive Reason	Completed By
01/10/2018		No	No	Open		

Status Changes: Effective Date	Status Change Type	Changed By User	Change Date	By Physical Inventory
12/14/2012	Purchase Recorded	Denise Koon	05/21/2015	
12/14/2012	Initialize Values	conversion	12/14/2012	

Grand Total: 1 Asset \$16,950.00