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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS172-08-AR
Lester Grooms
Northgate Properties, Inc.
3277 First Avenue
Mims, FL 32754-3134

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
DIVISION OF
ECONOMIC REGULATION
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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

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 the 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 Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (Rule 25-30.116, Florida Administrative Code)

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

UTILITY NAME: Northgate Properties, Inc.

YEAR OF REPORT
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ <u>26,642</u>	\$ <u>20036</u>	\$ _____	\$ <u>46,678</u>
Commercial -----		299	_____	_____	299
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
Total Gross Revenue -----		\$ <u>26,901</u>	\$ <u>20036</u>	\$ _____	\$ <u>46,937</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>83,258</u>	\$ <u>22,172</u>	\$ _____	\$ <u>65,430</u>
Depreciation Expense -----	F-5	<u>8200</u>	<u>851</u>	_____	<u>4051</u>
CIAC Amortization Expense -----	F-8	_____	_____	_____	_____
Taxes Other Than Income -----	F-7	<u>1211</u>	<u>902</u>	_____	<u>2113</u>
Income Taxes -----	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>87,669</u>	<u>23,925</u>	_____	\$ <u>61,594</u>
Net Operating Income (Loss)		\$ <u>(107,68)</u>	\$ <u>(3,889)</u>	\$ _____	\$ <u>(146,57)</u>
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____
-----		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Net Income (Loss)		\$ <u>(107,68)</u>	\$ <u>(3,889)</u>	\$ _____	\$ <u>(146,57)</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

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>99611</u>	\$ <u>98780</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>89050</u>	<u>84999</u>
Net Utility Plant _____		\$ <u>10561</u>	\$ <u>13781</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u>10561</u>	\$ <u>13781</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) _____		<u>2113</u>	_____
Other Liabilities (Specify) _____		_____	_____
<i>Absorbed by entities funds from other operations</i>		<u>8443</u>	<u>13781</u>
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	_____	_____
Total Liabilities and Capital _____		\$ <u>10561</u>	\$ <u>13781</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>68,493</u>	\$ <u>31,118</u>	\$ _____	\$ <u>99,611</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>68,493</u>	\$ <u>31,118</u>	\$ _____	\$ <u>99,611</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>58,004</u>	\$ <u>26,615</u>	\$ _____	\$ <u>84,619</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>3,200</u>	\$ <u>851</u>	\$ _____	\$ <u>4,051</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3,200</u>	\$ <u>851</u>	\$ _____	\$ <u>4,051</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<u>Rounding</u>	_____	_____	_____	_____
Total Debits _____	\$ <u>1</u>	\$ _____	\$ _____	\$ <u>1</u>
Balance End of Year _____	\$ <u>61,283</u>	\$ <u>27,767</u>	\$ _____	\$ <u>89,050</u>

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
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CAPITAL STOCK (201 - 204)

Not Available

	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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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

None

(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, 2008

None
SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

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>2,683</u>			<u>2,683</u>
311	Pumping Equipment	<u>5467</u>	<u>356</u>		<u>8,823</u>
320	Water Treatment Equipment	<u>3,903</u>			<u>3,903</u>
330	Distribution Reservoirs and Standpipes	<u>8,061</u>			<u>8,061</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	<u>522</u>			<u>522</u>
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	<u>\$ 68,137</u>	<u>\$ 356</u>	<u>\$</u>	<u>\$ 68,493</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	%	%	\$ 25000	\$	\$	\$ 25000
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	15	%	%	8342		659	9005
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	10	%	%	2268		69	2337
311	Pumping Equipment	7	%	%	5109		287	5391
320	Water Treatment Equipment	7	%	%	2103		560	2663
330	Distribution Reservoirs & Standpipes	10	%	%	4221		788	5009
331	Trans. & Dist. Mains		%	%				
333	Services		%	%				
334	Meter & Meter Installations	15	%	%	10514		842	11356
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	5	%	%	522			522
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				\$ 58083	\$	\$ 3200	\$ 61283

* This amount should tie to Sheet F-5.

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19462
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	6514
616	Fuel for Power Production	
618	Chemicals	872
620	Materials and Supplies	6710
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	\$ 33258 *
	* 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	246

UTILITY NAME: Northgate Properties, Inc
 SYSTEM NAME: _____

YEAR OF REPORT
 DECEMBER 31, 2008

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	_____	_____	_____	_____	_____
February	_____	_____	_____	_____	← 1,248
March	_____	_____	_____	_____	_____
April	_____	_____	_____	_____	← 1,449
May	_____	_____	_____	_____	_____
June	_____	_____	_____	_____	← 710
July	_____	_____	_____	_____	_____
August	_____	_____	_____	_____	← 657
September	_____	_____	_____	_____	_____
October	_____	_____	_____	_____	← 678
November	_____	_____	_____	_____	_____
December	_____	_____	_____	_____	← 1,892
Total for Year	_____	_____	_____	_____	6,634

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	_____	_____	9575 ft
Raw Line	2"	800 ft	_____	_____	800 ft
Treated Main	2"	8050 ft	_____	_____	8050 ft
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

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 Steel PVC</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>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>20000 gal</u>	<u>2,000 gal</u>	_____
Ground or Elevated _____	<u>Ground</u>	<u>Ground</u>	<u>Ground</u>	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
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>	_____
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 Avg</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, 2008

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, 2008

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 (345/350)
- 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 # 02D DW 55 01 0107
- 12. Water Management District Consumptive Use Permit # 02 000 0 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 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, 2008

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	25,000	_____	_____	25,000
355	Power Generation Equipment	_____	_____	_____	_____
360	Collection Sewers - Force	_____	_____	_____	_____
361	Collection Sewers - Gravity	_____	_____	_____	_____
362	Special Collecting Structures	2,294	_____	_____	2,294
363	Services to Customers	_____	_____	_____	_____
364	Flow Measuring Devices	_____	_____	_____	_____
365	Flow Measuring Installations	_____	_____	_____	_____
370	Receiving Wells	_____	_____	_____	_____
371	Pumping Equipment	_____	475	_____	475
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	3,349	_____	_____	3,349
398	Other Tangible Plant	_____	_____	_____	_____
	Total Wastewater Plant	\$ 30,643	\$ 475	\$ _____	\$ 31,118 *

* This amount should tie to sheet F-5.

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

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 (i-g+h=i)
354	Structures and Improvements	30	%	%	\$ 25000	\$		\$ 25000
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures	10	%	%	82		328	410
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	7	%	%			45	45
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	7	%	%	1833		478	2311
398	Other Tangible Plant		%	%				
	Totals				\$ 26915	\$	\$ 851	\$ 27766

* This amount should tie to Sheet F-5.

UTILITY NAME: Northgate Properties, Inc

YEAR OF REPORT
DECEMBER 31, 2008

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 12975
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	4843
716	Fuel for Power Production	
718	Chemicals	281
720	Materials and Supplies	4473
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	\$ 22172 *

* 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, 2008

PUMPING EQUIPMENT

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

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)	<u>8"</u>				<u>18"</u>			
Type of main								
Length of main (nearest foot)								
Beginning of year	<u>9215</u>				<u>2080</u>			
Added during year	<u>0</u>				<u>0</u>			
Retired during year	<u>0</u>				<u>0</u>			
End of year	<u>9215</u>				<u>2080</u>			

MANHOLES

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

UTILITY NAME: Northgate Properties, Inc.

YEAR OF REPORT
DECEMBER 31, 2008

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

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>		
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, 2008

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 # 002 C WW 01 0502

* 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).

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: _____

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.

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

Company:

For the Year Ended December 31, 2008

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 26,602	\$ 26,602	\$
Commercial	299	299	
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue 26901	\$ 26,901	\$ 26,901	\$
LESS: Expense for Purchased Water from FPSC-Regulated Utility	299		
Net Water Operating Revenues	\$ 26,901	\$ 26,901	\$

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, 2008

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 20036	\$ 20036	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 20036	\$ _____	\$ _____
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 20036	\$ 20036	\$ _____

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).