

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**  
(Gross Revenue of Less Than \$200,000 Each)

# **ANNUAL REPORT**

OF

WS172-03-AR  
Northgate Properties, Inc.  
3277 First Avenue  
Mims, FL 32754-3134

Submitted To The

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2003**

04 MAR 31 AM 9:15  
DIVISION OF  
ECONOMIC REGULATION

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COMMISSION

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# **FINANCIAL SECTION**

REPORT OF

Northgate Properties, Inc  
(EXACT NAME OF UTILITY)

3277 First Ave, Mims, FL 32754 Mailing Address      3277 First Ave Street Address      Brevard County

Telephone Number 321-267-0144      Date Utility First Organized \_\_\_\_\_

Fax Number 321-267-0501      E-mail Address \_\_\_\_\_

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

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: Northgate Properties, Inc  
3277 First Ave, Mims, FL 32754      321-267-0144

Name of subdivisions where services are provided: \_\_\_\_\_

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Lester Grooms</u>	<u>President</u>	<u>3277 First Ave</u> <u>Mims, FL 32754</u>	<u>0</u>
Person who prepared this report: <u>Lester Grooms</u>			
Officers and Managers: <u>Gary Vanderwalker</u>	<u>Manager</u>	<u>3277 First Ave</u> <u>Mims, FL 32754</u>	<u>\$ 3000</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	Principle Business Address	Salary Charged Utility
<u>Lester Grooms</u>	<u>100</u>	<u>Same</u>	<u>\$ 0</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 23 950	\$ 17 583	\$ _____	\$ 41 533
Commercial _____		413	_____	_____	413
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 24 363	\$ 17 583	\$ _____	\$ 41 946
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 34 318	\$ 25 435	\$ _____	\$ 59 753
Depreciation Expense _____	F-5	30 28	_____	_____	30 28
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	1094	791	_____	1887
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 38 442	26 226	_____	\$ 64 668
Net Operating Income (Loss)		\$ (14 079)	\$ (8 643)	\$ _____	\$ (22 722)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
Net Income (Loss)		\$ (14 079)	\$ (8 643)	\$ _____	\$ (22 722)

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT DECEMBER 31, 2003
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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>87263</u>	\$ <u>87263</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>71899</u> <u>3028</u>	<u>68871</u>
Net Utility Plant -----		\$ <u>15364</u>	\$ <u>18,392</u>
Cash -----			
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
-----			
-----			
Total Assets -----		\$ <u>15364</u>	\$ <u>18,392</u>
<b>Liabilities and Capital:</b>			
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		
Total Capital -----		\$ _____	\$ _____
Long Term Debt (224) -----	F-6	\$ _____	\$ _____
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<i>Absorbed by entity's funds from other operations</i>		<u>15364</u>	<u>18392</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>15364</u>	\$ <u>18,392</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>42263</u>	\$ <u>25000</u>	\$ _____	\$ <u>87263</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>62263</u>	\$ <u>25000</u>	\$ _____	\$ <u>87263</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>43871</u>	\$ <u>25,000</u>	\$ _____	\$ <u>68871</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>3028</u>	\$ _____	\$ _____	\$ <u>3028</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>46899</u>	\$ <u>25000</u>	\$ _____	\$ <u>71899</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT DECEMBER 31, 2003
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*Not available*  
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 _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

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: Northgate Properties, Inc

YEAR OF REPORT  
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None

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: Northgate Properties, Inc  
None

YEAR OF REPORT DECEMBER 31 2003
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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)	_____	_____ %	_____ %	_____ %
<b>Total</b>	<b>\$ _____</b>	<b>100.00 %</b>		<b>_____ %</b>

(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: Northgate Properties, Inc

YEAR OF REPORT  
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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				
304	Structures and Improvements	<u>25,000</u>			<u>25,000</u>
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	<u>9,883</u>			<u>9,883</u>
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment	<u>2,199</u>			<u>2,199</u>
311	Pumping Equipment	<u>5,467</u>			<u>5,467</u>
320	Water Treatment Equipment	<u>2,458</u>			<u>2,458</u>
330	Distribution Reservoirs and Standpipes	<u>4,116</u>			<u>4,116</u>
331	Transmission and Distribution Lines				
333	Services				
334	Meters and Meter Installations	<u>12,618</u>			<u>12,618</u>
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment	<u>522</u>			<u>522</u>
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	<u>\$62,263</u>	\$	\$	<u>\$62,263</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
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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	30	%	%	\$ 25,000	\$		\$ 25,000
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	15	%	%	5,051		659	5,710
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	10	%	%	1,818		220	2,038
311	Pumping Equipment	7	%	%	1,554		645	2,199
320	Water Treatment Equipment	7	%	%	849		251	1,100
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	10	%	%	2,768		412	3,180
333	Services		%	%				
334	Meter & Meter Installations	15	%	%	6,309		841	7,150
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment	5	%	%	522			522
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 43,871	\$	\$ 3,023	\$ 46,894 *

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

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 16211
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	5128
616	Fuel for Power Production	
618	Chemicals	1813
620	Materials and Supplies	10566
630	Contractual Services:	
	Billing	
	Professional	
	Testing	
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 34318 *

\* 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	246	246	246
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)					
** D = Displacement C = Compound T = Turbine			Total	246	246



UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

SYSTEM NAME: \_\_\_\_\_

**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 _____	_____	_____	_____	_____	< 889
February _____	_____	_____	_____	_____	< 1007
March _____	_____	_____	_____	_____	< 638
April _____	_____	_____	_____	_____	< 524
May _____	_____	_____	_____	_____	< 881
June _____	_____	_____	_____	_____	< 923
July _____	_____	_____	_____	_____	
August _____	_____	_____	_____	_____	
September _____	_____	_____	_____	_____	
October _____	_____	_____	_____	_____	
November _____	_____	_____	_____	_____	
December _____	_____	_____	_____	_____	
Total for Year _____	_____	_____	_____	_____	4,862

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
Raw water line	4"	2420 ft			2420 ft
Treated water line	4"	8575 ft			8575 ft
Raw line	2"	800 ft			800 ft
Treated main	2"	5050 ft			5050 ft
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT DECEMBER 31, 2003
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1973</u>	<u>1995</u>	_____	_____
Types of Well Construction and Casing _____	<u>Drilled Steel Rotary</u>	<u>Drilled PVC Rotary</u>	_____	_____
Depth of Wells _____	<u>100 ft</u>	<u>130 ft</u>	_____	_____
Diameters of Wells _____	<u>8"</u>	<u>4"</u>	_____	_____
Pump - GPM _____	<u>75</u>	<u>60</u>	_____	_____
Motor - HP _____	<u>3</u>	<u>3</u>	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	<u>108,000</u>	<u>86,400</u>	_____	_____
Auxiliary Power _____	<u>None</u>	<u>None YES</u>	_____	_____

\* Submersible, centrifugal, etc.

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel</u>	<u>Steel</u>	<u>Steel</u>	_____
Capacity of Tank _____	<u>Pressure</u>	<u>Storage</u>	<u>Pressure</u>	_____
Ground or Elevated _____	<u>5000 gal</u>	<u>20,000 gal</u>	<u>2000 gal</u>	_____
	<u>Ground</u>	<u>Ground</u>	<u>Ground</u>	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	<u>AD Smith</u>	<u>Marathon</u>	<u>Century</u>	_____
Type _____	<u>Sub</u>	<u>Elec 1 PH</u>	<u>Elec 1 PH</u>	_____
Rated Horsepower _____	<u>3</u>	<u>3</u>	<u>2</u>	_____
<b>Pumps</b>				
Manufacturer _____	<u>Grundfos</u>	<u>Red Jacket</u>	<u>Red Jacket</u>	_____
Type _____	<u>Sub</u>	<u>Centrifugal</u>	<u>Centrifugal</u>	_____
Capacity in GPM _____	<u>78</u>	<u>50</u>	<u>30</u>	_____
Average Number of Hours Operated Per Day _____	<u>1/2 Avg</u>	<u>9</u>	<u>None</u>	_____
Auxiliary Power _____	<u>None</u>	<u>None</u>	<u>None</u>	_____

UTILITY NAME: Northgate Properties, Inc

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SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	<u>80,000</u>		
Type of Source	<u>Well</u>		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	<u>Sub</u>		
Make	<u>Star te</u>		
Permitted Capacity (GPD)	<u>80,000</u>		
High service pumping			
Gallons per minute	<u>100</u>		
Reverse Osmosis	<u>N/A</u>		
Lime Treatment			
Unit Rating	<u>N/A</u>		
Filtration			
Pressure Sq. Ft.	<u>50 lbs</u>		
Gravity GPD/Sq.Ft.	<u>50,000</u>		
Disinfection			
Chlorinator	<u>Gas</u>		
Ozone	<u>0</u>		
Other	<u>0</u>		
Auxiliary Power	<u>2 generators</u>		

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

SYSTEM NAME: \_\_\_\_\_

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. 5600 (365/350)
2. Maximum number of ERCs \* which can be served. \_\_\_\_\_
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_
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. None
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
\_\_\_\_\_  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP? Last inspection 2/10/01
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? \_\_\_\_\_
11. Department of Environmental Protection ID # 000 - PW - 55 - 01 - 0103
12. Water Management District Consumptive Use Permit # 02 09 0 1 42
  - 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).

**WASTEWATER  
OPERATING  
SECTION**

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT DECEMBER 31, 2003
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**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 _____	_____	_____	_____	_____
354	Structures and Improvements _____	<u>25,000</u>	_____	_____	<u>25,000</u>
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	_____	_____	_____	_____
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 _____	_____	_____	_____	_____
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 Wastewater Plant _____	\$ <u>25,000</u>	\$ _____	\$ _____	\$ <u>25,000</u> *

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

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

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)
354	Structures and Improvements	3	%	%	\$ 25000	\$		\$ 25000
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
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		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 25000	\$		\$ 25000 *

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

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 12229
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	3868
716	Fuel for Power Production	
718	Chemicals	1357
720	Materials and Supplies	7971
730	Contractual Services:	
	Billing	
	Professional	
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense	\$ 25435 *

\* This amount should tie to Sheet F-3.

**WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers at		Number of Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	245	245	245
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)					
** D = Displacement C = Compound T = Turbine			Total	245	245



UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

PUMPING EQUIPMENT

	One	Two		
Lift Station Number				
Make or Type and nameplate data on pump	Gorman Rupp	Gorman Rupp	Gorman Rupp	Gorman Rupp
Year installed	1969	1969	1969	1969
Rated capacity	80 GPM	80 GPM	80 GPM	80 GPM
Size	4"	4"	4"	4"
Power:				
Electric	X	X	X	X
Mechanical				
Nameplate data of motor	2 HP	2 HP	2 HP	2 HP

SERVICE CONNECTIONS

Size (inches)	4"				
Type (PVC, VCP, etc.)	PVC				
Average length					
Number of active service connections	245				
Beginning of year	245				
Added during year	0				
Retired during year	0				
End of year	245				
Give full particulars concerning inactive connections	none				

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)	8"				3"			
Type of main								
Length of main (nearest foot)								
Beginning of year	9215				2250			
Added during year	0				0			
Retired during year	0				0			
End of year	9215				2250			

MANHOLES

Size (inches)	24"		
Type of Manhole			
Number of Manholes:			
Beginning of year	37		
Added during year	0		
Retired during year	0		
End of Year	37		

UTILITY NAME: Northgate Properties, Inc

SYSTEM NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31 2003
------------------------------------

**TREATMENT PLANT**

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____	_____	_____
---	-------	-------	-------

**MASTER LIFT STATION PUMPS**

	1	2	3	4		
Manufacturer _____	<u>Gorman</u>	<u>Gorman</u>	<u>Gorman</u>	<u>Gorman</u>	_____	_____
Capacity (GPM's) _____	<u>80 GPM</u>	<u>80 GPM</u>	<u>80 GPM</u>	<u>80 GPM</u>	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	_____	_____
Power (Electric or Mechanical) _____	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

SYSTEM NAME: \_\_\_\_\_

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs\* now being served. .05
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_
5. Estimated annual increase in ERCs\*. \_\_\_\_\_
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
\_\_\_\_\_  
\_\_\_\_\_
7. If the utility uses reuse as a means of effluent disposal, provide 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? No  
If so, when? \_\_\_\_\_
9. Has the utility been required by the DEP or water management district to implement reuse? No  
If so, what are the utility's plans to comply with this requirement? \_\_\_\_\_  
\_\_\_\_\_
10. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_
11. 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? \_\_\_\_\_
12. Department of Environmental Protection ID # OCD - C - WW - 01 - 050 - 2

\* 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/280 gallons per day).

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT  
DECEMBER 31, 2003

# CERTIFICATION OF ANNUAL REPORT

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

YES  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  NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES  NO

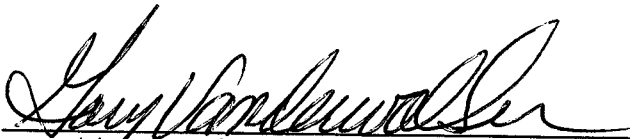
3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES  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.

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

Date: 3-16-04

1.  2.  3.  4.

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

Date: \_\_\_\_\_

\* 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.