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CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

Amended
ANNUAL REPORT

OF

WS895-04-AR
Pine Ridge Management Corporation
P. O. Box 307
Lake Placid, FL 33862-0307

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

May 13, 2004 to

YEAR ENDED DECEMBER 31, 2004

Amended

FINANCIAL SECTION

5-13-04 to
12-31-04

Pine Ridge Management
Corporation
PO Box 307
Lake Placid, FL 33862
863-699-1582

REPORT OF

(EXACT NAME OF UTILITY)

Mailing Address

Street Address

County

Telephone Number 863-699-1582

Date Utility First Organized unknown
existing when
purchased (Jan. 16, 1990)

Fax Number 863-699-1582
(call first)

E-mail Address VLGadsden@earthlink.net

Sunshine State One-Call of Florida, Inc. Member No. Not Applicable

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

☐ Individual ☐ Sub Chapter S Corporation ☒ 1120 Corporation ☐ Partnership

Name, Address and phone where records are located: Virginia L. Gadsden
41 Pine Aire Circle, Lake Placid, FL 33852 863-699-1582

Name of subdivisions where services are provided: Pine Ridge
Okeechobee FL
(Okeechobee County)

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Virginia L. Gadsden</u>	<u>President</u>	<u>PO Box 307</u> <u>Lake Placid FL</u> <u>33862</u>	
Person who prepared this report: _____	_____	_____	
Officers and Managers: <u>None</u>	<u>None</u>	<u>None</u>	\$ <u>-0-</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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	Principal Business Address	Salary Charged Utility
<u>none</u>	<u>None</u>	<u>None</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: Lake Placid, FL 33862
863-699-1582

Amended

5-13-04 to

YEAR OF REPORT
DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:	<u>Amended</u>	13,229.80	\$ 39,689.38	\$ 53,756.80	\$ 106,675.97
Residential		\$ 20,671.56	\$ 62,014.65	\$ 83,995.00	\$ 166,681.21
Commercial		0	0	0	0
Industrial		0	0	0	0
Multiple Family		0	0	0	0
Guaranteed Revenues		0	0	0	0
Other (Specify)		0	0	0	0
Total Gross Revenue	<u>Amended</u>	\$ 13,229.80	\$ 39,689.38	\$ 53,756.80	\$ 106,675.97
		\$ 20,671.56	\$ 62,014.65	\$ 83,995.00	\$ 166,681.21
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 12,855.24	\$ 39,257.17	\$ 13,989.45	\$ 66,101.87
		\$ 20,086.30	\$ 61,339.33	\$ 21,858.51	\$ 103,284.14
Depreciation Expense	<u>Amended</u> F-5	\$ 1,505.28	\$ 1,505.28	\$ 21,713.92	\$ 24,724.48
		2,352.00	2,352.00	33,928.00	38,632.00
CIAC Amortization Expense	F-8	0	0	0	0
Taxes Other Than Income	F-7	0	0	13,164.99	13,164.99
Income Taxes	F-7	0	0	0	0
Total Operating Expense	<u>Amended</u>	\$ 14,360.51	40,762.45	44,128.96	\$ 99,443.92
		\$ 22,438.30	63,691.33	63,951.50	\$ 150,081.13
Net Operating Income (Loss)	<u>Amended</u>	\$ (1,130.33)	\$ (1,073.08)	\$ 9,627.84	\$ 7,424.05
		\$ (1,766.74)	\$ (1,676.68)	\$ 15,043.50	\$ 11,600.08
Other Income:					
Nonutility Income		\$ 0	\$ 0	\$ 0	\$ 0
		0	0	0	0
		0	0	0	0
Other Deductions:					
Miscellaneous Nonutility Expenses		\$ 0	\$ 0	\$ 0	\$ 0
Interest Expense		0	0	0	0
		0	0	0	0
		0	0	0	0
Net Income (Loss)	<u>Amended</u>	\$ (1,130.33)	\$ (1,073.08)	\$ 9,627.84	\$ 7,424.05
		\$ (1,766.74)	\$ (1,676.68)	\$ 15,043.50	\$ 11,600.08

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: Lake Placid, FL 33862
863-699-1582

Amended

5-13-04 to

YEAR OF REPORT
DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:		<u>Amended</u>	
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 128,000.00	
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	\$ 200,000.00 \$ 100,325.92 <u>156,605.00</u>	
Net Utility Plant _____		\$ 27,774.08 <u>43,397.00</u>	
Cash _____		<u>0</u>	
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____		\$ 379,436.00 <u>592,400.00</u>	
<u>Non-Utility Assets</u>		<u>0</u>	
		<u>0</u>	
		<u>0</u>	
Total Assets _____		\$ 406,910.08 <u>635,797.00</u>	\$ <u>0</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>0</u>	
Preferred Stock Issued (204) _____	F-6	<u>0</u>	
Other Paid in Capital (211) _____		<u>0</u>	
Retained Earnings (215) _____	F-6	<u>0</u>	
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	635,797.00 \$ 406,910.08 <u>635,797.00</u>	
Total Capital _____		\$ 406,910.08 <u>0</u>	\$
Long Term Debt (224) _____	F-6	<u>0</u>	\$
Accounts Payable (231) _____		<u>0</u>	
Notes Payable (232) _____		<u>0</u>	
Customer Deposits (235) _____		<u>0</u>	
Accrued Taxes (236) _____		<u>0</u>	
Other Liabilities (Specify) _____		<u>0</u>	
		<u>0</u>	
		<u>0</u>	
Advances for Construction _____		<u>0</u>	
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ 635,797.00 <u>406,910.08</u>	\$ <u>0</u>

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UTILITY NAME: Lake Placid, FL 33862
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Amended

5-13-04 to

YEAR OF REPORT
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) <u>Amended</u>	\$ 64,000.00 \$ 100,000.00	\$ 64,000.00 \$ 100,000.00	\$ 0	\$ 128,000.00 \$ 200,000.00
Construction Work in Progress (105) <u>Not Applicable</u>				
Other (Specify) <u>None</u>				
Total Utility Plant <u>Amended</u>	\$ 64,000.00 \$ 100,000.00	\$ 64,000.00 \$ 100,000.00	\$ 0	\$ 128,000.00 \$ 200,000.00

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
<u>Amended</u>	\$ 48,607.68	\$ 48,607.68		\$ 97,215.36
Balance First of Year	\$ 75,949.50	\$ 75,949.50	\$ 0	\$ 151,899.00
Add Credits During Year:				
Accruals charged to depreciation account <u>Amended</u>	\$ 1,505.28 \$ 2,352.00	\$ 1,505.28 \$ 2,352.00	\$ 0	\$ 3,010.56 \$ 4,704.00
Salvage <u>Not Applicable</u>				
Other Credits (specify) <u>None</u>	\$ 1,505.28	\$ 1,505.28		\$ 3,010.56
Total Credits	\$ 2,352.00	\$ 2,352.00	\$ 0	\$ 4,704.00
Deduct Debits During Year:				
Book cost of plant retired <u>Not Applicable</u>		\$	\$	\$
Cost of removal				
Other debits (specify)				
Total Debits	\$ 0	\$ 0	\$ 0	\$ 0
Balance End of Year	\$ 78,301.50	\$ 78,301.50	\$ 0	\$ 156,603.00
<u>Amended</u>	50,112.96	50,112.96		\$ 100,225.92 ✓

Pine Ridge Management
Corporation
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UTILITY NAME: _____

Amended

5-13-04 7a

YEAR OF REPORT
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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>0</u>	<u>0</u>
Shares authorized _____	<u>1,000</u>	<u>0</u>
Shares issued and outstanding _____	<u>1,000</u>	<u>0</u>
Total par value of stock issued _____	<u>0</u>	<u>0</u>
Dividends declared per share for year _____	<u>0</u>	<u>0</u>

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ <u>0</u>	\$ <u>-1,340</u>
Changes during the year (Specify): _____ _____ _____	<u>0</u> <u>0</u> <u>0</u>	<u>1,340</u> _____ _____
Balance end of year _____	\$ <u>0</u>	\$ <u>0</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	<u>Amended</u> <u>399,479.68</u>	<u>None</u>
Changes during the year (Specify): <u>Net Income from Operations</u> _____ _____	<u>Amended</u> <u>7,429.12</u> <u>11,608.</u>	_____ _____ _____
Balance end of year _____	<u>Amended</u> <u>406,910.08</u> <u>635,797.</u>	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____ _____ _____	_____ _____ _____	_____ _____ _____	\$ _____
Total _____	_____	_____	\$ <u>0</u>

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TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	8,425.59	8,425.59
Local property tax _____	0	0	13,164.99	13,164.99
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	8,425.59	8,425.59
Total Tax Expense _____	\$ 0	\$ 0	\$ 13,164.99	\$ 13,164.99

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES *ties to SS & W3

Report all information concerning outside 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
Total Treatment Service, Inc	\$ 10,710.26	\$ 33,211.26	water/sewer operator
Bill Brown	\$ 2,353.00	\$ 7,054.00	ongoing repairs & maintenance
J. m Gadsden	\$ 1,973.50	\$ 5,920.50	ongoing repairs & maintenance
_____	_____	_____	_____
_____	_____	_____	_____
<u>Amended</u>	_____	_____	_____
_____	_____	_____	_____
Total Treatment Services	6,854.57	21,255.21	
_____	1,505.92	4,517.76	
_____	1,263.04	3,789.12	
_____	_____	_____	

Pine Ridge Management
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PO Box 307

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YEAR OF REPORT
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	_____	_____	_____
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	_____	_____	_____
6) Less Accumulated Amortization_____	_____	_____	_____
7) Net CIAC_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total_____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ <u>0</u>	\$ <u>0</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ _____	\$ _____	\$ _____
Add Debits During Year:_____	_____	_____	_____
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

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

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT DECEMBER 31, 2004

This Page Not Applicable

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00</u> %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %

Commission Order Number approving AFUDC rate: _____

UTILITY NAME: Pine Ridge Management Corporation

SCHEDULE "B"

This page Not Applicable

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is a vertical margin line on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled document.

Amended

WATER

OPERATING

SECTION

5-13-04 to
12-31-04

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: _ Lake Placid, FL 33862
863-699-1582

Amended

5-13-04 to

YEAR OF REPORT
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WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	_____	_____	_____	_____
304	Structures and Improvements _____	Amended 64,000.00 100,000.00	0	0	Amended 64,000.00 100,000.00
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	_____	_____	_____	_____
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	_____	_____	_____	_____
331	Transmission and Distribution Lines _____	_____	_____	_____	_____
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	_____	_____	_____	_____
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
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 _____	Amended 64,000.00 \$100,000.00	\$ 0	\$ 0	Amended 64,000.00 \$100,000.00

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UTILITY NAME: Lake Placid, FL 33862
Corporation
PO Box 307
863-699-1582

YEAR OF REPORT
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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i)
304	Structures and Improvements	39.5	0%	2.532%	Amended \$75,947.50	0	Amended \$1,505.28	Amended \$78,301.50
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs							
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment							
320	Water Treatment Equipment							
330	Distribution Reservoirs & Standpipes							
331	Trans. & Dist. Mains							
333	Services							
334	Meter & Meter Installations							
335	Hydrants							
336	Backflow Prevention Devices							
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				Amended \$75,947.50	0	Amended \$1,505.28	Amended \$78,301.50

* This amount should tie to Sheet F-5.

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: Lake Placid, FL 33862
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Amended

5-13-04 to

YEAR OF REPORT
DECEMBER 31, 2004

Water Plant

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	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional <u>water operator</u> <u>Amended</u> \$ 6,854.57	10,710.26
	Testing	
	Other <u>contract labor</u> <u>Amended</u> \$ 2,768.96	4,336.50
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	* Miscellaneous Expenses <u>(see attachment)</u> <u>Amended</u> \$ 3,231.71	5,049.54
	Total Water Operation And Maintenance Expense <u>Amended</u>	\$70,086.30
	* This amount should tie to Sheet F-3.	<u>\$12,855.24</u>

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	<u>135</u>	<u>135</u>	<u>135</u>
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers	<u>5</u>		<u>5</u>	<u>5</u>	<u>5</u>
Other (Specify)					
Total			<u>140</u>	<u>140</u>	<u>140</u>

** D = Displacement
C = Compound
T = Turbine

PINE RIDGE MANAGEMENT CORPORATION
WATER OPERATION
SCHEDULE OF MISCELLANEOUS EXPENSES
FYE 12/31/04

LICENSES AND FEES	125.17
INSURANCE	119.17
REPAIRS	2849.2
SUPPLIES	840.68
ELECTRIC	<u>1115.32</u>
TOTAL	<u>5049.54</u>
	<u>3231.71</u>

*5-13-04 to
12-31-04
Amended*

PINE RIDGE MANAGEMENT CORPORATION
SEWER OPERATION
SCHEDULE OF MISCELLANEOUS EXPENSES
FYE 12/31/04

LICENSES AND FEES	375.51
INSURANCE	357.48
REPAIRS	8547.6
SUPPLIES	2522.03
ELECTRIC	<u>3345.95</u>
TOTAL	<u>15148.57</u>

Pine Ridge Management
Corporation

UTILITY NAME: _____ PO Box 307
SYSTEM NAME: _____ Lake Placid, FL 33862
863-699-1582

YEAR OF REPORT
DECEMBER 31, 2004

Water Plant

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January _____	N/A	973,300	N/A	973,300	3,209,260
February _____		813,700		813,700	
March _____		836,400		836,400	
April _____		794,666		794,666	
May _____		812,650		812,650	
June _____		621,400		621,400	2,340,931
July _____		531,300		531,300	
August _____		567,100		567,100	
September _____		529,400		529,400	
October _____		781,500		781,500	
November _____		817,350		817,350	
December _____		776,350		776,350	
Total for Year _____		8,855,116		8,855,116	5,550,191

If water is purchased for resale, indicate the following:
Vendor _____ Not Applicable
Point of delivery _____ Not Applicable

If water is sold to other water utilities for redistribution, list names of such utilities below:
Not Applicable

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6 in	7,150 ft.	0	0	7,150 ft

Meters read in January and July
Figures are actual readings (No 000's omitted)

Pine Ridge Management
Corporation

UTILITY NAME: _____ PO Box 307
Lake Placid, FL 33862
SYSTEM NAME: _____ 863-699-1582

YEAR OF REPORT
DECEMBER 31, 2004

Water Plant

WELLS AND WELL PUMPS

(a)	#1 (b)	#2 (c)	#3 (d)	#4 (e)
Year Constructed _____	about 1970	same	same	same
Types of Well Construction and Casing _____	PVC	same	same	same
_____	N/A	same	same	same
_____	N/A	same	same	same
Depth of Wells _____	200 ft	same	same	same
Diameters of Wells _____	2 in	same	same	same
Pump - GPM _____	50 GPM	same	same	same
Motor - HP _____	1.5 HP	same	same	same
Motor Type * _____	centrifugal	same	same	same
Yields of Wells in GPD _____	4,000 GPD	same	same	same
Auxiliary Power _____	N/A	same	same	same
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	concrete			
Capacity of Tank _____	5000 gal	N/A	N/A	N/A
Ground or Elevated _____	ground			

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	Sta Rite	same	same	
Type _____	open drip	same	same	N/A
Rated Horsepower _____	3 HP	same	same	
<u>Pumps</u>				
Manufacturer _____	Sta Rite	same	same	
Type _____	centrifugal	same	same	N/A
Capacity in GPM _____	60 GPM	same	same	
Average Number of Hours Operated Per Day _____	24 hr	same	same	
Auxiliary Power _____	N/A	same	same	

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: — Lake Placid, FL 33862
863-699-1582

YEAR OF REPORT
DECEMBER 31, 2004

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	<u>17,200 gal</u>	_____	_____
Type of Source _____	<u>ground water</u>	<u>N/A</u>	<u>N/A</u>

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>aeration</u>	_____	_____
Make _____	<u>unavailable</u>	_____	_____
Permitted Capacity (GPD) _____	<u>20,000 GPD</u>	_____	_____
High service pumping Gallons per minute _____	<u>13.9 GPM</u>	_____	_____
Reverse Osmosis _____	<u>N/A</u>	_____	_____
Lime Treatment Unit Rating _____	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Filtration Pressure Sq. Ft. _____	<u>N/A</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>N/A</u>	_____	_____
Disinfection Chlorinator _____	<u>Stenner</u>	_____	_____
Ozone _____	<u>N/A</u>	_____	_____
Other _____	<u>N/A</u>	_____	_____
Auxiliary Power _____	<u>N/A</u>	_____	_____

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: _____ Lake Placid, FL 33862

SYSTEM NAME: _____ 863-699-1582

YEAR OF REPORT
DECEMBER 31, 2004

Water Plant

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 150
2. Maximum number of ERCs * which can be served. 150
3. Present system connection capacity (in ERCs *) using existing lines. 135
4. Future connection capacity (in ERCs *) upon service area buildout. 15
5. Estimated annual increase in ERCs *. 2
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. Not Applicable
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Not Applicable
9. When did the company last file a capacity analysis report with the DEP? unavailable
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules. N/A
 - b. Have these plans been approved by DEP? Not Applicable
 - c. When will construction begin? Not Applicable
 - d. Attach plans for funding the required upgrading. Not Applicable
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # South Florida Water Management District 4471110
12. Water Management District Consumptive Use Permit # 47-00480-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? Not Applicable

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

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

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

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

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

Amended

WASTEWATER

OPERATING

SECTION

5-13-04 to

12-31-04

Pine Ridge Management
Corporation
PO Box 307
UTILITY NAME: Lake Placid, FL 33862
863-699-1582

Amended

5-13-04 to

YEAR OF REPORT
DECEMBER 31, 2004

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$	\$	\$	\$
352	Franchises				
353	Land and Land Rights	\$ 64,000.00			\$ 64,000.00
354	Structures and Improvements	100,000.00	0	0	100,000.00
355	Power Generation Equipment				
360	Collection Sewers - Force				
361	Collection Sewers - Gravity				
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment				
380	Treatment and Disposal Equipment				
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 Wastewater Plant	\$ 160,000.00	\$ 0	\$ 0	\$ 160,000.00
	<u>Amended</u>	<u>\$ 64,000.00</u>			<u>\$ 64,000.00</u>

* This amount should tie to sheet F-5.

Waste Management
Corporation
PO Box 307
Lake Placid, FL 33862
863-699-1582

5-13-04
YEAR OF REPORT
DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
354	Structures and Improvements	39.5	0	2.532	\$	\$	Amended \$ 1,505.28	50,112.96
355	Power Generation Equipment			%				78,301.38
360	Collection Sewers - Force			%				\$ 78,301.38
361	Collection Sewers - Gravity			%				
362	Special Collecting Structures			%				
363	Services to Customers			%				
364	Flow Measuring Devices			%				
365	Flow Measuring Installations			%				
370	Receiving Wells			%				
371	Pumping Equipment			%				
380	Treatment and Disposal Equipment			%				
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			Amended	\$ 48,607.68	\$ 0	2,232.20	\$ 78,301.38
							1,505.28	50,112.96

* This amount should tie to Sheet F-5.

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: Lake Placid, FL 33862
863-699-1582

Amended

5-13-04 to

YEAR OF REPORT
DECEMBER 31, 2004

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	
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional <u>sewer operator Amended #21,255.21</u>	33,211.26
	Testing	
	Other <u>contract labor Amended #8,306.88</u>	12,999.50
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	* Miscellaneous Expenses <u>(see attachment) Amended #9,695.06</u>	15,118.57
	Total Wastewater Operation And Maintenance Expense <u>Amended #39,257.17</u>	\$61,339.33

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Number of Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	<u>136</u>	<u>136</u>	<u>136</u>
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify) <u>flat rate</u>			<u>5</u>	<u>5</u>	<u>5</u>
Total			<u>141</u>	<u>141</u>	<u>141</u>

** D = Displacement
C = Compound
T = Turbine

PINE RIDGE MANAGEMENT CORPORATION
WATER OPERATION
SCHEDULE OF MISCELLANEOUS EXPENSES
FYE 12/31/04

LICENSES AND FEES	125.17
INSURANCE	119.17
REPAIRS	2849.2
SUPPLIES	840.68
ELECTRIC	<u>1115.32</u>
TOTAL	<u><u>5049.54</u></u>

PINE RIDGE MANAGEMENT CORPORATION
SEWER OPERATION
SCHEDULE OF MISCELLANEOUS EXPENSES
FYE 12/31/04

LICENSES AND FEES	375.51
INSURANCE	357.48
REPAIRS	8547.6
SUPPLIES	2522.03
ELECTRIC	<u>3345.95</u>
TOTAL	<u><u>15148.57</u></u>

Amended 9,695.08

UTILITY NAME: Lake Placid, FL 33862
863-699-1582

YEAR OF REPORT
DECEMBER 31, 2004

PUMPING EQUIPMENT

Lift Station Number <u>1</u>						
Make or Type and nameplate data on pump <u>2 X Gould 1.0 submersible pump</u>						
Year installed <u>1970</u>						
Rated capacity <u>1130</u>						
Size <u>4 ft diameter</u>						
Power: <u>Electric</u>						
Mechanical <u>N/A</u>						
Nameplate data of motor <u>N/A</u>						
(pump/motor encased)						

SERVICE CONNECTIONS

Size (inches) <u>3 in</u>						
Type (PVC, VCP, etc.) <u>PVC</u>						
Average length <u>25 ft</u>						
Number of active service connections <u>136</u>						
Beginning of year <u>136</u>						
Added during year <u>0</u>						
Retired during year <u>0</u>						
End of year <u>136</u>						
Give full particulars concerning inactive connections <u>N/A</u>						

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches) <u>6 in.</u>						
Type of main <u>PVC</u>						
Length of main (nearest foot) <u>7,200 ft</u>						
Beginning of year <u>7,200 ft</u>						
Added during year <u>0</u>						
Retired during year <u>0</u>						
End of year <u>7,200 ft</u>						

MANHOLES

Size (inches) <u>24 in</u>			
Type of Manhole <u>concrete</u>			
Number of Manholes: <u>(metal lids)</u>			
Beginning of year <u>18</u>			
Added during year <u>0</u>			
Retired during year <u>0</u>			
End of Year <u>18</u>			

Pine Ridge Management

UTILITY NAME: _____ Corporation
PO Box 307
SYSTEM NAME: Lake Placid, FL 33862
863-699-1582
Sewer Plant

YEAR OF REPORT
DECEMBER 31, 2004

TREATMENT PLANT

Manufacturer_____	<i>Davco</i>	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	<i>Concrete</i>	_____	_____
Total Permitted Capacity_____	<i>20,000 GPD</i>	_____	_____
Average Daily Flow_____	<i>3.016</i>	_____	_____
Method of Effluent Disposal_____	<i>perk pond</i>	_____	_____
Permitted Capacity of Disposal_____	<i>20,000 GPD</i>	_____	_____
Total Gallons of Wastewater treated_____	<i>5.728</i>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	<i>Gould</i>	<i>Gould</i>	_____	_____	_____	_____
Capacity (GPM's)_____	<i>90 GPM</i>	<i>90 GPM</i>	_____	_____	_____	_____
Motor:						
Manufacturer_____	<i>Gould</i>	<i>Gould</i>	_____	_____	_____	_____
Horsepower_____	<i>1.0</i>	<i>1.0</i>	_____	_____	_____	_____
Power (Electric or Mechanical)_____	<i>Electric</i>	<i>Electric</i>	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	<i>0.697</i>	<i>- 0 -</i>	<i>- 0 -</i>
February_____	<i>0.463</i>	_____	_____
March_____	<i>0.603</i>	_____	_____
April_____	<i>0.373</i>	_____	_____
May_____	<i>0.376</i>	_____	_____
June_____	<i>0.291</i>	_____	_____
July_____	<i>0.489</i>	_____	_____
August_____	<i>0.524</i>	_____	_____
September_____	<i>0.422</i>	_____	_____
October_____	<i>0.480</i>	_____	_____
November_____	<i>0.470</i>	_____	_____
December_____	<i>0.522</i>	_____	_____
Total for year_____	<i>5.728</i>	_____	_____

If Wastewater Treatment is purchased, indicate the vendor:

Not Applicable

Pine Ridge Management
Corporation
PO Box 307

UTILITY NAME: _____ Lake Placid, FL 33862 _____

SYSTEM NAME: _____ 863-699-1582 _____

YEAR OF REPORT
DECEMBER 31, 2004

sewer plant

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. 150
2. Maximum number of ERCs* which can be served. 150
3. Present system connection capacity (in ERCs*) using existing lines. 135
4. Future connection capacity (in ERCs*) upon service area buildout. 15
5. Estimated annual increase in ERCs*. 2
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
No Plans at this time
7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. N/A
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
If so, when? N/A
9. Has the utility been required by the DEP or water management district to implement reuse? No
If so, what are the utility's plans to comply with this requirement? N/A
10. When did the company last file a capacity analysis report with the DEP? unknown
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading. N/A
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # FLA 013928

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

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

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

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

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Lake Placid, FL 33862
863-699-1582

YEAR OF REPORT
DECEMBER 31, 2004

CERTIFICATION OF ANNUAL REPORT

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

- YES ☒ 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 ☒ NO ☐ 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES ☐ 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 ☒ 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. ☒ Virginia L. Gadsden *
(signature of chief executive officer of the utility)

Date: 4-29-05

1. ☐ 2. ☐ 3. ☐ 4. ☐ _____ *

(signature of chief financial officer of the utility)

Date: _____

* 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.