

**CLASS "C"**

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**WATER and/or WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

WS850-05-AR

**River Ranch Water Management, LLC**

EXACT LEGAL NAME OF RESPONDENT

**603-W / 519-S**

Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***



***PUBLIC SERVICE COMMISSION***

**FOR THE**

**YEAR ENDED DECEMBER 31, 2005**

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

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April 18, 2006

To the Member  
River Ranch Water Management, LLC

We have compiled the 2005 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

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# **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: Tammy Hayes	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_-----		\$ 8,597	\$ 9,144		\$ 17,741
Commercial_-----		13,654	14,080		27,734
Industrial_-----					-
Multiple Family_-----		99,422	132,617		232,039
Guarenteed Revenues_-----					-
Other (Specify)_-----		7,331			7,331
Total Gross Revenue_-----		129,004	155,841	N/A	284,845
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	87,089	150,037		237,126
Depreciation Expense_-----	F-5	24,411	37,993		62,404
CIAC Amortization Expense_-----	F-8	(11,127)	(18,048)		(29,175)
Taxes Other Than Income_-----	F-7	7,891	8,834	-	16,725
Income Taxes_-----	F-7	-	-		-
Total Operating Expenses_-----		108,264	178,816		287,080
Net Operating Income (Loss)		20,740	(22,975)	-	(2,235)
Other Income:					
Nonutility Income_-----		2,896	3,490		6,386
Interest Income		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutilty Expenses_-----		7,270	7,270		14,540
Interest Expense_-----		-	-		-
Extraord. Loss		-	-		-
					-
					-
Net Income (Loss)		\$ 16,366	\$ (26,755)	N/A	\$ (10,389)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,963,619	\$ 1,733,832
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(830,050)	(767,646)
Net Utility Plant _____		1,133,569	966,186
Cash _____			275,228
Customer Accounts Receivable (141) _____		14,094	1,534
Other Assets (Specify):			
Prepaid expenses _____		-	14,540
Total Assets _____		\$ 1,147,663	\$ 1,257,488
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		869,894	869,894
Retained Earnings (215) _____	F-6	-	
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	245,655	256,044
Total Capital _____		1,115,549	1,125,938
Long Term Debt (224) _____	F-6	244,724	244,724
Accounts Payable (231) _____		11,506	
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		12,932	
Other Liabilities (Specify):			
Accounts Payable - Assoc Co _____		(719,302)	(621,532)
Accrued Interest _____			
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	482,254	508,358
Total Liabilities and Capital _____		\$ 1,147,663	\$ 1,257,488

**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) _____	\$ 788,285	\$ 1,128,659	N/A	\$ 1,916,944
Construction Work In Progress (105) _____				-
Other (Specify) _____ Plant held for future use	-	46,675		46,675
				-
<b>Total Utility Plant</b> _____	<b>\$ 788,285</b>	<b>\$ 1,175,334</b>	<b>N/A</b>	<b>\$ 1,963,619</b>

**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 _____	\$ 392,855	\$ 374,791	N/A	\$ 767,646
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	24,411	37,993		62,404
Salvage _____				-
Other credits (specify) _____				-
				-
<b>Total credits</b> _____	<b>24,411</b>	<b>37,993</b>		<b>62,404</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				-
				-
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 417,266</b>	<b>\$ 412,784</b>	<b>N/A</b>	<b>\$ 830,050</b>



**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 _____	\$ 256,044	N/A
Charges during the year (specify):		
Current year loss _____	(10,389)	-
_____		
_____		
Balance end of year _____	\$ 245,655	

**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	None	\$ 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 _____	112	2		114
Regulatory assessment fee _____	5,805	7,013		12,818
Other (Specify):				
Payroll Taxes	1,974	1,819		3,793
	-	-		
<b>Total taxes accrued _____</b>	<b>\$ 7,891</b>	<b>\$ 8,834</b>		<b>\$ 16,725</b>

**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	\$ -	\$ 47,194	Chemicals
Harrison Wastewater	4,755	25,945	Operations
William Goaziou	6,000	6,000	Utility operations consultant
Cronin, Jackson, Nixon, & Wilson	4,430	4,430	Accounting services
A & D Water Systems	11,048	4,730	Chemicals
Severn Trent Environmental	1,559	1,559	Billing
A-1 Service		13,300	Sludge removal
Applied Aquatic Services		2,078	Maintenance
Central Electric Motor Service	2,224		Maintenance
CFI, Inc.	6,000	6,000	Management Fee

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

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 514,975	\$ 647,866	\$ 1,162,841
2. Add credits during year:			
_____	1,107	1,964	3,071
3. Total _____	516,082	649,830	1,165,912
4. Deduct charges during year _____			-
5. Balance end of year _____	516,082	649,830	1,165,912
6. Less Accumulated Amortization _____	(339,976)	(343,682)	(683,658)
7. Net CIAC _____	\$ 176,106	\$ 306,148	\$ 482,254

**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	1	250	250
Main Extension	1	522	522
Capacity Fee	1	335	335
Main Extension	1	891	891
Capacity Fee	1	1,073	1,073
Total Credits During Year (Must agree with line # 2 above) _____		\$ 1,107	\$ 1,964

**ACCUMULATED AMORTIZATION OF CIAC**

	Water	Wastewater	Total
Balance First of Year _____	\$ 328,849	\$ 325,634	\$ 654,483
Add Debits During Year: _____	11,127	18,048	29,175
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 339,976	\$ 343,682	\$ 683,658

UTILITY NAME: River Ranch Water Management, LLC

<b>YEAR OF REPORT</b> December 31, 2005
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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:	_____ None _____ %
Commission order approving AFUDC rate:	_____

UTILITY NAME: River Ranch Water Management, LLC

**YEAR OF REPORT**  
December 31, 2005

**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>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

(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	1,056	-	54,630
305	Collecting and Impounding Reservoirs _____	-	-	-	-
306	Lake, River and Other Intakes _____	-	-	-	-
307	Wells and Springs _____	12,662	9,342	-	22,004
308	Infiltration Galleries and Tunnels _____	-	-	-	-
309	Supply Mains _____	29,163	266	-	29,429
310	Power Generation Equipment _____	14,621	-	-	14,621
311	Pumping Equipment _____	27,413	2,780	-	30,193
320	Water Treatment Equipment _____	23,252	-	-	23,252
330	Distribution Reservoirs and Standpipes _____	104,177	9,600	-	113,777
331	Transmission and Distribution Mains _____	329,793	1,864	-	331,657
333	Services _____	76,818	-	-	76,818
334	Meters and Meter Installations _____	53,075	745	-	53,820
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 _____	\$ 762,632	\$ 25,653	\$ -	\$ 788,285

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	\$ 1,145	\$ -	\$ -	\$ 1,145
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	28	-	3.57	4,562	-	1,932	6,494
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70	12,662	-	173	12,835
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13	3,209	-	917	4,126
310	Power Generation Equipment	17	-	5.88	2,150	-	860	3,010
311	Pumping Equipment	17	-	5.88	17,147	-	1,694	18,841
320	Water Treatment Equipment	17	-	5.88	9,687	-	1,367	11,054
330	Distribution Reservoirs and Standpipes	33	-	3.03	98,844	-	3,302	102,146
331	Transmission and Distribution Mains	38	-	2.63	179,990	-	8,699	188,689
333	Services	35	-	2.86	44,733	-	2,197	46,930
334	Meters and Meter Installations	20	-	5.00	3,659	-	2,351	6,010
335	Hydrants	40	-	2.50	15,067	-	919	15,986
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				\$ 392,855	\$ -	\$ 24,411	\$ 417,266

\* This amount should tie to Sheet F-5



**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 26,869
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	567
610	Purchased Water _____	
615	Purchased Power _____	8,875
616	Fuel for Power Production _____	
618	Chemicals _____	11,313
620	Materials and Supplies _____	108
630	Contractual Services:	
	Billing _____	1,559
	Operator and Management _____	23,760
	Testing _____	350
	Other _____	10,593
640	Rents _____	
650	Transportation Expense _____	2,192
655	Insurance Expense _____	460
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	443
	Total Water Operation and Maintenance Expense _____	\$ 87,089 *

\* 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	727	728	728
Other (Specify): Irrigation		1.0	486	486	486
** D = Displacement C = Compound T = Turbine			Total	1,213	1,214
				1,214	1,214

**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	Elevated	
Capacity of Tank _____	50,000	50,000	100,000	
Ground of Elevated _____	Ground	Ground	Ground	

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>MOTORS</b>				
Manufacturer _____	Unknown	Unknown	Unknown	
Type _____	Electric	Electric	Electric	
Rated Horsepower _____	15	20	25	
<b>PUMPS</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 _____	179,000	_____	_____
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 _____	1,567	_____	_____
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	724
2.	Maximum number of ERC's * which can be served	724
3.	Present system connection capacity (in ERC's *) using existing lines	728
4.	Future connection capacity (in ERC's *) upon service area buildout	942
5.	Estimated annual increase in ERC's* <u>Approximately 3</u>	
6.	Is the utility required to have fire flow capacity? <u>Yes</u> If so, how much capacity is required? <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. <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: 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)	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	148,592	-	245,981
355	Power Generation Equipment	-	-	-	-
360	Collection Sewers - Force	70,286	-	-	70,286
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	63,044	46,029	-	109,073
371	Pumping Equipment	-	9,513	-	9,513
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	-	-	-	-
	<b>Total Sewer Plant</b>	<b>\$ 924,525</b>	<b>\$ 204,134</b>	<b>\$ -</b>	<b>\$ 1,128,659</b>

\* 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 %	1,145	-	-	1,145
352	Franchises_	-	-	%	-	-	-	-
354	Structure and Improvements_	27	-	3.70 %	10,150	-	6,352	16,502
355	Power Generation Equipment_	-	-	%	-	-	-	-
360	Collection Sewers - Force_	27	-	3.70 %	59,133	-	2,471	61,604
361	Collection Sewers - Gravity_	40	-	2.50 %	222,530	-	12,590	235,120
362	Special Collecting Structures (Lift Stations)_	-	-	%	-	-	-	-
363	Services to Customers_	35	-	2.90 %	2,200	-	128	2,328
364	Flow Measuring Devices_	5	-	20.00 %	1,552	-	621	2,173
365	Flow Measuring Installations_	-	-	%	-	-	-	-
370	Receiving Wells (Lift Stations)_	25	-	4.00 %	41,876	-	3,443	45,319
371	Pumping Equipment_	-	-	%	-	-	317	317
380	Treatment and Disposal Equipment	15	-	6.70 %	36,205	-	12,071	48,276
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_				374,791		37,993	412,784

\* This amount should tie to Sheet F-5



**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 24,419
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	567
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	13,850
715	Purchased Power _____	16,311
716	Fule for Power Production _____	
718	Chemicals _____	51,933
720	Materials and Supplies _____	759
730	Contractual Services:	
	Operator and Management _____	30,010
	Testing _____	250
	Other _____	9,263
740	Rents _____	
750	Transportation Expense _____	2,192
755	Insurance Expense _____	460
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	23
	Total Wastewater Operation and Maintenance Expense _____	\$ 150,037 *

\* 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	727	728	728
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	727	728

**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>744</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>8</u>	<u>743</u>	_____	_____	_____	_____	_____
Added during year _____	_____	<u>1</u>	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>8</u>	<u>744</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>	_____	_____	_____

UTILITY NAME: River Ranch Water Management, LLC

**TREATMENT PLANT**

Manufacturer_____	<u>Davco</u>	_____	_____
Type_____	<u>Active Sludge</u>	_____	_____
"Steel" or "Concrete"_____	<u>Steel</u>	_____	_____
Total Capacity_____	<u>95,000 GPD</u>	_____	_____
Average Daily Flow_____	<u>60,351</u>	_____	_____
Effluent Disposal_____	<u>Pond</u>	_____	_____
Total Gallons of Wastewater Treated_____	<u>22,028,000</u>	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	<u>N/A</u>	_____	_____	_____	_____	_____
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_____	<u>919,000</u>	<u>None</u>	<u>919,000</u>
February_____	<u>2,005,000</u>	_____	<u>2,005,000</u>
March_____	<u>1,888,000</u>	_____	<u>1,888,000</u>
April_____	<u>1,770,000</u>	_____	<u>1,770,000</u>
May_____	<u>1,919,000</u>	_____	<u>1,919,000</u>
June_____	<u>3,018,000</u>	_____	<u>3,018,000</u>
July_____	<u>2,941,000</u>	_____	<u>2,941,000</u>
August_____	<u>1,392,000</u>	_____	<u>1,392,000</u>
September_____	<u>1,347,000</u>	_____	<u>1,347,000</u>
October_____	<u>1,182,000</u>	_____	<u>1,182,000</u>
November_____	<u>1,495,000</u>	_____	<u>1,495,000</u>
December_____	<u>2,152,000</u>	_____	<u>2,152,000</u>
Total for year_____	<u>22,028,000</u>	_____	<u>22,028,000</u>

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

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.

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:  

$$ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$$

# CERTIFICATION OF ANNUAL REPORT

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

- |              |           |  |
|--------------|-----------|--|
| YES<br>( X ) | NO<br>( ) | 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>( X ) | NO<br>( ) | 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.	4.
( X )	( X )	( X )	( 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.

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

**Company: River Ranch Water Management, LLC**

**For the Year Ended December 31, 2005**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 8,597	129,303	\$ (120,706)
Commercial	13,654	-	13,654
Industrial	-	-	-
Multiple Family	99,422	-	99,422
Guaranteed Revenues	-	-	-
Other (Irrigation)	7,331	-	7,331
<b>Total Water Operating Revenue</b>	<b>\$ 129,004</b>	<b>\$ 129,303</b>	<b>\$ (299)</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Water Operating Revenues</b>	<b>\$ 129,004</b>	<b>\$ 129,303</b>	<b>\$ (299)</b>

Explanations:  
Amended Regulatory Assessment Fee Return to be filed.

Instructions:  
For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

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

**Company: River Ranch Water Management, LLC**

**For the Year Ended December 31, 2005**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	9,144	\$ 9,193	\$ (49)
Commercial	14,080	146,696	(132,616)
Industrial	-	-	-
Multiple Family	132,617	-	132,617
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 155,841</b>	<b>\$ 155,889</b>	<b>\$ (48)</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 155,841</b>	<b>\$ 155,889</b>	<b>\$ (48)</b>

Explanations:  
Amended Regulatory Assessment Fee Return to be filed.

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).