

ORIGINAL COPY

CLASS "C"
WATER AND SEWER

WATER AND WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS797-01-AR

RIVER RANCH WATER MANAGEMENT, L.L.C.

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

02 APR 29 11:11:19
ECONOMIC REGULATION
PUBLIC SERVICE

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

RIVER RANCH WATER MANAGEMENT, L.L.C.

(EXACT NAME OF UTILITY)

<u>5601 WINDHOVER DRIVE</u>		<u>SAME</u>	
<u>ORLANDO, FLORIDA 32819</u>		<u>Street Address</u>	<u>Orange</u>
Mailing Address			County
Telephone Number	<u>(407) 351-3351 Ext. 101</u>	Date Utility First Organized	<u>1973</u>
Fax Number	<u>(407) 352-8935</u>	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

* Limited Liability Company

Name, Address and phone where records are located: 5601 Windhover Drive, Orlando,
Florida 32819 (407) 351-3351, Ext. 101)

Name of subdivisions where services are provided: River Ranch Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Mark Waltrip</u>	<u>Chief Operating Officer</u>	<u>See Above</u>	
Person who prepared this report: _____	_____	_____	
Officers and Managers: _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

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>Central Florida Investments, Inc.</u>	<u>100%</u>	<u>See Above</u>	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ _____	\$ _____	\$ _____	\$ _____
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ _____	\$ _____	\$ _____	\$ _____
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3		NO YEAR		
Depreciation Expense_____	F-5		2001		
CIAC Amortization Expense_____	F-8		INCOME		
Taxes Other Than Income_____	F-7		INFORMATION		
Income Taxes_____	F-7		AVAILABLE		
Total Operating Expense		\$ _____	_____	_____	\$ _____
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ _____
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ _____

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ _____	\$ 159,322
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	_____	<u>14,660</u>
Net Utility Plant -----		\$ NO	\$ _____
Cash -----		YEAR	_____
Customer Accounts Receivable (141) -----		2001	_____
Other Assets (Specify): -----		INFORMATION	46,803
-----		AVAILABLE	_____
-----		_____	_____
(143) Provision for Uncollectible Accounts		_____	<u>(46,803)</u>
Total Assets -----		\$ _____	\$ <u>144,662</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	_____	(12,194)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	_____	<u>50,666</u>
Total Capital -----		\$ _____	\$ _____
Long Term Debt (224) -----	F-6	\$ _____	\$ 106,190
Accounts Payable (231) -----		_____	_____
Notes Payable (232) -----		_____	_____
Customer Deposits (235) -----		_____	_____
Accrued Taxes (236) -----		_____	_____
Other Liabilities (Specify) -----		_____	_____
-----		_____	_____
-----		_____	_____
Advances for Construction -----		_____	_____
Contributions in Aid of Construction - Net (271-272) -----	F-8	_____	_____
Total Liabilities and Capital -----		\$ _____	\$ <u>144,662</u>

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT
DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ _____	NO YEAR 2001 INFORMATION AVAILABLE	\$ _____	\$ _____
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
Total Utility Plant _____	\$ _____	\$ _____	\$ _____	\$ _____

ACCUMULATED DEPRECIATION (AD) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 7,206	\$ 7,454	\$ _____	\$ 14,660
Add Credits During Year:		NO YEAR 2001 INFORMATION AVAILABLE		
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Credits _____	\$ _____	\$ _____	\$ _____	\$ _____
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ _____	\$ _____	\$ _____	\$ _____

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31, 2001

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 _____	\$ (12,194)	\$ _____
Changes during the year (Specify): _____ _____	NO YEAR 2001 INFORMATION	_____
Balance end of year _____	AVAILABLE \$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ 50,666	\$ _____
Changes during the year (Specify): _____ _____	NO YEAR 2001 INFORMATION	_____
Balance end of year _____	AVAILABLE \$ _____	\$ _____

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 _____	NO YEAR 2001 INFORMATION		\$ _____
	AVAILABLE		

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31, 2001

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ _____	\$ _____	\$ _____	\$ _____

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

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: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31 2001

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:	_____

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

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31, 2001

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

**WATER
OPERATING
SECTION**

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31 2001

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 _____	<u>21,775</u>	_____	_____	_____
304	Structures and Improvements _____	<u>56,696</u>	_____	_____	_____
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	NO YEAR 2001	_____	_____
307	Wells and Springs _____	_____	INFORMATION	_____	_____
308	Infiltration Galleries and Tunnels _____	_____	AVAILABLE	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	_____	_____	_____	_____
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	_____	_____	_____	_____
331	Transmission and Distribution Lines _____	_____	_____	_____	_____
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	_____	_____	_____	_____
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	_____	_____	_____	_____
341	Transportation Equipment _____	_____	_____	_____	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ <u>78,471</u>	\$ _____	\$ _____	\$ _____

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, I.L.C.

YEAR OF REPORT
DECEMBER 31, 2001

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average 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	28	%	3.57 %	\$ 7,206			\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains		%					
333	Services		%					
334	Meter & Meter Installations		%					
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment		%					
342	Transportation Equipment		%					
343	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				\$ 7,206			\$

* This amount should tie to Sheet F-5.

NO YEAR 2001
INFORMATION
AVAILABLE

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	NO
610	Purchased Water_____	_____
615	Purchased Power_____	YEAR
616	Fuel for Power Production_____	_____
618	Chemicals_____	2001
620	Materials and Supplies_____	_____
630	Contractual Services:	INFORMATION
	Billing_____	_____
	Professional_____	AVAILABLE
	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_____	\$ _____*

* 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	_____	_____	_____
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	NO METERS	UNKNOWN	703	703	UNKNOWN
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	703	703

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

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	0	1.56MG	0	1.56MG	1.56MG
February	0	1.62MG	0	1.62MG	1.62MG
March	0	2.74MG	0	2.74MG	2.74MG
April	0	1.32MG	0	1.32MG	1.32MG
May	0	1.39MG	0	1.39MG	1.39MG
June	0	0.71MG	0	0.71MG	0.71MG
July	0	1.87MG	0	1.87MG	1.87MG
August	0	4.65MG	0	4.65MG	4.65MG
September	0	5.01MG	0	5.01MG	5.01MG
October	0	0.42MG	0	0.42MG	0.42MG
November	0	0.63MG	0	0.63MG	0.63MG
December	0	1.02MG	0	1.02MG	1.02MG
Total for Year	0	22.94MG	0	22.94MG	22.94MG

If water is purchased for resale, indicate the following:

Vendor N/A

Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below:

N/A

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	8" & 6"	UNKNOWN	0	0	UNKNOWN
A/C	8" & 6"	UNKNOWN	0	0	UNKNOWN

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1965	1970		
Types of Well Construction and Casing _____	CABLE TOOL	ROTARY		
Depth of Wells _____	UNKNOWN	812 FEET		
Diameters of Wells _____	6 INCH	12 INCH		
Pump - GPM _____	150	350		
Motor - HP _____	5	10		
Motor Type * _____	Vert. Turbine	Vert. Turbine		
Yields of Wells in GPD _____	216,000	504,000		
Auxiliary Power _____	Drive Shaft	None		
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	STEEL	STEEL	STEEL	
Capacity of Tank _____	50,000 Gal.	50,000 Gal.	100,000 Gal.	
Ground or Elevated _____	GROUND	GROUND	ELEVATED	

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	GE	U.S.	U.S.	
Type _____	240 Volt	240 Volt	240 Volt	
Rated Horsepower _____	20	25	15	
Pumps				
Manufacturer _____	WORTHINGTON	WORTHINGTON	WORTHINGTON	
Type _____	K2030	3LR-12	K256	
Capacity in GPM _____	581	727	259	
Average Number of Hours Operated Per Day _____	4	8	0	
Auxiliary Power _____	NONE	NONE	DRIVE SHAFT	

RIVER RANCH WATER

UTILITY NAME: MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31, 2001

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	720,000		
Type of Source	GROUND		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	GROUND/ELEVATED		
Make	PITTSBURGH		
Permitted Capacity (GPD)	720,000		
High service pumping			
Gallons per minute	120		
Reverse Osmosis	N/A		
Lime Treatment			
Unit Rating	N/A		
Filtration			
Pressure Sq. Ft.	N/A		
Gravity GPD/Sq.Ft.			
Disinfection			
Chlorinator	LIQUID		
Ozone			
Other			
Auxiliary Power	DIRECT SHAFT		

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.
SYSTEM NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT
DECEMBER 31, 2001

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. 207
2. Maximum number of ERCs * which can be served. 2,500
3. Present system connection capacity (in ERCs *) using existing lines. 207
4. Future connection capacity (in ERCs *) upon service area buildout. 2,500
5. Estimated annual increase in ERCs *. 22
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? 350 GPM
7. Attach a description of the fire fighting facilities. FIRE HYDRANTS AND ON-SITE VOLUNTEER FIRE DEPT. W/TRUCK
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE KNOWN
9. When did the company last file a capacity analysis report with the DEP? UNKNOWN
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? N/A
 - c. When will construction begin? N/A
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? N/A
11. Department of Environmental Protection ID # PWS ID# 3531517
12. Water Management District Consumptive Use Permit # #53-00026-W
 - a. Is the system in compliance with the requirements of the CUP? YES
 - b. If not, what are the utility's plans to gain compliance? N/A

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

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 _____	21,775	_____	_____	_____
354	Structures and Improvements _____	56,696	_____	_____	_____
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	NO YEAR 2001	_____
361	Collection Sewers - Gravity _____	_____	_____	INFORMATION	_____
362	Special Collecting Structures _____	_____	_____	AVAILABLE	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	2,380	_____	_____	_____
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 _____	\$ 80,851	\$ _____	\$ _____	\$ _____ *

* This amount should tie to sheet F-5.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT
DECEMBER 31, 2001

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		%	%	\$ 7,428	\$	\$	\$
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		%	%	26			
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				\$ 7,454	\$	\$	\$ *

* This amount should tie to Sheet F-5.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT
DECEMBER 31 2001

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	NO
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	YEAR 2001
711	Sludge Removal Expense	_____
715	Purchased Power	INFORMATION
716	Fuel for Power Production	_____
718	Chemicals	AVAILABLE
720	Materials and Supplies	_____
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	\$ _____ *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Number of Equivalent (c x e) (f)
Residential Service					
All meter sizes	D	1.0	_____	_____	_____
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)	NO METERS	UNKNOWN	703	703	UNKNOWN
** D = Displacement C = Compound T = Turbine			Total	703	UNKNOWN

PUMPING EQUIPMENT

	1	2	3	4	5	6
Lift Station Number _____						
Make or Type and nameplate data on pump _____	GOULDS	GOULDS	GOULDS	GOULDS	GOULDS	GOULDS
Year installed _____	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
Rated capacity _____	1HP	1HP	1HP	1HP	3HP	5HP
Size _____	3-INCH	3-INCH	3-INCH	3-INCH	3-INCH	3-INCH
Power:						
Electric _____	3PH	3PH	3PH	3PH	3PH	3PH
Mechanical _____						
Nameplate data of motor _____	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN

SERVICE CONNECTIONS

	8-INCH	6-INCH				
Size (inches) _____	8-INCH	6-INCH				
Type (PVC, VCP, etc.) _____	PVC-HCP	PVC-HCP				
Average length _____	100 FT.	100 FT.				
Number of active service connections _____	8	695				
Beginning of year _____	8	695				
Added during year _____	0	0				
Retired during year _____	0	0				
End of year _____	8	695				
Give full particulars concerning inactive connections _____	N/A	N/A				

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains			
Size (inches) _____	8-INCH			3-INCH	6-INCH		
Type of main _____	VCP, PVC			PVC	PVC		
Length of main (nearest foot) _____	25,000 FT.			5,000 FT.	1,500 FT.		
Beginning of year _____	25,000 FT.			5,000 FT.	1,500 FT.		
Added during year _____	0			0	0		
Retired during year _____	0			0	0		
End of year _____	25,000 FT.			5,000 FT.	1,500 FT.		

MANHOLES

	48-INCHES			
Size (inches) _____	48-INCHES			
Type of Manhole _____	CONC.			
Number of Manholes:				
Beginning of year _____	90			
Added during year _____	0			
Retired during year _____	0			
End of Year _____	90			

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

SYSTEM NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT DECEMBER 31 2001

TREATMENT PLANT

Manufacturer_____	GREEN & OLIVER		
Type_____	ACTIVATED SLUDGE		
"Steel" or "Concrete"_____	CONC. & STEEL		
Total Permitted Capacity_____	0.095 MGD		
Average Daily Flow_____	0.012 MGD		
Method of Effluent Disposal_____	INFILTRATION BASIN		
Permitted Capacity of Disposal_____	0.200 MGD		
Total Gallons of Wastewater treated_____	3.810 MG		

MASTER LIFT STATION PUMPS

Manufacturer_____	PRECAST UNKNOWN	PRECAST UNKNOWN	PRECAST UNKNOWN	PRECAST UNKNOWN	PRECAST UNKNOWN	PRECAST UNKNOWN
Capacity (GPM's)_____						
Motor:						
Manufacturer_____	GOULDS	GOULDS	GOULDS	GOULDS	GOULDS	GOULDS
Horsepower_____	1HP	1HP	1HP	1HP	3HP	5HP
Power (Electric or Mechanical)_____	E	E	E	E	E	E

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	0.39 MG	0	0.39 MG
February_____	0.36 MG	0	0.36 MG
March_____	0.57 MG	0	0.57 MG
April_____	0.30 MG	0	0.30 MG
May_____	0.30 MG	0	0.30 MG
June_____	0.27 MG	0	0.27 MG
July_____	0.30 MG	0	0.30 MG
August_____	0.30 MG	0	0.30 MG
September_____	0.33 MG	0	0.33 MG
October_____	0.33 MG	0	0.33 MG
November_____	0.36 MG	0	0.36 MG
December_____			
Total for year_____	3.81 MG	0	3.81 MG

If Wastewater Treatment is purchased, indicate the vendor: N/A

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME: RIVER RANCH WATER MANAGEMENT, L.L.C.

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. 259
2. Maximum number of ERCs* which can be served. 2,571
3. Present system connection capacity (in ERCs*) using existing lines. 476
4. Future connection capacity (in ERCs*) upon service area buildout. 2,571
5. Estimated annual increase in ERCs*. 27
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
UNKNOWN
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. NONE USED
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? UNKNOWN
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? N/A
 - c. When will construction begin? N/A
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NO
12. Department of Environmental Protection ID # FLA 012996

* 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).

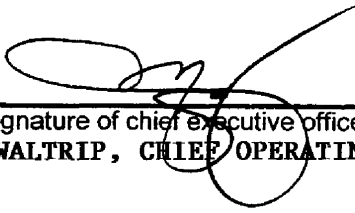
CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|---|----|---|
| YES
<input type="checkbox"/> | NO
<input checked="" 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. Year 2001 financial information not available. |
| 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. To best of knowledge based on limited ownership period. |
| 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. Subject to year 2001 financial information being unavailable. |

Items Certified

- | | | | |
|-----------------------------|---|---|---|
| 1. | 2. | 3. | 4. |
| <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> Yes |



 (signature of chief executive officer of the utility)
MARK WALTRIP, CHIEF OPERATING OFFICER

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

 (signature of chief financial officer of the utility)

* 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.