

CLASS "C"

WATER and/or WASTEWATER UTILITIES

DO NOT REMOVE FROM THIS OFFICE

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

ANNUAL REPORT

WS850-02-AR
River Ranch Water Management, LLC
2555 Enterprise Road, Suite 12A
Clearwater, FL 33763-1160

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

03 JUL -1 PM 3:21
REGISTRATION OF
ECONOMIC REGULATION

REGISTRATION OF
PUBLIC SERVICE

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 - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water and wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss of 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 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

REPORT OF

RIVER RANCH WATER MANAGEMENT, LLC.

(Exact name of utility)

5601 Windhover Drive
Orlando, Florida 32819
Mailing Address

Street Address

Same

Telephone Number (407) 351-3351 ext.101 Date Utility First Organized 1973

Fax Number (407) 352-8935 E-Mail Address NA

Sunshine State One-Call of Florida, Inc. Member No. N/A

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Location where books and records are located: 5601 Windhover Drive, Orlando, Fla. 32819
(407) 351-3351 Ext. 101

Names of subdivisions where service is provided: River Ranch Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:			
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: David A. Siegel	President/CEO of CFI (Single Member Manager)	5601 Windhover Dr. Orlando, Fla. 32819	None

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
Central Florida Investments, Inc. (CFI)	100%	Same as Above	None

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 12,490	\$ 10,348		\$ 22,838
Commercial _____		26,676	20,070		46,746
Industrial _____					
Multiple Family _____		9,216	6,912		16,128
Guarenteed Revenues _____					
Other (Specify) _____					
Total Gross Revenue _____		48,382	37,330	N/A	85,712
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	56,669	76,879		133,548
Depreciation Expense _____	F-5	20,183	30,536		50,719
CIAC Amortization Expense _____	F-8	(13,874)	(17,321)		(31,195)
Taxes Other Than Income _____	F-7	4,498	4,000		8,498
Income Taxes _____	F-7				
Total Operating Expenses _____		67,476	94,094		161,570
Net Operating Income (Loss)		(19,094)	(56,764)	-	(75,858)
Other Income:					
Nonutility Income _____					

Other Deductions:					
Miscellaneous Nonutilty Expenses _____		45,346			45,346
Interest Expense _____		-			

Net Income (Loss)		\$ (64,440)	\$ (56,764)	N/A	\$ (121,204)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,579,910	N/A
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(654,296)	-
Net Utility Plant _____		925,614	
Cash _____		92,095	
Customer Accounts Receivable (141) _____		1,656	
Other Assets (Specify):			
Total Assets _____		\$ 1,019,365	
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	269,691	
Total Capital _____		269,691	
Long Term Debt (224) _____	F-6	202,598	
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7		
Other Liabilities (Specify):			
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	547,076	-
Total Liabilities and Capital _____		\$ 1,019,365	

Note: The company was purchased out of bankruptcy by its current owners January, 2002. No information is available concerning the balance sheet accounts for 2001. The balances shown for 2002 are based on the Staff Assisted Rate Case (Docket No. 021067-WS) and the company's books & records for 2002.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 683,511	\$ 849,724	N/A	\$ 1,533,235
Construction Work In Progress (105) _____				
Other (Specify) Plant Held for Future Use _____		46,675		46,675
Total Utility Plant _____	\$ 683,511	\$ 896,399	N/A	\$ 1,579,910

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 326,020	\$ 277,557	N/A	\$ 603,577
Add Credits During Year:				
Accruals charged to depreciation account _____	20,183	30,536		50,719
Salvage _____				
Other credits (specify) _____				
Total credits _____	20,183	30,536		50,719
Deduct Debits During Year:				
Book cost of plant retired _____				
Cost of removal _____				
Other debits (specify) _____				
Total debits _____				
Balance End of Year _____	\$ 346,203	\$ 308,093	N/A	\$ 654,296

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	\$ -	N/A
Shares authorized _____		
Shares issued and outstanding _____		
Total par value of stock issued _____		
Dividends declared per share for year _____	None	

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	N/A
Charges during the year (specify):		
Current Year Income _____		-

Balance end of year _____		

MEMBERS EQUITY or PROPRIETARY CAPITAL (218)

	Members Equity	Partner
Balance first of year _____	N/A	N/A
Charges during the year (specify):		
Current year loss _____	(121,204)	
Members Equity _____	390,895	

Balance end of year _____	\$ 269,691	

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
Advances From Associated Company - CFI - Issued 1/02, Matures 1/12.	10% %	10	\$ 202,598
_____	_____ %		
_____	_____ %		
_____	_____ %		
Total _____			\$ 202,598

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

TAXES ACCRUED (236)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -		N/A	\$ -
State income tax _____				
Taxes Other Than Income:				
State ad valorem tax _____				
Local property tax _____	1,252	1,251		2,503
Regulatory assessment fee _____	2,177	1,680		3,857
Other (Specify): _____	1,069	1,069		2,138
Total taxes accrued _____	\$ 4,498	\$ 4,000		\$ 8,498

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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
Roto Rooter	\$ -	\$ 11,574	Line / Lift Station Repairs
Harrison Wastewater		10,301	Plant Maintenance
Harrison Wastewater	8,167	9,963	Chemicals
Harrison Wastewater	9,642	20,600	Contract Plant Operator
William Gaoziou	12,000	12,000	Utility Operations Consultant

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 504,962	\$ 628,150	\$ 1,133,112
2. Add credits during year:			
3. Total _____	504,962	628,150	1,133,112
4. Deduct charges during year _____			
5. Balance end of year _____	504,962	628,150	1,133,112
6. Less Accumulated Amortization _____	295,588	290,448	586,036
7. Net CIAC _____	\$ 209,374	\$ 337,702	\$ 547,076

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 _____				NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			

Total Credits During Year (Must agree with line # 2 above) _____				NONE	NONE

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 281,714	\$ 273,127	\$ 554,841
Add Debits During Year: _____	13,874	17,321	31,195
Deduct Credits During Year: _____			
Balance End of Year (Must agree with line #6 above) _____	\$ 295,588	\$ 290,448	\$ 586,036

YEAR OF REPORT December 31, 2002
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UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Members Equity	\$ 269,261	57.06%	10.97%	6.26%
Preferred Stock				
Long Term Debt	202,598	42.94%	10.00%	4.29%
Customer Deposits				
Tax Credits - Zero Cost				
Tax Credits - Weighted Cost				
Deferred Income Taxes				
Other (Explain)				
Total	\$ 471,859	100.00 %		10.55%

- (1) Should equal amounts on schedule B, Column (f), Page F-10.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	<u>N/A</u> %
Commission order approving AFUDC rate:	_____

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

YEAR OF REPORT
December 31, 2002

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER (1) ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
Members Equity	\$ 269,261				\$ 269,261
Preferred Stock					
Long Term Debt	202,598				202,598
Customer Deposits					
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost					
Deferred Income Taxes					
Other (Explain)					
Total	\$ 471,859				\$ 471,859

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

**WATER
OPERATION
SECTION**

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d) (1)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization _____	\$ -	\$ 1,145	\$ -	\$ 1,145
302	Franchises _____				
303	Land and Land Rights _____		160		160
304	Structure and Improvements _____		33,991		33,991
305	Collecting and Impounding Reservoirs _____				
306	Lake, River and Other Intakes _____				
307	Wells and Springs _____		12,662		12,662
308	Infiltration Galleries and Tunnels _____				
309	Supply Mains _____		29,163		29,163
310	Power Generation Equipment _____		14,621		14,621
311	Pumping Equipment _____		26,776		26,776
320	Water Treatment Equipment _____		23,252		23,252
330	Distribution Reservoirs and Standpipes _____		104,177		104,177
331	Transmission and Distribution Mains _____		323,967		323,967
333	Services _____		76,818		76,818
334	Meters and Meter Installations _____				
335	Hydrants _____		36,779		36,779
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 _____	\$ -	\$ 683,511		\$ 683,511

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted. Plant additions shown were established in Staff Assisted Rate Case Docket No. 021067 - WS. The Utility was acquired in 1/02 and no balances prior to 2002 are available.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)(1)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	40	%	2.50	\$ 901	\$ -	\$ 29	\$ 930
302	Franchises		%					
304	Structure and Improvements	28	%	3.57			1,086	1,086
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70	12,662			12,662
308	Infiltration Galleries and Tunnels		%					
309	Supply Mains	32	%	3.13	470		913	1,383
310	Power Generation Equipment	17	%	5.88			430	430
311	Pumping Equipment	17	%	5.88	12,368		1,574	13,942
320	Water Treatment Equipment	17	%	5.88	5,586		1,367	6,953
330	Distribution Reservoirs and Standpipes	33	%	3.03	89,373		3,157	92,530
331	Transmission and Distribution Mains	38	%	2.63	154,199		8,520	162,719
333	Services	35	%	2.86	38,142		2,197	40,339
334	Meters and Meter Installations		%					
335	Hydrants	40	%	2.50	12,319		910	13,229
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		%					
	Totals				\$ 326,020		\$ 20,183	\$ 346,203

* This amount should tie to Sheet F-5

Note (1): Prior year balances are calculated based on Staff Assisted Rate case cost study and depreciation rates established in Docket No. 021067 - WS.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 16,120
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	2,181
610	Purchased Water _____	
615	Purchased Power _____	5,626
616	Fuel for Power Purchased _____	
618	Chemicals _____	8,167
620	Materials and Supplies _____	2,243
630	Contractual Services:	
	Billing _____	
	Professional _____	12,000
	Testing _____	
	Other _____	9,642
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	648
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	42
	Total Water Operation and Maintenance Expense _____	\$ 56,669 *
	* 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		1.0	703	721	721
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total		
			703	721	721

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.
 SYSTEM NAME: River Ranch

YEAR OF REPORT
 December 31, 2002

PUMPING AND PURCHASED WATER STATISTICS

MONTH (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	N/A				Note (1)
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total for year	N/A	N/A		N/A	N/A

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of Delivery N/A

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

Note (1): Customers are flat rate and this information is not applicable.

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6 inch	33,330			33,330
PVC	4 inch	400			400
PVC	3 inch	5,090			5,090
PVC	2 inch	16,317			16,317

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.
 SYSTEM NAME: River Ranch

YEAR OF REPORT
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WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1,967	1,972		
Types of Well Construction and Casing _____	Steel Cased	Steel Cased		
Depth of Wells _____	830	850		
Diameters of Wells _____	6 inch	12 inch		
Pump - GPM _____	150	350		
Motor - HP _____	5	10		
Motor Type * _____	Vertical turbine	Vertical turbine		
Yeilds of Wells in GPD _____	108,000	252,000		
Auxillary Power _____	Generator	Generator		
* Submersable, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	Steel	Steel	
Capacity of Tank _____	50,000	50,000	100,000	
Ground of Elevated _____	Ground	Ground	Elevated	

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	Unknown	Unknown	Unknown	-
Type _____	Electric	Electric	Electric	
Rated Horsepower _____	15	20	25	
<u>PUMPS</u>				
Manufacturer _____	Goulds	Worthington	Worthington	
Type _____	Electric	Electric	Electric	
Capacity in GPM _____	259	581	727	
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	360,000		
Type of source _____	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	Aeration/Chlorination		
Make _____	Unknown		
Permitted Capacity (GPD)	298,000		
High service pumping Gallons per minute _____ See Page W-5 _____	259		
Reverse Osmosis _____			
Lime treatment Unit Rating _____			
Filtration Pressure Sq. Ft. _____ Gravity GPD/Sq. Ft. _____			
Disinfection Chlorinator _____	X		
Ozone _____			
Other _____			
Auxiliary Power _____	Generator		

UTILITY NAME: RIVER RANCH WATER MANAGEMENT, LLC.
SYSTEM NAME: River Ranch

YEAR OF REPORT
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OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve 721
2. Maximum number of ERC's * which can be served 721
3. Present system connection capacity (in ERC's *) using existing lines 853
4. Future connection capacity (in ERC's *) upon service area buildout 942
5. Estimated annual increase in ERC's* Approximately 3
6. Is the utility required to have fire flow capacity? Yes - 500 GPM for 4 hours
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
The Company is continuing to upgrade and perform long neglected maintenance of the system by the previous owners.
9. When did the company last file a capacity analysis report with the DEP? None
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 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 # 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 available are available for use:
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

**WASTEWATER
OPERATION
SECTION**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d) (1)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ 1,145	\$ _____	\$ 1,145
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	_____	500	_____	500
354	Structure and Improvements _____	_____	53,380	_____	53,380
360	Collection Sewers - Force _____	_____	66,786	_____	66,786
361	Collection Sewers - Gravity _____	_____	503,608	_____	503,608
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	4,471	_____	4,471
364	Flow Measuring Devices _____	_____	3,104	_____	3,104
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	53,285	_____	53,285
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equip _____	_____	163,445	_____	163,445
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipmen _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equip _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Sewer Plant _____	\$ _____	\$ 849,724	\$ _____	\$ 849,724 *

* This amount should tie to Sheet F-5

Plant additions shown were established in Staff Assisted Rate Case Docket No. 021067 - WS. The Utility was acquired in 1/02 and no balances prior to 2002 are available.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (b)	^Average ^Service ^Life in Years (c)	^Average ^Salvage In ^Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f) (1)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40	%	2.50 %	\$ 901	\$	\$ 29	\$ 930
352	Franchises		%	%				
354	Structure and Improvements	27	%	3.70 %	1,783		1,975	3,758
360	Collection Sewers - Force	27	%	3.70 %	51,655		2,471	54,126
361	Collection Sewers - Gravity	40	%	2.50 %	184,760		12,590	197,350
362	Special Collecting Structures (Lift Stations)		%	%				
363	Services to Customers	35	%	2.86 %	1,816		128	1,944
364	Flow Measuring Devices	5	%	20.00 %			310	310
365	Flow Measuring Installations		%	%				
370	Receiving Wells (Lift Stations)	25	%	4.00 %	34,897		2,131	37,028
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equip	15	%	6.67 %	1,745		10,902	12,647
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipme		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equ		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 277,557	\$	\$ 30,536	\$ 308,093 *

* This amount should tie to Sheet F-5

Note (1): Prior year balances are calculated based on Staff Assisted Rate case cost study and depreciation rates established in Docket No. 021067 - WS.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 16,120
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	2,181
710	Purchased Wsatewater Treatment _____	
711	Sludge Removal Expense _____	
715	Purchased Power _____	14,877
716	Fuel for Power Purchased _____	
718	Chemicals _____	9,963
720	Materials and Supplies _____	163
730	Contractual Services:	
	Operator and Management _____	12,000
	Testing _____	285
	Other _____	20,600
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	648
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	42
	Total Water Operation and Maintenance Expense _____	\$ 76,879 *

* 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)	
5/8"		1.0			
3/4"		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			
4"	D,C	25.0			
4"	T	30.0			
6"	D,C	50.0			
6"	T	62.5			
Other (Specify): _____ _____	_____ _____				
Unmetered Customers			703	721	721
** D = Displacement C = Compound T = Turbine			<u>703</u>	<u>721</u>	<u>721</u>

PUMPING EQUIPMENT

Lift station number _____	1	2	3	4	5	6	_____
Make or type and nameplate data of pump _____	GOULDS	GOULDS	GOULDS	GOULDS	GOULDS	GOULDS	_____
Year installed _____	1970	1970	1970	1970	1,991	1,992	_____
Rated capacity (GPM) _____	UNK.	UNK.	UNK.	UNK.	UNK.	UNK.	_____
Size (HP) _____	1	1	1	1	1	1	_____
Power:							
Electric _____	X	X	X	X	X	X	_____
Mechanical _____							_____
Nameplate data of motor _____							_____

SERVICE CONNECTIONS

Size (inches) _____	6	8	_____	_____	_____	_____	_____
Type (PVC, VCP, etc) _____	PVC/VCP	PVC	_____	_____	_____	_____	_____
Average length (feet) _____	100	100	_____	_____	_____	_____	_____
Number of active service connections _____	8	739	_____	_____	_____	_____	_____
Beginning of year _____			_____	_____	_____	_____	_____
Added during year _____	8	739	_____	_____	_____	_____	_____
Retired during year _____			_____	_____	_____	_____	_____
End of year _____	8	739	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches) _____	8	8	6	4	10	8	3	_____
Type of main _____	PVC	CI	PVC	PVC	PVC	PVC	PVC	_____
Length of main (nearest foot):								
Beginning of year _____	13,982	80	4,510	4,330	256	17,370	1,860	_____
Added during year _____								_____
Retired during year _____								_____
End of year _____	13,982	80	4,510	4,330	256	17,370	1,860	_____

MANHOLES:

Size _____	4 Ft.	_____	_____	_____
Type _____	Conc.	_____	_____	_____
Number:				
Beginning of year _____	43	_____	_____	_____
Added during year _____		_____	_____	_____
Retired during year _____		_____	_____	_____
End of year _____	43	_____	_____	_____

TREATMENT PLANT

Manufacturer _____	DAVCO	_____	_____
Type _____	ACTIV. SLUDGE	_____	_____
"Steel" or "Concrete" _____	STEEL	_____	_____
Total Capacity _____	95,000 GPD	_____	_____
Average Daily Flow _____	16,250	_____	_____
Effluent Disposal _____	POND	_____	_____
Total Gallons of Wastewater Treated _____	5,931,250	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	N/A	_____	_____	_____	_____	_____
Capacity _____ (M)	_____	_____	_____	_____	_____	_____
Motor:	_____	_____	_____	_____	_____	_____
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	None	None
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor:

OTHER SEWER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present Number of ERC's * being served 721
2. Maximum number of ERC's ** that system can efficiently serve. 849
3. Present system connection capacity (in ERC's) using existing lines 849
4. Future connection capacity (in ERC's) upon service area buildout 849
5. Estimated annual increase in ERC's * Approximatly 3
6. State any plans and estimated completion dates for any enlargements of this system.
The Company put a new treatment plant in service 8-02 and is relining the collection system to reduce infiltration.
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
8. If the utility does not engage in reuse, has a reuse feasibility study been complete No
 If so, when? _____
9. Has the utility been required by the DEP or a Water Management to impliment rel. No
 If so, what are the utility's plans to comply with this requirement? _____
10. If the present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code, submit the following:
 - a. Evaluation of the present plant or plants in regard to meeting the DER's rules.
 - b. Plans for funding and construction of the required upgrading.
 - c. Have these plans been coordinated with the DEP?
 - d. Do they concur? _____
 - e. When will construction begin? _____
11. Do you discharge effluent to surface waters? No
12. Department of Environmental Protection ID # N/A
 Water Management District ID # N/A

* ERC = (Total Gallons Treated / 365 Days) / 275 Gallons Per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment.

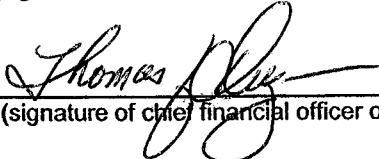
CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|--|
| YES
(X) | 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
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | 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
(X) | 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.
()	()	()	()
(X)	(X)	(X)	(X)

N/A *
 (signature of chief executive officer of the utility)


 (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.