

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

OFFICIAL COPY
Public Service Commission
Do Not Remove From This Office

WS850-17-AR

RIVER RANCH WATER MANAGEMENT LLC

EXACT LEGAL NAME OF RESPONDENT

603-W / 519-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2018 MAY 25 AM 9:38
OFFICE OF THE
SECRETARY OF PUBLIC SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2017

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

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)

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF

RIVER RANCH WATER MANAGEMENT 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

Fax Number (407) 352-1193

E-mail Address Tammy_Hayes@wgresorts.com

Sunshine State One-Call of Florida, Inc. Member No. GR2095

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

- Individua Sub Chapter S Corporator 1120 Corporation Partnership

Name, Address and phone where records are located: 5601 Windhover Dr 407-351-3351
Orlando, FL 32819

Names of subdivisions where service is provided: River Ranch Shores; River Ranch Condo Assoc;
Phase 1 Long Hammock Owners Assoc; Westgate HOA

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: CJN&W CPAs	CPAs	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		\$ 10,303	\$ 11,161		\$ 21,464
Commercial		14,170	14,830		29,000
Industrial					-
Multiple Family		103,175	139,684		242,859
Guarenteed Revenues					-
Other (Specify) Irrigation		7,792			7,792
Total Gross Revenue		135,440	165,675	N/A	301,115
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	103,807	133,626		237,433
Depreciation Expense	F-5	43,500	89,171		132,671
CIAC Amortization Expense	F-8	(11,405)	(14,464)		(25,869)
Taxes Other Than Income	F-7	15,924	12,877	-	28,801
Income Taxes	F-7	-	-		-
Total Operating Expenses		151,826	221,210		373,036
Net Operating Income (Loss)		(16,386)	(55,535)	-	(71,921)
Other Income:					
Nonutility Income					-
Interest Income		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutility Expenses					-
Interest Expense		-	-		-
Extraord. Loss		-	-		-
					-
Net Income (Loss)		\$ (16,386)	\$ (55,535)	N/A	\$ (71,921)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 3,817,123	\$ 2,866,034
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(2,132,552)	(1,999,882)
Net Utility Plant _____		1,684,571	866,152
Cash _____		30	(11,219)
Customer Accounts Receivable (141) _____		11,777	12,395
Other Assets (Specify):			
Misc. Deferred Debits		2,000	153
Accts. Receivable - Associated Company		-	178,153
Prepaid Expenses		100	555
		-	
Total Assets _____		\$ 1,698,478	\$ 1,046,189
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	(363,242)	(291,321)
Total Capital _____		506,652	578,573
Long Term Debt (224) _____	F-6	244,724	244,724
Accounts Payable (231) _____		6,564	
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		13,550	13,540
Other Liabilities (Specify):			
Miscellaneous Current and Accrued Liabilities		-	-
Accts. Payable - Associated Company		743,505	
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	183,483	209,352
Total Liabilities and Capital _____		\$ 1,698,478	\$ 1,046,189

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 1,824,295	\$ 1,946,153	N/A	\$ 3,770,448
Construction Work In Progress (105) _____				-
Other (Specify) _____ Plant held for future use	-	46,675		46,675
				-
Total Utility Plant _____	\$ 1,824,295	\$ 1,992,828	N/A	\$ 3,817,123

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 718,063	\$ 1,281,819	N/A	\$ 1,999,882
Add Credits During Year:				
Accruals charged to depreciation account _____	43,500	89,171		132,671
Salvage _____				-
Other credits (specify) _____				-
	-	-		-
Total credits _____	43,500	89,171		132,671
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				
Rounding _____	1	-		1
Total debits _____	1	-		1
Balance End of Year _____	\$ 761,562	\$ 1,370,990	N/A	\$ 2,132,552

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2017

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 _____	\$ (291,321)	N/A
Charges during the year (specify):		
Current year loss _____	(71,921)	-
Rounding _____	-	

Balance end of year _____	\$ (363,242)	

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	%	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 _____	7,978	3,571		11,549
Regulatory assessment fee _____	6,095	7,455		13,550
Other (Specify):				
Payroll Taxes	1,851	1,851		3,702
	-	-		
Total taxes accrued _____	\$ 15,924	\$ 12,877		\$ 28,801

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
Applied Aquatic Management	\$ -	\$ 2,240	Maintenance
CJNW	6,250	6,250	Accounting services
A&D Bleach	10,106	9,385	Chemicals
Tri-Florida	985	-	Testing
Friedman & Friedman	574	574	Legal
Harrison Waste Water Oper.	37,394	119,071	Chemicals, Sludge Removal, Operations
Severn Trent Avatar Utility Serv.	1,222	1,222	Billing
Vincent Plumbing Company	42,640	1,790	Construction and Maintenance
C&W Equipment	2,831	1,352	Construction and Maintenance
Southern Utility Service, Inc.	-	1,435	Maintenance
Summerlin	348	348	Chemicals
Universal Controls	-	3,169	Maintenance
RSM Builders	313	1,938	Construction and Maintenance
Earth Balance	2,093	-	Construction and Maintenance
McDonald Group International	36,021	-	Construction and Maintenance
PPG Architectural	8,137	-	Construction and Maintenance
Universal Engineering	28,095	-	Construction and Maintenance
Wayne Automatic Fire	759,210	-	Construction and Maintenance
On the Mark Surveying	1,500	-	Construction and Maintenance
	-	-	

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2017

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 524,938	\$ 665,542	\$ 1,190,480
2. Add credits during year:	-	-	
3. Total _____	524,938	665,542	1,190,480
4. Deduct charges during year _____			-
5. Balance end of year _____	524,938	665,542	1,190,480
6. Less Accumulated Amortization _____	(477,031)	(529,966)	(1,006,997)
7. Net CIAC _____	\$ 47,907	\$ 135,576	\$ 183,483

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			
Water Connections				-	
Sewer Connections					-

Total Credits During Year (Must agree with line # 2 above) _____				\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 465,626	\$ 515,502	\$ 981,128
Add Debits During Year: _____	11,405	14,464	25,869
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 477,031	\$ 529,966	\$ 1,006,997

**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_-----	60,437	-	-	60,437
305	Collecting and Impounding Reservoirs_-----	-	-	-	-
306	Lake, River and Other Intakes_-----	-	-	-	-
307	Wells and Springs_-----	23,930	-	-	23,930
308	Infiltration Galleries and Tunnels_-----	-	-	-	-
309	Supply Mains_-----	29,429	-	-	29,429
310	Power Generation Equipment_-----	15,871	-	-	15,871
311	Pumping Equipment_-----	69,901	-	-	69,901
320	Water Treatment Equipment_-----	26,363	-	-	26,363
330	Distribution Reservoirs and Standpipes_-----	151,368	881,701	-	1,033,069
331	Transmission and Distribution Mains_-----	355,602	-	-	355,602
333	Services_-----	76,818	-	-	76,818
334	Meters and Meter Installations_-----	68,443	-	-	68,443
335	Hydrants_-----	63,127	-	-	63,127
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_-----	\$ 942,594	\$ 881,701	\$ -	\$ 1,824,295

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 %	28,403	-	2,158	30,561
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	27	- %	3.70 %	21,896	-	885	22,781
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	32	- %	3.13 %	14,257	-	921	15,178
310	Power Generation Equipment	17	- %	5.88 %	12,726	-	933	13,659
311	Pumping Equipment	17	- %	5.88 %	45,376	-	4,110	49,486
320	Water Treatment Equipment	17	- %	5.88 %	26,363	-	-	26,363
330	Distribution Reservoirs and Standpipes	33	- %	3.03 %	138,914	-	17,943	156,857
331	Transmission and Distribution Mains	38	- %	2.63 %	289,767	-	9,352	299,119
333	Services	35	- %	2.86 %	71,097	-	2,197	73,294
334	Meters and Meter Installations	20	- %	5.00 %	40,027	-	3,422	43,449
335	Hydrants	40	- %	2.50 %	28,092	-	1,578	29,670
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	-	- %	- %	-	-	1	-
	Totals				\$ 718,063		\$ 43,500	\$ 761,562

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 24,807
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	3,755
610	Purchased Water	
615	Purchased Power	12,333
616	Fuel for Power Production	
618	Chemicals	28,964
620	Materials and Supplies	
630	Contractual Services:	
	Billing	1,534
	Operator and Management	20,560
	Testing	2,140
	Other	6,824
640	Rents	
650	Transportation Expense	169
655	Insurance Expense	608
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	99
675	Miscellaneous Expenses	2,014
	Total Water Operation and Maintenance Expense	\$ 103,807 *
	* 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	51	51	51
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	2	2	3
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	727	727
Other (Specify): Irrigation		1.0	486	486	486
** D = Displacement C = Compound T = Turbine			Total	1,266	1,266

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

YEAR OF REPORT
 December 31, 2017

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)(1)
January	-	5,358	-	5,358	-
February	-	5,192	-	5,192	-
March	-	6,860	-	6,860	-
April	-	6,636	-	6,636	-
May	-	6,513	-	6,513	-
June	-	4,377	-	4,377	-
July	-	4,470	-	4,470	-
August	-	4,471	-	4,471	-
September	-	3,845	-	3,845	-
October	-	4,167	-	4,167	-
November	-	5,138	-	5,138	-
December	-	4,768	-	4,768	-
Total for year	N/A	61,795		61,795	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	5"	33,330		-	33,330
PVC	4"	400		-	400
PVC	3"	5,090		-	5,090
PVC	2"	16,317		-	16,317

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

YEAR OF REPORT
 December 31, 2017

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)
<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

YEAR OF REPORT
December 31, 2017

SOURCE OF SUPPLY

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

Gallons per day of source _____	168,281		
Type of source _____	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility

Type _____	Aeration/Chlorinator		
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		

**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	290,775	-	-	290,775
355	Power Generation Equipment	-	-	-	-
360	Collection Sewers - Force	97,243	-	-	97,243
361	Collection Sewers - Gravity	511,250	-	-	511,250
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	4,471	-	-	4,471
364	Flow Measuring Devices	3,729	-	-	3,729
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	164,523	24,453	-	188,976
371	Pumping Equipment	68,507	6,957	-	75,464
380	Treatment and Disposal Equipment	444,218	37,978	-	482,196
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	290,404	-	-	290,404
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	\$ 1,876,765	\$ 69,388	\$ -	\$ 1,946,153

* 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 %	132,542	-	10,759	143,301
355	Power Generation Equipment	-	- %	%	-	-	-	-
360	Collection Sewers - Force	27	- %	3.70 %	86,511	-	3,598	90,109
361	Collection Sewers - Gravity	40	- %	2.50 %	373,706	-	12,781	386,487
362	Special Collecting Structures (Lift Stations)	-	- %	%	-	-	-	-
363	Services to Customers	35	- %	2.90 %	3,736	-	128	3,864
364	Flow Measuring Devices	5	- %	20.00 %	3,729	-	-	3,729
365	Flow Measuring Installations	-	- %	%	-	-	-	-
370	Receiving Wells (Lift Stations)	25	- %	4.00 %	106,264	-	7,070	113,334
371	Pumping Equipment	-	- %	%	25,990	-	4,569	30,559
380	Treatment and Disposal Equipment	15	- %	6.70 %	345,355	-	30,896	376,251
381	Plant Sewers	-	- %	%	-	-	-	-
382	Outfall Sewer Lines	-	- %	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	- %	6.70 %	202,841	-	19,370	222,211
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				1,281,819		89,171	1,370,990

* This amount should tie to Sheet F-5

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2017

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 24,807
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	3,755
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	
715	Purchased Power _____	24,476
716	Fule for Power Production _____	
718	Chemicals _____	35,993
720	Materials and Supplies _____	
730	Contractual Services:	
	Operator and Management _____	30,309
	Testing _____	3,290
	Other _____	9,793
740	Rents _____	
750	Transportation Expense _____	169
755	Insurance Expense _____	608
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	99
775	Miscellaneous Expenses _____	327
	Total Wastewater Operation and Maintenance Expense _____	\$ 133,626 *

* 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)	
Residential Service					
5/8"	D	1.0			
3/4"	D	1.5	51	51	77
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5	2	2	3
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	727	727
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	780	780
					807

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	1991	1992	
Rated capacity (GPM) _____	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
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 _____	100	100					
Number of active service connections _____	8	744					
Beginning of year _____	8	744					
Added during year _____		0					
Retired during year _____							
End of year _____	8	744					
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	CLAY	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'			
Type _____	CONC			
Number:				
Beginning of year _____	43			
Added during year _____				
Retired during year _____				
End of year _____	43			

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2017

TREATMENT PLANT

Manufacturer_____	Davco	_____	_____
Type_____	Active Sludge	_____	_____
"Steel" or "Concrete"_____	Steel	_____	_____
Total Capacity_____	95,000 GPD	_____	_____
Average Daily Flow_____	61,663	_____	_____
Effluent Disposal_____	Pond	_____	_____
Total Gallons of Wastewater Treated_____	22,507,000	_____	_____

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_____	2,248,000	None	2,248,000
February_____	2,198,000	_____	2,198,000
March_____	1,798,000	_____	1,798,000
April_____	2,001,000	_____	2,001,000
May_____	1,934,000	_____	1,934,000
June_____	1,416,000	_____	1,416,000
July_____	1,593,000	_____	1,593,000
August_____	1,489,000	_____	1,489,000
September_____	2,247,000	_____	2,247,000
October_____	1,869,000	_____	1,869,000
November_____	1,693,000	_____	1,693,000
December_____	2,021,000	_____	2,021,000
Total for year_____	22,507,000	_____	22,507,000

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.	<u>806.5</u>
2. Maximum number of ERC's * which can be served.	<u>849.0</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>849.0</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>849.0</u>
5. Estimated annual increase in ERC's * .	<u>Approximately 3</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	
None	
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?	
N/A	<u>No</u>
9. Has the utility been required by the DEP or water management district to implement reuse?	
If so, what are the utility's plans to comply with the DEP?	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	
<u>N/A</u>	
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?	
<u>N/A</u>	
c. When will construction begin?	
<u>N/A</u>	
d. Attach plans for funding the required upgrading.	
<u>N/A</u>	
e. Is this system under any Consent Order of the DEP?	
<u>N/A</u>	
11. Department of Environmental Protection ID #	
<u>FLA011032</u>	
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
(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.
()	()	()	()

 (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 Carlstedt, Jackson, Nixon & Wilson, CPA's to conform the books and records to NARUC Accounts. This work is expected to be completed in 2008.

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

Company: RIVER RANCH WATER MANAGEMENT LLC

For the Year Ended December 31, 2017

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 10,303	10,303	\$ -
Commercial	14,170	14,170	-
Industrial	-	-	-
Multiple Family	103,175	103,175	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	7,792	7,792	-
Total Water Operating Revenue	\$ 135,440	\$ 135,440	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 135,440	\$ 135,440	\$ -

Explanations:

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, 2017

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	11,161	\$ 11,161	\$ -
Commercial	14,830	14,830	-
Industrial	-	-	-
Multiple Family	139,684	139,684	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 165,675	\$ 165,675	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 165,675	\$ 165,675	\$ -

Explanations:

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).