

**CLASS "C"**

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**WATER and/or WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

WS850-04-AR

**River Ranch Water Management, LLC**

EXACT LEGAL NAME OF RESPONDENT

**603-W / 519-S**

Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***



05/10/05 10:00 AM  
E:\paw\waw\04\04-01-05

***PUBLIC SERVICE COMMISSION***

**FOR THE**

**YEAR ENDED DECEMBER 31, 2004**

***Cronin, Jackson, Nixon & Wilson***  
**CERTIFIED PUBLIC ACCOUNTANTS, P.A.**

*JAMES L. CARLSTEDT, C.P.A.*  
*JOHN H. CRONIN, JR., C.P.A.*  
*PAUL E. DECHARIO, C.P.A.*  
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*JEANETTE SUNG, C.P.A.*  
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April 22, 2005

To the Members  
River Ranch Water Management, LLC

We have compiled the 2004 Annual Report of River Ranch Water Management, LLC in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of River Ranch Water Management, LLC. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

*Cronin, Jackson, Nixon & Wilson*  
CRONIN, JACKSON, NIXON & WILSON

**TABLE OF CONTENTS**

<b>Financial Section</b>	
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
Payments 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
<b>Water Operating Section</b>	
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	W-4
Well and Well Pumps, Reservoirs, and High Service Pumping	W-5
Other Water System Information	W-6
<b>Wastewater Operating Section</b>	
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
Other Wastewater System Information	S-5
<b>Verification</b>	
Verification	V-1

# **FINANCIAL SECTION**

REPORT OF

River Ranch Water Management, LLC  
(Exact name of utility)

5601 Windhover Dr

5601 Windhover Dr

Orlando, FL 32819

Orlando, FL 32819

Mailing Address

Street Address

Telephone Number (407) 351-3351 ext 101

Date Utility First Organized 1973

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 Dr  
Orlando, FL 32819

Names of subdivisions where service is provided:

River Ranch Shores; River Ranch Condo Assoc;

River Ranch Condo Assoc; Phase 1 Long Hammock Owners Assoc.

CONTACTS:

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

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 8,178	\$ 8,743		\$ 16,921
Commercial _____		99,422	132,617		232,039
Industrial _____					-
Multiple Family _____		13,654	14,080		27,734
Guarenteed Revenues _____					-
Other (Specify) _____		7,331			7,331
<b>Total Gross Revenue _____</b>		<b>128,585</b>	<b>155,440</b>	<b>N/A</b>	<b>284,025</b>
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3				
		94,726	119,013		213,739
Depreciation Expense _____	F-5	23,973	33,869		57,842
CIAC Amortization Expense _____	F-8	(16,409)	(17,814)		(34,223)
Taxes Other Than Income _____	F-7	7,913	9,573	-	17,486
Income Taxes _____	F-7	-	-		-
<b>Total Operating Expenses _____</b>		<b>110,203</b>	<b>144,641</b>		<b>254,844</b>
<b>Net Operating Income (Loss)</b>		<b>18,382</b>	<b>10,799</b>	<b>-</b>	<b>29,181</b>
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-	-		-
Extraord. Loss _____		-	-		-
_____					-
_____					-
<b>Net Income (Loss)</b>		<b>\$ 18,382</b>	<b>\$ 10,799</b>	<b>N/A</b>	<b>\$ 29,181</b>

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,733,832	\$ 1,727,402
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(767,646)	(709,804)
Net Utility Plant _____		966,186	1,017,598
Cash _____		275,228	125,149
Customer Accounts Receivable (141) _____		1,534	11,132
Other Assets (Specify):			
Prepaid expenses		14,540	14,540
Total Assets _____		\$ 1,257,488	\$ 1,168,419
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		869,894	
Retained Earnings (215) _____	F-6	-	
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	256,044	226,863
Total Capital _____		1,125,938	226,863
Long Term Debt (224) _____	F-6	244,724	202,598
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7		15,419
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		(621,532)	207,847
Accrued Interest			
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	508,358	515,692
Total Liabilities and Capital _____		\$ 1,257,488	\$ 1,168,419

**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 762,632	\$ 924,525	N/A	\$ 1,687,157
Construction Work In Progress (105) _____				-
Other (Specify) _____ Plant held for future use	-	46,675		46,675
				-
Total Utility Plant _____	\$ 762,632	\$ 971,200	N/A	\$ 1,733,832

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 368,882	\$ 340,922	N/A	\$ 709,804
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	23,973	33,869		57,842
Salvage _____				-
Other credits (specify) _____				-
				-
Total credits _____	23,973	33,869		57,842
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				-
				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 392,855	\$ 374,791	N/A	\$ 767,646



UTILITY NAME:

River Ranch Water Management, LLC

YEAR OF REPORT  
December 31, 2004

**CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
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 _____	N/A	\$ -
Charges during the year (specify):		
_____	-	-
_____		
_____		
Balance end of year _____	\$ -	\$ -

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	\$ 226,863	N/A
Charges during the year (specify):		
Current year income _____	29,181	-
_____		
_____		
Balance end of year _____	\$ 256,044	

**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 Assoc Co-CFI: Issued 1/02, Matures 1/12	10 %	10	\$ 244,724
_____	%		-
_____	%		-
_____	%		
Total _____			\$ 244,724

**Tax Expense (408)**

(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 _____	2,127	2,578		4,705
Regulatory assessment fee _____	5,786	6,995		12,781
Other (Specify):	-	-		
	-	-		
Total taxes accrued _____	\$ 7,913	\$ 9,573		\$ 17,486

**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
Harrison Wastewater	\$ 34,540	\$ 42,131	Chemicals
Harrison Wastewater	27,912	42,412	Operations
William Goaziou	12,000	12,000	Utility operations consultant
Cronin, Jackson, Nixon, & Wilson	3,302	3,302	Accounting services

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

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year_____	\$ 505,762	\$ 630,190	\$ 1,135,952
2. Add credits during year:			
	9,213	17,676	26,889
3. Total_____	514,975	647,866	1,162,841
4. Deduct charges during year_____			-
5. Balance end of year_____	514,975	647,866	1,162,841
6. Less Accumulated Amortization_____	(328,849)	(325,634)	(654,483)
7. Net CIAC_____	\$ 186,126	\$ 322,232	\$ 508,358

**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
<b>Report below all capacity charges, main extension charges and customer connections charges received during the year.</b>			
Description of Charge	Number of Connections	Charge per Connection	
Meter Fee	6	250	1,500
Main Extension	9	522	4,698
Capacity Fee	9	335	3,015
Main Extension	9	891	8,019
Capacity Fee	9	1,073	9,657
Total Credits During Year (Must agree with line # 2 above)_____		\$ 9,213	\$ 17,676

**ACCUMULATED AMORTIZATION OF CIAC**

	Water	Wastewater	Total
Balance First of Year_____	\$ 312,440	\$ 307,820	\$ 620,260
Add Debits During Year:_____	16,409	17,814	34,223
	-	-	
Deduct Credits During Year:_____	-	-	
Balance End of Year (Must agree with line #6 above)_____	\$ 328,849	\$ 325,634	\$ 654,483

UTILITY NAME: River Ranch Water Management, LLC

<b>YEAR OF REPORT</b> December 31, 2004
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**SCHEDULE "A"**

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

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	_____	_____ %	- %	_____ %
Preferred Stock	_____	_____ %	- %	_____ %
Long Term Debt	_____	_____ %	- %	_____ %
Customer Deposits	_____	_____ %	- %	_____ %
Tax Credits - Zero Cost	_____	_____ %	- %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	- %	_____ %
Deferred Income Taxes	_____	_____ %	- %	_____ %
Other (Explain)	_____	_____ %	- %	_____ %
<b>Total</b>	\$ _____ -	<u>100.00</u> %		_____ - %

- (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>None</u> %
Commission order approving AFUDC rate:	_____

UTILITY NAME: River Ranch Water Management, LLC

<b>YEAR OF REPORT</b> December 31, 2004
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**SCHEDULE "B"**

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	0 ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	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					-
Deferred Income Taxes					-
Other (Explain)					-
<b>Total</b>	-	-	-	-	-

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

Adjustment to remove negative equity

**WATER  
OPERATION  
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 1,145	\$ -	\$ -	\$ 1,145
302	Franchises	-	-	-	-
303	Land and Land Rights	160	-	-	160
304	Structure and Improvements	53,574	-	-	53,574
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	27,413	-	-	27,413
320	Water Treatment Equipment	23,252	-	-	23,252
330	Distribution Reservoirs and Standpipes	104,177	-	-	104,177
331	Transmission and Distribution Mains	329,793	-	-	329,793
333	Services	76,818	-	-	76,818
334	Meters and Meter Installations	46,645	6,430	-	53,075
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	\$ 756,202	\$ 6,430	\$ -	\$ 762,632

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

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)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization_	40	%	2.50	\$ 1,277	\$ -	\$ (132)	\$ 1,145
302	Franchises_	-	%	-	-	-	-	-
304	Structure and Improvements_	28	%	3.57	2,649	-	1,913	4,562
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	2,296	-	913	3,209
310	Power Generation Equipment_	17	%	5.88	1,290	-	860	2,150
311	Pumping Equipment_	17	%	5.88	15,535	-	1,612	17,147
320	Water Treatment Equipment_	17	%	5.88	8,320	-	1,367	9,687
330	Distribution Reservoirs and Standpipes_	33	%	3.03	95,687	-	3,157	98,844
331	Transmission and Distribution Mains_	38	%	2.63	171,316	-	8,674	179,990
333	Services_	35	%	2.86	42,536	-	2,197	44,733
334	Meters and Meter Installations_	20	%	5.00	1,166	-	2,493	3,659
335	Hydrants_	40	%	2.50	14,148	-	919	15,067
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_				\$ 368,882		\$ 23,973	\$ 392,855

\* This amount should tie to Sheet F-5



**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 _____	
610	Purchased Water _____	
615	Purchased Power _____	5,715
616	Fuel for Power Production _____	
618	Chemicals _____	34,540
620	Materials and Supplies _____	219
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	50,912
	Testing _____	
	Other _____	3,303
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	37
	Total Water Operation and Maintenance Expense _____	\$ 94,726 *
	* 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)	
<b>Residential Service</b>					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
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	724	726	726
Other (Specify): Irrigation		1.0	486	486	486
** D = Displacement C = Compound T = Turbine			<b>Total</b>	<b>1,210</b>	<b>1,212</b>
				<b>1,212</b>	<b>1,212</b>

**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	-	-	-		-
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: 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	5"	33,330		-	33,330
PVC	4"	400		-	400
PVC	3"	5,090		-	5,090
PVC	2"	16,317		-	16,317

**WELLS AND WELL PUMPS  
 (If Available)**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1967	1967		
Types of Well Construction and Casing _____	Steel Cased	Steel Cased		
Depth of Wells _____	830	850		
Diameters of Wells _____	6"	12"		
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	100,000	
Capacity of Tank _____	50,000	50,000	Elevated	
Ground of Elevated _____	Ground	Ground	Ground	

**HIGH SERVICE PUMPING**

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

**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 _____	N/A	_____	_____
Lime treatment		_____	_____
Unit Rating _____	N/A	_____	_____
Filtration		_____	_____
Pressure Sq. Ft. _____	N/A	_____	_____
Gravity GPD/Sq. Ft. _____	N/A	_____	_____
Disinfection		_____	_____
Chlorinator _____	X	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	Generator	_____	_____

**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   | <u>724</u>                               |
| 2.  | Maximum number of ERC's * which can be served  | <u>724</u>                               |
| 3.  | Present system connection capacity (in ERC's *) using existing lines   | <u>726</u>                               |
| 4.  | Future connection capacity (in ERC's *) upon service area buildout   | <u>942</u>                               |
| 5.  | Estimated annual increase in ERC's*  | <u>Approximately 3</u>                   |
| 6.  | Is the utility required to have fire flow capacity?<br>If so, how much capacity is required?   | <u>Yes</u><br><u>500 gpm for 4 hours</u> |
| 7.  | Attach a description of the fire fighting facilities   | <u>Hydrants</u>                          |
| 8.  | Describe any plans and estimated completion dates for any enlargements or improvements of this system.<br><u>The Company is continuing to upgrade and perform long neglected maintenance of the system by the previous owners</u>  |  |
| 9.  | When did the company last file a capacity analysis report with the DEP?  | <u>None</u>                              |
| 10. | If the present system does not meet the requirements of DEP rules, submit the following:<br>a. Attach a description of the plant upgrade necessary to meet DEP rules.<br>b. Have these plans been approved by DEP? _____<br>c. When will construction begin? _____<br>d. Attach plans for funding the required upgrading.<br>e. Is this system under any Consent Order with DEP? _____ |  |
| 11. | Department of Environmental Protection ID #  | <u>3531517</u>                           |
| 12. | Water Management District Consumptive Use Permit #   | <u>53-00026-W</u>                        |
|     | a. Is the system in compliance with the requirements of the CUP?   | <u>Yes</u>                               |
|     | b. If not, what are the utility's plans to gain compliance?  | <u>N/A</u>                               |

\* 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)	Retirements (e)	Current Year (f)
351	Organization _____	\$ 1,145	\$ -	\$ -	\$ 1,145
352	Franchises _____	-	-	-	-
353	Land and Land Rights _____	500	-	-	500
354	Structure and Improvements _____	97,389	-	-	97,389
355	Power Generation Equipment _____	-	-	-	-
360	Collection Sewers - Force _____	573,894	-	-	573,894
361	Collection Sewers - Gravity _____	-	-	-	-
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 _____	63,044	-	-	63,044
371	Pumping Equipment _____	-	-	-	-
380	Treatment and Disposal Equipment _____	180,978	-	-	180,978
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 Sewer Plant _____	\$ 924,525	\$ -	\$ -	\$ 924,525

\* This amount should tie to Sheet F-5

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)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40	%	2.50	1,282	-	(137)	1,145
352	Franchises	-	%		-	-	-	-
354	Structure and Improvements	27	%	3.70	6,547	-	3,603	10,150
355	Power Generation Equipment	-	%		-	-	-	-
360	Collection Sewers - Force	27	%	3.70	56,662	-	2,471	59,133
361	Collection Sewers - Gravity	40	%	2.50	209,940	-	12,590	222,530
362	Special Collecting Structures (Lift Stations)	-	%		-	-	-	-
363	Services to Customers	35	%	2.90	2,072	-	128	2,200
364	Flow Measuring Devices	5	%	20.00	931	-	621	1,552
365	Flow Measuring Installations	-	%		-	-	-	-
370	Receiving Wells (Lift Stations)	25	%	4.00	39,354	-	2,522	41,876
371	Pumping Equipment	-	%		-	-	-	-
380	Treatment and Disposal Equipment	15	%	6.70	24,134	-	12,071	36,205
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				340,922		33,869	374,791

\* This amount should tie to Sheet F-5



**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	_____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	_____
715	Purchased Power _____	15,112
716	Fule for Power Production _____	_____
718	Chemicals _____	42,131
720	Materials and Supplies _____	16
730	Contractual Services:	
	Operator and Management _____	58,412
	Testing _____	_____
	Other _____	3,302
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	40
	Total Wastewater Operation and Maintenance Expense _____	\$ 119,013 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
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	724	726	726
Other (Specify):	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			<b>Total</b>	724	726

**PUMPING EQUIPMENT**

Lift station number _____	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	_____
Make or type and nameplate data of pump _____	<u>Goulds</u>	<u>Goulds</u>	<u>Goulds</u>	<u>Goulds</u>	<u>Goulds</u>	<u>Goulds</u>	_____
Year installed _____	<u>1970</u>	<u>1970</u>	<u>1970</u>	<u>1970</u>	<u>1991</u>	<u>1992</u>	_____
Rated capacity (GPM) _____	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>	_____
Size (HP) _____	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	_____
Power:							
Electric _____	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	_____
Mechanical _____	_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	<u>6"</u>	<u>8"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc) _____	<u>PVC/VCP</u>	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>100</u>	<u>100</u>	_____	_____	_____	_____	_____
Number of active service connections _____	<u>8</u>	<u>743</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>8</u>	<u>739</u>	_____	_____	_____	_____	_____
Added during year _____	_____	<u>4</u>	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>8</u>	<u>743</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS AND MANHOLES**

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

**MANHOLES:**

Size _____	<u>4'</u>	_____	_____	_____
Type _____	<u>CONC</u>	_____	_____	_____
Number:				
Beginning of year _____	<u>43</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of year _____	<u>43</u>	_____	_____	_____

**TREATMENT PLANT**

Manufacturer_____	Davco	_____	_____
Type_____	Active Sludge	_____	_____
"Steel" or "Concrete"_____	Steel	_____	_____
Total Capacity_____	95,000 GPD	_____	_____
Average Daily Flow_____	34853	_____	_____
Effluent Disposal_____	Pond	_____	_____
Total Gallons of Wastewater Treated_____	12,721,400	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	N/A	_____	_____	_____	_____
Capacity_____ (PM)	_____	_____	_____	_____	_____
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_____	1246000	None	1246000
February_____	1788000	_____	1788000
March_____	2222000	_____	2222000
April_____	1744400	_____	1744400
May_____	845000	_____	845000
June_____	1101000	_____	1101000
July_____	799000	_____	799000
August_____	713000	_____	713000
September_____	201000	_____	201000
October_____	787000	_____	787000
November_____	487000	_____	487000
December_____	788000	_____	788000
Total for year_____	12,721,400	_____	12,721,400

If Wastewater Treatment is purchased, indicate the vendor:

**OTHER WASTEWATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.

- 1. Present ERC's \* that system can efficiently serve. 724

---

- 2. Maximum number of ERC's \* which can be served. 849

---

- 3. Present system connection capacity (in ERC's \*) using existing lines. 849

---

- 4. Future system connection capacity (in ERC's \*) upon service area buildout. 849

---

- 5. Estimated annual increase in ERC's \* . Approximately 3

---

- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. \_\_\_\_\_  
The Company is continuing work on relining the collection system to reduce infiltration

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- 7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.

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- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No  
N/A

---

- 9. Has the utility been required by the DEP or water management district to implement reuse? N/A  
If so, what are the utility's plans to comply with the DEP? N/A

---

- 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:
  - 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 cor N/A
  - d. Attach plans for funding the required upgrading. N/A
  - e. Is this system under any Consent Order of the DEP? N/A

---

- 11. Department of Environmental Protection ID # FLA011032

Use 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 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:

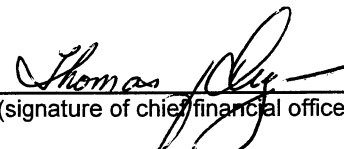
- |              |             |  |
|--------------|-------------|--|
| YES<br>( )   | NO<br>( X ) | 1. The utility is in substantial compliance with the Uniform System Of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.  |
| YES<br>( )   | NO<br>( X ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.   |
| YES<br>( X ) | NO<br>( )   | 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>( X ) | NO<br>( )   | 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents. |

ITEMS CERTIFIED

1. ( )	2. ( )	3. ( )	4. ( )
-----------	-----------	-----------	-----------

\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

1. ( )	2. ( )	3. ( X )	4. ( X )
-----------	-----------	-------------	-------------

  
 \_\_\_\_\_  
 (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.

**Note:** The Company has engaged Cronin, Jackson, Nixon & Wilson, CPA's to conform the books and records to NARUC Accounts. This work is expected to be completed in 2005.