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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS172-06-AR
Northgate Properties, Inc.
3277 First Avenue
Mims, FL 32754-3134

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2006

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FINANCIAL SECTION

REPORT OF

Northgate Properties, Inc
(EXACT NAME OF UTILITY)

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

Name of subdivisions where services are provided: 321. 267. 0144

CONTACTS

Name	Title	Principal 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>	
Person who prepared this report: _____	_____	_____	
Officers and Managers: <u>Gary Vanderwalker</u>	<u>manager</u>	<u>322 First Ave</u> <u>Mims, FL 32754</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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ <u>25,078</u>	\$ <u>18,790</u>	\$ _____	\$ <u>43,868</u>
Commercial -----		<u>308</u>	_____	_____	<u>308</u>
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
Total Gross Revenue -----		\$ <u>25,386</u>	\$ <u>18,790</u>	\$ _____	\$ <u>44,176</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>35,651</u>	\$ <u>23,767</u>	\$ _____	\$ <u>59,418</u>
Depreciation Expense -----	F-5	<u>2,563</u>	<u>478</u>	_____	<u>3,041</u>
CIAC Amortization Expense -----	F-8	_____	_____	_____	_____
Taxes Other Than Income -----	F-7	<u>1,142</u>	<u>846</u>	_____	<u>1,988</u>
Income Taxes -----	F-7	_____	_____	_____	_____
Total Operating Expense -----		\$ <u>39,356</u>	<u>25,091</u>	_____	\$ <u>64,447</u>
Net Operating Income (Loss)		\$ <u>(13,970)</u>	\$ <u>(6,301)</u>	\$ _____	\$ <u>(20,271)</u>
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____
-----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		_____	_____	_____	_____
-----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Net Income (Loss)		\$ <u>(13,970)</u>	\$ <u>(6,301)</u>	\$ _____	\$ <u>(20,271)</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

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>90612</u>	\$ <u>90612</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>81541</u>	<u>78500</u>
Net Utility Plant _____		\$ <u>9071</u>	\$ <u>12112</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u><u>9071</u></u>	\$ <u><u>12112</u></u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	_____	_____
Preferred Stock Issued (204) _____	F-6	_____	_____
Other Paid in Capital (211) _____		_____	_____
Retained Earnings (215) _____	F-6	_____	_____
Proprietary Capital (Proprietary and Partnership only) (218) _____	F-6	_____	_____
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>9071</u>	<u>12112</u>
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	_____	_____
Total Liabilities and Capital _____		\$ <u><u>9071</u></u>	\$ <u><u>12112</u></u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>62263</u>	\$ <u>28349</u>	\$ _____	\$ <u>90612</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>62263</u>	\$ <u>28349</u>	\$ _____	\$ <u>90612</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>52623</u>	\$ <u>25877</u>	\$ _____	\$ <u>78500</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2563</u>	\$ <u>478</u>	\$ _____	\$ <u>3041</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>55186</u>	\$ <u>26355</u>	\$ _____	\$ <u>81541</u>

UTILITY NAME: Northgate Properties, Inc

Not Available

YEAR OF REPORT DECEMBER 31, <u>2006</u>
--

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
DECEMBER 31, 2006

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

YEAR OF REPORT DECEMBER 31, <u>2006</u>
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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	\$ _____	100.00 %		_____ %

(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
DECEMBER 31, 2006

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>25000</u>	_____	_____	<u>25000</u>
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	<u>9883</u>	_____	_____	<u>9883</u>
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	<u>2199</u>	_____	_____	<u>2199</u>
311	Pumping Equipment _____	<u>5467</u>	_____	_____	<u>5467</u>
320	Water Treatment Equipment _____	<u>2458</u>	_____	_____	<u>2458</u>
330	Distribution Reservoirs and Standpipes _____	<u>4116</u>	_____	_____	<u>4116</u>
331	Transmission and Distribution Lines _____	_____	_____	_____	_____
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	<u>12618</u>	_____	_____	<u>12618</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>\$62263</u>	\$ _____	\$ _____	<u>\$62263</u>

UTILITY NAME: Northgate Properties, Inc.

YEAR OF REPORT
DECEMBER 31, 2006

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	%	%	\$ 25000	\$		\$ 25000
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	15	%	%	7028		659	7687
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	10	%	%	2109			2109
311	Pumping Equipment	7	%	%	3490		645	4135
320	Water Treatment Equipment	7	%	%	1621		251	1852
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	10	%	%	3951		107	4118
333	Services		%	%				
334	Meter & Meter Installations	15	%	%	8832		541	9673
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				\$ 52623	\$	\$ 2563	\$ 55186 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ <u>16,513</u>
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	<u>7,064</u>
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	<u>12,074</u>
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	\$ <u>35,651</u> *

* 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	<u>246</u>	<u>246</u>	<u>246</u>
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	<u>246</u>	<u>246</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

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 _____	_____	_____	_____	_____	< 1021
February _____	_____	_____	_____	_____	< 1058
March _____	_____	_____	_____	_____	< 1271
April _____	_____	_____	_____	_____	< 905
May _____	_____	_____	_____	_____	< 688
June _____	_____	_____	_____	_____	< 655
July _____	_____	_____	_____	_____	
August _____	_____	_____	_____	_____	
September _____	_____	_____	_____	_____	
October _____	_____	_____	_____	_____	
November _____	_____	_____	_____	_____	
December _____	_____	_____	_____	_____	
Total for Year _____	_____	_____	_____	_____	<u>5598</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
Raw Water Line	4"	2420 ft	_____	_____	2420 ft
Treated Water	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, 2006

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>86400</u>	_____	_____
Auxiliary Power _____	<u>none</u>	<u>yes</u>	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Steel Pressure</u>	<u>steel Storage</u>	<u>Steel Pressure</u>	_____
Capacity of Tank _____	<u>5000 Gal</u>	<u>20,000 Gal</u>	<u>2,000</u>	_____
Ground or Elevated _____	<u>Ground</u>	<u>Ground</u>	<u>Ground</u>	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	<u>A.D Smith</u>	<u>Marathon</u>	<u>Century</u>	_____
Type _____	<u>Sub</u>	<u>Elec 1 PH</u>	<u>dec 1 PH</u>	_____
Rated Horsepower _____	<u>3</u>	<u>3</u>	<u>2</u>	_____
Pumps				
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 Aug</u>	<u>9</u>	<u>none</u>	_____
Auxiliary Power _____	<u>none</u>	<u>none</u>	<u>none</u>	_____

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

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>Starite</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, 2006

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. 560 g / 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? Monthly

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 # 02 009 0 142

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 SFR 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, 2006

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 _____	<u>3,349</u>	_____	_____	<u>3,349</u>
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	<u>\$ 28,349</u>	\$ _____	\$ _____	<u>\$ 28,349</u> *

* This amount should tie to sheet F-5.

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

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	20	%	%	\$ 25,000	\$	\$	\$ 25,000
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	1	%	%	877		478	1355
398	Other Tangible Plant		%	%				
	Totals				\$ 25,877	\$	\$ 478	\$ 26,355 *

* This amount should tie to Sheet F-5.

Revised

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2000

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WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 11,009
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	4709
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	8049
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	\$ 23767 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
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)					
Total			245	245	245

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2006

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	1965		
Rated capacity _____	80GPM	80GPM	80GPM	80GPM		
Size _____	4"	4"	4"	4"		
Power:						
Electric _____	x	x	x	1		
Mechanical _____						
Nameplate data of motor _____	2HP	2HP	2HP	2HP		

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

YEAR OF REPORT DECEMBER 31, <u>2006</u>
--

SYSTEM NAME: _____

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 _____	Gorman	Gorman	Gorman	Gorman	_____	_____
Capacity (GPM's) _____	80 GPM	80 GPM	80 GPM	80 GPM	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	2	2	2	2	_____	_____
Power (Electric or Mechanical) _____	E	E	E	E	_____	_____

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, 2006

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? Monthly
- 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 # 000 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 SFR 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, 2006

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"/>	<u>Lester Brooks</u> *
				(signature of Chief Executive Officer of the utility)

Date: 3-24-07

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ *
				(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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company: *Northgate Properties, Inc*
For the Year Ended December 31, *2006*

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>25078</u>	\$ <u>25078</u>	\$ _____
Commercial	<u>308</u>	<u>308</u>	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>25386</u>	\$ <u>25386</u>	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>25386</u>	\$ <u>25386</u>	\$ _____

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company:

For the Year Ended December 31, 2006

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 18790	\$ 18790	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 18790	\$ 18790	\$ _____
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 18790	\$ 18790	\$ _____

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).