

# CLASS "C"

## WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

OF

HUNTER CREEK UTILITES, LLC (RIVER'S EDGE UTILITIES, LLC.)

Exact Legal Name of Respondent

WS807-03-AR  
Hunter Creek Utilities, LLC

Submitted To The

## STATE OF FLORIDA



## PUBLIC SERVICE COMMISSION

FOR THE

## YEAR ENDED DECEMBER 31, 2003

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

HUNTER CREEK UTILITIES, LLC (RIVER'S EDGE UTILITIES, LLC)

(EXACT NAME OF UTILITY)

1601 Hunter Creek Drive Punta Gorda, Florida 33982	1601 Hunter Creek Drive Punta Gorda, Florida 33982	Charlotte
Mailing Address	Street Address	County

Telephone Number (941) 637-5757 Date Utility First Organized 1982

Fax Number (941) 637-0302 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 - (LLC Limited Liability Co.

Name, Address and Phone where records are located: Same As Above

Name of subdivisions where services are provided: The Oaks at Rivers Edge (formerly Hunter Creek Village)

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Janice Fader	Manager	29185 Orangewood St. Punta Gorda, FL 33982	\$ - 0 -
Person who prepared this report: Regulatory Consultants, Inc.	Consultant	401 Interstate Blvd. Sarasota, FL 34240	
Officers and Managers: Zola MacLachlan	Managing Member	29000 Tamayo Dr. Punta Gorda, FL 33982	\$ - 0 -
Janice Fader	Managing Member	29185 Orangewood St. Punta Gorda, FL 33982	\$ - 0 -
Marylu Fitzpatrick	Managing Member	3244 Washington Rd. McMurray, PA 15317	\$ - 0 -

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
Zola MacLachlan and Janice Fader, successor Trustees of the Ernest E. MacLachlan Revocable Trust	50.00%	Same as Above	\$ - 0 -
Zola M. MacLachlan, Trustee of the Zola M. MacLachlan Revocable Trust	50.00%	Same as Above	\$ - 0 -

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

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

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 10,023	\$ 6,546	\$ _____	\$ 16,569
Commercial _____		_____	_____	_____	0
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
<b>Total Gross Revenue</b> _____		<b>\$ 10,023</b>	<b>\$ 6,546</b>	<b>\$ 0</b>	<b>\$ 16,569</b>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 24,496	\$ 24,677	\$ _____	\$ 49,173
Depreciation Expense _____	F-5	10,777	4,709	_____	15,486
CIAC Amortization Expense _____	F-8	(2,132)	(2,404)	_____	(4,536)
Taxes Other Than Income _____	F-7	2,203	903	_____	3,106
Income Taxes _____	F-7	_____	_____	_____	_____
<b>Total Operating Expense</b> _____		<b>\$ 35,344</b>	<b>27,885</b>	<b>_____</b>	<b>\$ 63,229</b>
<b>Net Operating Income (Loss)</b> _____		<b>\$ (25,321)</b>	<b>\$ (21,339)</b>	<b>\$ _____</b>	<b>\$ (46,660)</b>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Income _____		_____	_____	_____	0
Other Deductions:					
Penalties to FPSC _____		\$ 257	\$ 257	\$ _____	\$ 514
Interest to FPSC _____		23	22	_____	45
Net Income (Loss)		\$ (25,601)	\$ (21,618)	\$ 0	\$ (47,219)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 567,537	\$ 387,205
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>(229,465)</u>	<u>(138,357)</u>
Net Utility Plant -----		\$ 338,072	\$ 248,848
Cash -----		0	0
Customer Accounts Receivable (141) -----		1,477	1,419
Other Assets (Specify): -----			
Prepaid Insurance -----		0	330
Deposits -----		545	545
Total Assets -----		\$ <u>340,094</u>	\$ <u>251,142</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>195,105</u>	<u>209,590</u>
Total Capital -----		\$ <u>195,105</u>	\$ <u>209,590</u>
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----		1,000	1,887
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		3,106	4,604
Other Liabilities (Specify) Due to Partners -----		39,078	2,172
Wages Payable -----		0	283
Rent -----		1,200	0
Penalties & Interest -----		559	0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>100,046</u>	<u>32,606</u>
Total Liabilities and Capital -----		\$ <u>340,094</u>	\$ <u>251,142</u>

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

YEAR OF REPORT  
 DECEMBER 31, 2003

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 379,171	\$ 188,366	\$ _____	\$ 567,537
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ 379,171	\$ 188,366	\$ 0	\$ 567,537

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 76,517	\$ 61,840	\$ _____	\$ 138,357
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 10,777	\$ 4,709	\$ _____	\$ 15,486
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	40,925	34,697	_____	75,622
Total Credits _____	\$ 51,702	\$ 39,406	\$ _____	\$ 91,108
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ 0
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ 0	\$ 0	\$ _____	\$ 0
Balance End of Year _____	\$ 128,219	\$ 101,246	\$ _____	\$ 229,465

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

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

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
Shares authorized _____	N/A	N/A
Shares issued and outstanding _____	N/A	N/A
Total par value of stock issued _____	N/A	N/A
Dividends declared per share for year _____	N/A	N/A

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ N/A	\$ N/A
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

LLC PARTNERS		LLC Partners
Balance first of year _____	\$ _____	\$ 209,590
Changes during the year (Specify): Additional Capital Contributed - Original Cost Study _____	_____	32,734
Earnings for the Year (Loss) _____	_____	(47,219)
Drawings or Distributions to Partners _____	_____	0
Balance end of year _____	\$ _____	\$ 195,105

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 _____			\$ 0



**TAXES ACCRUED ( 236 )**

(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 _____	1,752	608	_____	2,360
Regulatory assessment fee _____	451	295	_____	746
Other (Specify) _____	_____	_____	_____	_____
Total Taxes Expensed _____	2,203	903	_____	3,106
Less Property Taxes Paid _____	0	0	_____	0
Total Taxes Accrued _____	\$ 2,203	\$ 903	\$ _____	\$ 3,106

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
Raven Utilities (Steve Russell)	\$ 6,000	\$ 6,000	Plant Operator
William Mulconnery	\$ 2,598	\$ 2,598	Meter Reading, Billing, Maint.
Olmsted & Wilson	\$ 2,654	\$ 2,654	Legal Fees
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

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

**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 35,895	\$ 0	\$ 35,895
2) Add credits during year _____	0	0	
Adjust Prior Years CIAC Agree to Original Cost Study _____	49,332	96,166	145,498
3) Total _____	49,332	96,166	145,498
4) Deduct charges during the year _____			
5) Balance end of year _____	\$ 85,227	\$ 96,166	\$ 181,393
6) Less Accumulated Amortization _____	(29,659)	(51,688)	(81,347)
7) Net CIAC _____	\$ 55,568	\$ 44,478	\$ 100,046

**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.) _____			\$ 0

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 3,289	\$ 0	\$ 3,289
Add Credits During Year: Annual Amortization _____	2,132	2,404	4,536
Add Credits to Adjust CIAC to Original Cost Study _____	24,238	49,284	73,522
Deduct Debits During Year: _____			0
Balance End of Year (Must agree with line #6 above.) _____	\$ 29,659	\$ 51,688	\$ 81,347

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

HUNTER CREEK UTILITIES, LLC  
 UTILITY NAME (RIVERS EDGE UTILITIES, LLC)

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

**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 HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

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

**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: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

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

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions to Adjust to Orig. Cost (d)	Retirements to Adjust to Orig. Cost (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	14,000	(1,302)	_____	12,698
304	Structures and Improvements _____	26,600	105,120	_____	131,720
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	7,000	6,070	_____	13,070
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	10,000	1,575	_____	11,575
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	3,500	500	_____	4,000
320	Water Treatment Equipment _____	74,143	122,620	64,487	132,276
330	Distribution Reservoirs and Standpipes _____	17,000	6,500	_____	23,500
331	Transmission and Distribution Lines _____	32,760	2,347	_____	35,107
333	Services _____	21,000	(9,575)	_____	11,425
334	Meters and Meter Installations _____	4,200	(4,200)	_____	0
335	Hydrants _____	7,000	(4,200)	_____	2,800
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	5,000	(4,000)	_____	1,000
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 _____	_____	_____	_____	_____
	<b>Total Water Plant _____</b>	<b>\$ 222,203</b>	<b>\$ 221,455</b>	<b>\$ 64,487</b>	<b>\$ 379,171</b>

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)	Adjust for 2.5% Depreciation Rate to Orig. Cost Study (g)	Annual Depreciation Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization		%	%	\$	\$	\$	\$
304	Structures and Improvements	40	%	%	13,171	54,336	3,293	70,800
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	40	%	%	3,588	3,111	327	7,026
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	40	%	%	5,125	808	290	6,223
310	Power Generating Equipment		%	%				
311	Pumping Equipment	40	%	%	1,794	256	100	2,150
320	Water Treatment Equipment	40	%	%	8,269	(10,607)	4,920	2,582
330	Distribution Reservoirs & Standpipes	40	%	%	8,713	3,331	588	12,632
331	Trans. & Dist. Mains	40	%	%	16,790	1,203	878	18,871
333	Services	40	%	%	10,763	(4,907)	286	6,142
334	Meter & Meter Installations	40	%	%	2,153	(2,153)	0	0
335	Hydrants	40	%	%	3,588	(2,153)	70	1,505
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment	40	%	%	2,563	(2,300)	25	288
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 - PSC Audit Adjustment		%	%				
	Totals				\$ 76,517	\$ 40,925	\$ 10,777	\$ 128,219 *

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

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

YEAR OF REPORT  
 DECEMBER 31 2003

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 2,656
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1,737
616	Fuel for Power Production	
618	Chemicals	2,155
620	Materials and Supplies	883
630	Contractual Services:	
	Management	0
	Operator	6,000
	Professional	2,654
	Testing	2,301
	Other (Maintenance Related)	2,752
640	Rents	600
650	Transportation Expense	
655	Insurance Expense	1,983
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	775
	<b>Total Water Operation And Maintenance Expense</b>	<b>\$ 24,496 *</b>

\* 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	48	48	48
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)			2	2	2
<b>** D = Displacement C = Compounc T = Turbine</b>			<b>Total</b>	<b>50</b>	<b>50</b>



UTILITY NAME: \_\_\_\_\_ HUNTER CREEK UTILITIES, LLC  
 (RIVERS EDGE UTILITIES, LLC)

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

SYSTEM NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ]	Water Sold To Customers (Omit 000's)
January_____	_____	199	_____	199	133
February_____	_____	182	_____	182	138
March_____	_____	188	_____	188	137
April_____	_____	173	_____	173	122
May_____	_____	112	_____	112	70
June_____	_____	94	_____	94	57
July_____	_____	89	_____	89	65
August_____	_____	96	_____	96	53
September_____	_____	94	_____	94	61
October_____	_____	156	_____	156	82
November_____	_____	167	_____	167	110
December_____	_____	155	_____	155	112
Total for Year_____	0	1,705	_____	1,705	1,140

If water is purchased for resale, indicate the following: N/A

Vendor:

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	6"	4,770	_____	_____	4,770
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_

SYSTEM NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1980	1980	_____	_____
Types of Well Construction and Casing _____	Rotary PVC	Rotary PVC	_____	_____
Depth of Wells _____	225'	225'	_____	_____
Diameters of Wells _____	4"	4"	_____	_____
Pump - GPM _____	50	50	_____	_____
Motor - HP _____	3	3	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	72,000	72,000	_____	_____
Auxiliary Power _____	None	None	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Concrete	Six concrete 5,000 gallon tanks	_____	_____
Capacity of Tank _____	5,000x6	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	Century	Century	_____	_____
Type _____	Single Phase	Single Phase	_____	_____
Rated Horsepower _____	15	15	_____	_____
<b>Pumps</b>				
Manufacturer _____	Goulds	Goulds	_____	_____
Type _____	Centrifugal	Centrifugal	_____	_____
Capacity in GPM _____	275	275	_____	_____
Average Number of Hours Operated Per Day _____	1	1	_____	_____
Auxiliary Power _____	None	None	_____	_____

UTILITY NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

YEAR OF REPORT  
DECEMBER 31, 2003

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_ _ _	72,000	72,000	
Type of Source_ _ _ _ _	Well	Well	

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_ _ _ _ _	Reverse Osmosis		
Make_ _ _ _ _	Hydropro		
Permitted Capacity (GPD)_ _ _	60,000		
High service pumping			
Gallons per minute_ _ _ _	275		
Reverse Osmosis_ _ _ _ _	40,000		
Lime Treatment			
Unit Rating_ _ _ _ _			
Filtration			
Pressure Sq. Ft._ _ _ _ _	200		
Gravity GPD/Sq.Ft._ _ _ _ _			
Disinfection			
Chlorinator_ _ _ _ _	Stenner 45M		
Ozone_ _ _ _ _			
Other_ _ _ _ _			
Auxiliary Power_ _ _ _ _	None		

UTILITY NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

YEAR OF REPORT  
DECEMBER 31, 2003

SYSTEM NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

**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. \_\_\_\_\_ 330
2. Maximum number of ERCs \* which can be served. \_\_\_\_\_ 774
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 57
4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 284
5. Estimated annual increase in ERCs \*. \_\_\_\_\_ 20
6. Is the utility required to have fire flow capacity? \_\_\_\_\_ Yes  
If so, how much capacity is required? \_\_\_\_\_ We have sufficient capacity
7. Attach a description of the fire fighting facilities. Three fire hydrants and 32,000 gall. of stan Hydrants  
three lakes
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
\_\_\_\_\_  
\_\_\_\_\_ None  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_ Jan. 2000
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 # 608-4074 \_\_\_\_\_
12. Water Management District Consumptive Use Permit # \_\_\_\_\_ N/A
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER  
OPERATING  
SECTION**

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

YEAR OF REPORT  
 DECEMBER 31, 2003

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions to Adjust to Orig. Cost (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	42,000	(42,000)	_____	0
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	60,120	2,121	_____	62,241
362	Spec Coll. Struct.- Manholes_____	_____	16,915	_____	16,915
363	Services to Customers_____	21,000	(3,990)	_____	17,010
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	25,000	_____	25,000
371	Pumping Equipment_____	5,000	(5,000)	_____	0
380	Treatment and Disposal Equipment_____	32,882	34,318	_____	67,200
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	2,000	(2,000)	_____	0
389	Other Plant and Miscellaneous Equipment_____	2,000	(2,000)	_____	0
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_____	\$ 165,002	\$ 23,364	\$ _____	\$ 188,366 *

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

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)	Adjust for 2.5% Depreciation Rate to Orig. Cost Study (g)	Annual Depreciation Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	%	\$	\$	\$	\$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity	40	%	%	30,812	1,086	1,556	33,454
362	Special Collecting Structures	40	%	%	0	8,669	423	9,092
363	Services to Customers	40	%	%	10,763	(2,046)	425	9,142
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells	40	%	%	0	12,813	625	13,438
371	Pumping Equipment	40	%	%	2,563	(2,563)		0
380	Treatment and Disposal Equipment	40	%	%	15,652	18,788	1,680	36,120
381	Plant Sewers		%	%				
382	Outfall Sewer Lines	40	%	%	1,025	(1,025)		0
389	Other Plant and Miscellaneous Equipment	40	%	%	1,025	(1,025)		0
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 - PSC Audit Adjustment		%	%				
	Totals				\$ 61,840	\$ 34,697	\$ 4,709	\$ 101,246 *

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

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 2,656
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	183
715	Purchased Power_____	1,737
716	Fuel for Power Production_____	_____
718	Chemicals_____	2,154
720	Materials and Supplies_____	883
730	Contractual Services:	
	Management_____	_____
	Operator_____	6,000
	Professional_____	2,654
	Testing_____	2,301
	Other (Maintenance Related)_____	2,751
740	Rents_____	600
750	Transportation Expense_____	_____
755	Insurance Expense_____	1,983
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	775
	<b>Total Wastewater Operation And Maintenance Expense_____</b>	<b>\$ 24,677 *</b>

\* 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 Equiv. (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	48	48	48
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			2	2	2
Other (Specify)					
** D = Displacement C = Compound T = Turbine			<b>Total</b>	<b>50</b>	<b>50</b>



**PUMPING EQUIPMENT**

Lift Station Number _____ Make or Type and nameplate data on pump _____	N/A	_____	_____	_____	_____	_____
Year installed _____ Rated capacity _____ Size _____ Power: Electric _____ Mechanical _____ Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____ Type (PVC, VCP, etc.) _____ Average length _____ Number of active service connections _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____ Give full particulars concerning inactive connections _____	4" PVC 50 45 45 45	_____	_____	_____	_____	_____
---	-----------------------------------	-------	-------	-------	-------	-------

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____ Type of main _____ Length of main (nearest foot) _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____	8" PVC 4,750 4,750 4,750	_____	_____	_____	_____	_____	_____	_____

**MANHOLES**

Size (inches) _____ Type of Manhole _____ Number of Manholes: Beginning of year _____ Added during year _____ Retired during year _____ End of Year _____	48" Cast Concrete 18 18	_____	_____	_____
---	----------------------------------	-------	-------	-------

UTILITY NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

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

SYSTEM NAME: \_\_\_\_\_ (RIVERS EDGE UTILITIES, LLC)

**TREATMENT PLANT**

Manufacturer _____	Unknown		
Type _____	Unknown		
"Steel" or "Concrete" _____	Concrete		
Total Permitted Capacity _____	15,000 gpd		
Average Daily Flow _____	5,500 gpd		
Method of Effluent Disposal _____	Evaporation Pond		
Permitted Capacity of Disp. _____			
Total Gallons of Wastewater treated _____	2,010 in (000's)		

**MASTER LIFT STATION PUMPS**

Manufacturer _____	Unknown	Unknown		
Capacity (GPM's) _____	50	50		
Motor:				
Manufacturer _____	Unknown	Unknown		
Horsepower _____	3	3		
Power (Electric or Mechanical) _____	230V	230V		

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated (000's) Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons (000's) Disposed of On-site
January _____	246		246
February _____	162		162
March _____	198		198
April _____	251		251
May _____	111		111
June _____	148		148
July _____	140		140
August _____	169		169
September _____	144		144
October _____	134		134
November _____	136		136
December _____	171		171
Total for year _____	2,010		2,010

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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. \_\_\_\_\_ 47
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 429
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_ 57
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ 284
5. Estimated annual increase in ERCs\*. \_\_\_\_\_ 20
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
 Replace existing system with 60,000 GPD when needed - approx. 2 years  
 \_\_\_\_\_  
 \_\_\_\_\_
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. \_\_\_\_\_ N/A
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? \_\_\_\_\_ Yes  
 If so, when? \_\_\_\_\_ 1990
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? \_\_\_\_\_ N/A
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 # FL 0042412 \_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
 (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
 (b) If no historical flow data are available use:  
 ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: HUNTER CREEK UTILITIES, LLC  
(RIVERS EDGE UTILITIES, LLC)

YEAR OF REPORT  
DECEMBER 31, 2003

# CERTIFICATION OF ANNUAL REPORT

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

- |  |   |   |
|--|---|---|
| YES<br><input type="checkbox"/>            | NO<br><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.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/>            | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

*David M. MacLachlan* \*  
(signature of chief executive officer of the utility)

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

*Marlene Fitzpatrick* \*  
(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.