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**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

# ***ANNUAL REPORT***

OF

WS895-09-AR  
Pine Ridge Management Corporation  
P. O. Box 307  
Lake Placid, FL 33862-0307

*Submitted To The*

**STATE OF FLORIDA**



RECEIVED  
PUBLIC SERVICE  
COMMISSION  
10 MAY -3 AM 9:57  
DIVISION OF  
ECONOMIC REGULATION

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2009**

## 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 the 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 ( AFUDC )** - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (Rule 25-30.116, Florida Administrative Code)

**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 utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

**DEPRECIATION** - The loss in 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 the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

**LONG TERM DEBT** - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

**PROPRIETARY CAPITAL ( For proprietorships and partnerships only )** - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

**RETAINED EARNINGS** - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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# **FINANCIAL SECTION**

# REPORT OF

Pine Ridge Management Corporation

PO Box 307

Lake Placid, FL 33862

(EXACT NAME OF UTILITY)

41 Pine Aire Circle

Lake Placid, FL 33852

Highlands

Mailing Address

Street Address

County

Telephone Number 863-699-1582

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

Fax Number 863-260-0583

E-mail Address vlgradsden@embarqmail.com

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

PR 1864

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 County

Okeechobee, FL

## CONTACTS

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

Pine Ridge Management Corporation

UTILITY NAME: PO Box 307

Lake Placid, FL 33862

YEAR OF REPORT  
DECEMBER 31, 2009

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ 7,335.96	\$ 59,059.53	\$ 84,091.70	\$ 150,487.19
Commercial -----		608.64	1,736.64		2,345.28
Industrial -----					
Multiple Family -----		8,300.19			8,300.19
Guaranteed Revenues -----					
Other (Specify) -----					
Total Gross Revenue -----		\$ 16,244.79	\$ 60,796.17	\$ 84,091.70	\$ 161,132.66
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 28,570.01	\$ 52,724.32	\$ 25,279.73	\$ 106,574.26
Depreciation Expense -----	F-5	1,331.18	1,331.18	35,987.64	38,650.00
CIAC Amortization Expense -----	F-8	0	0	0	0
Taxes Other Than Income -----	F-7	1,688.99	8,286.71	7,690.16	17,665.86
Income Taxes -----	F-7	0	0	0	0
Total Operating Expense		\$ 31,590.18	62,342.21	68,957.73	\$ 162,890.12
Net Operating Income (Loss)		\$ (15,345.39)	\$ (1,546.04)	\$ 15,133.97	\$ (1,757.46)
Other Income:					
Nonutility Income -----		\$ 0	\$ 0	\$ 0	\$ 0
-----					
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ 0	\$ 0	\$ 0	\$ 0
Interest Expense -----					
-----					
-----					
Net Income (Loss)		\$ (15,345.39)	\$ (1,546.04)	\$ 15,133.97	\$ (1,757.46)

Pine Ridge Management Corporation  
**UTILITY NAME:** PO Box 307  
 Lake Placid, FL 33862

YEAR OF REPORT DECEMBER 31, 2009
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**COMPARATIVE BALANCE SHEET**

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 127,552.28	\$ 127,552.28
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	27,965.00	25,303.86
Net Utility Plant -----		\$ 99,587.28	\$ 102,248.42
Cash -----			
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Non-Utility Assets (net of acc. depr.)		251,817.16	277,821.58
-----			
-----			
Total Assets -----		\$ 351,404.44	\$ 380,070.00
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	274,679.83	292,419.89
Proprietary Capital (Proprietary and Partnership only) (218) -----	F-6		
Total Capital -----		\$ 274,679.83	\$ 292,419.89
Long Term Debt (224) -----	F-6	\$ 76,724.61	\$ 87,650.11
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
-----			
-----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 351,404.44	\$ 380,070.00



Pine Ridge Management Corporation  
**UTILITY NAME:** PO Box 307  
 Lake Placid, FL 33862

**YEAR OF REPORT**  
 DECEMBER 31, 2009

**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>63,776.14</u>	\$ <u>63,776.14</u>	\$ <u>473,302.72</u>	\$ <u>600,855.00</u>
Construction Work in Progress (105) _ _ _ _ _	_____	_____	_____	_____
Other (Specify) _ _ _ _ _	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _ _ _ _ _	\$ <u>63,776.14</u>	\$ <u>63,776.14</u>	\$ <u>473,302.72</u>	\$ <u>600,855.00</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _ _ _ _ _	\$ <u>12,651.93</u>	\$ <u>12,651.93</u>	\$ <u>185,497.92</u>	\$ <u>210,801.78</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _ _ _ _ _	\$ <u>1,330.57</u>	\$ <u>1,330.57</u>	\$ <u>35,987.64</u>	\$ <u>38,648.78</u>
Salvage _ _ _ _ _	_____	_____	_____	_____
Other Credits (specify) _ _ _ _ _	_____	_____	_____	_____
Total Credits _ _ _ _ _	\$ <u>1,330.57</u>	\$ <u>1,330.57</u>	\$ <u>35,987.64</u>	\$ <u>38,648.78</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _ _ _ _ _	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _ _ _ _ _	_____	_____	_____	_____
Other debits (specify) _ _ _ _ _	_____	_____	_____	_____
Total Debits _ _ _ _ _	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _ _ _ _ _	\$ <u>13,982.50</u>	\$ <u>13,982.50</u>	\$ <u>221,485.56</u>	\$ <u>249,450.56</u>

Pine Ridge Management Corporation  
 UTILITY NAME: PO Box 307  
 Lake Placid, FL 33862

YEAR OF REPORT  
 DECEMBER 31, 2009

CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ 0	\$ 292,419.89
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	(17,740.06) _____ _____
Balance end of year _____	\$ 0	\$ 274,679.83

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ 0	\$ 0
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ 0	\$ 0

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Real Estate Mortgage issued 4-15-05, matured 4-15-10	7.75	60	\$ 76,724.61
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ 76,724.61

YEAR OF REPORT  
DECEMBER 31, 2009

(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				
Local property tax	838.93	5,453.03	7,690.16	13,982.12
Regulatory assessment fee	850.06	2,833.68		3,683.74
Other (Specify)				
Total Tax Expense	\$ 1,688.99	\$ 8,286.71	\$ 7,690.16	\$ 17,665.86

[illegible]

Pine Ridge Management Corporation  
**UTILITY NAME:** PO Box 307  
 Lake Placid, FL 33862

**YEAR OF REPORT**  
 DECEMBER 31, 2009

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

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 0	\$ 0	\$ 0
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_____	\$ 0	\$ 0	\$ 0

**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.)_____			\$ _____	\$ _____

**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.)	\$ _____	\$ _____	\$ _____

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

UTILITY NAME: Pine Ridge Management Corporation  
PO Box 307  
Lake Placid, FL 33862

YEAR OF REPORT  
 DECEMBER 31, 2009

**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>0</u>	<u>100.00</u> %		<u>0</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  
PO Box 307  
Lake Placid, FL 33862

## SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

[illegible]

# **WATER OPERATING SECTION**

Pine Ridge Management Corporation

UTILITY NAME: PO Box 307

Lake Placid, FL 33862

YEAR OF REPORT  
DECEMBER 31, 2009

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	63,776.14			63,776.14
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	\$ 63,776.14	\$	\$	\$ 63,776.14



Pine Ridge Management Corporation

UTILITY NAME: PO Box 307

Lake Placid, FL 33862

YEAR OF REPORT  
DECEMBER 31, 2009

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 (i-g+h=i) (i)
304	Structures and Improvements	39.5	0 %	2.08%	\$ 12,651.93	\$	\$ 1,330.57	\$ 13,982.50
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				\$ 12,651.93	\$	\$ 1,330.57	\$ 13,982.50

\* This amount should tie to Sheet F-5.

Pine Ridge Management Corporation  
 UTILITY NAME: PO Box 307  
 Lake Placid, FL 33862

YEAR OF REPORT  
 DECEMBER 31, 2009

**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	2,859.27
616	Fuel for Power Production	
618	Chemicals	4,102.00
620	Materials and Supplies	6,157.52
630	Contractual Services:	
	Billing	
	Professional	2,575.00
	Testing	8,147.00
	Other	1,930.00
640	Rents	
650	Transportation Expense	
655	Insurance Expense	765.24
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	2,033.98
	Total Water Operation And Maintenance Expense	\$28,570.01*

\* 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	135	135	135
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	5		5	5	5
Other (Specify)					
Total			140	140	140

\*\* D = Displacement  
 C = Compound  
 T = Turbine

**Pine Ridge Management Corporation**  
PO Box 307

'Lake Placid, FL 33862

**SYSTEM NAME:**

## Water Plant

YEAR OF REPORT  
DECEMBER 31, 2009

## PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ] (e)	Water Sold To Customers (Omit 000's) (f)
January	N/A	869,200	N/A	869,200	1,766,720
February		627,400		627,400	
March		677,000		677,000	
April		746,260		746,260	
May		679,400		679,400	
June		600,045		600,045	
July		600,045		600,045	1,341,464
August		590,700		590,700	
September		529,200		529,200	
October		616,420		616,420	
November		663,850		663,850	
December		442,520		442,520	
Total for Year		7,642,040		7,642,040	3,108,184

**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)**[illegible]

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

Pine Ridge Management Corporation  
 PO Box 307  
 UTILITY NAME: Lake Placid, FL 33862  
 SYSTEM NAME: Water Plant

YEAR OF REPORT  
 DECEMBER 31, 2009

### 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_____	5,000 gal	N/A	N/A	N/A
Ground or Elevated_____	ground			

### HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer_____	Sta. Rite	Same	Same	
Type_____	opendrip	Same	Same	N/A
Rated Horsepower_____	3 HP	Same	Same	
<b>Pumps</b>				
Manufacturer_____	Sta. Rite	Same	Same	
Type_____	centrifugal	Same	Same	
Capacity in GPM_____	60 GPM	Same	Same	N/A
Average Number of Hours Operated Per Day_____	24 hr	Same	Same	
Auxiliary Power_____	N/A	Same	Same	

Pine Ridge Management Corporation  
 UTILITY NAME: PO Box 307  
 Lake Placid, FL 33862

YEAR OF REPORT  
 DECEMBER 31, 2009

### SOURCE OF SUPPLY

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

### WATER TREATMENT FACILITIES

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

UTILITY NAME: Pine Ridge Management Corporation  
PO Box 307  
SYSTEM NAME: Lake Placid, FL 33862 Water Plant

YEAR OF REPORT  
DECEMBER 31, 2009

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? N/A
  - c. When will construction begin? N/A
  - d. Attach plans for funding the required upgrading. N/A
  - e. Is this system under any Consent Order with DEP? No  
South Florida Water Management District
11. Department of Environmental Protection ID # 447 1110
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? \_\_\_\_\_

\* 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 SFR 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).

# **WASTEWATER OPERATING SECTION**

Pine Ridge Management Corporation  
 PO Box 307  
 UTILITY NAME: -Lake Placid, FL 33862 \_\_\_\_\_

YEAR OF REPORT  
 DECEMBER 31, 2009

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 _____	_____	_____	_____	_____
354	Structures and Improvements _____	63,776.14	0	0	63,776.14
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 _____	\$ 63,776.14	\$ 0	\$ 0	\$ 63,776.14

\* This amount should tie to sheet F-5.



# Pine Ridge Management Corporation

UTILITY NAME: PO Box 307

Lake Placid, FL 33862

YEAR OF REPORT

DECEMBER 31, 2009

## 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%	2.086%	\$ 12,651.93	\$ 0	\$ 1,330.57	\$ 13,982.50
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		%	%				
	Totals				\$ 12,651.93	\$ 0	\$ 1,330.57	\$ 13,982.50

\* This amount should tie to Sheet F-5.

Pine Ridge Management Corporation  
 UTILITY NAME: PO Box 307  
 Lake Placid, FL 33862

YEAR OF REPORT  
 DECEMBER 31, 2009

**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	3,105.67
716	Fuel for Power Production	
718	Chemicals	4,460.00
720	Materials and Supplies	18,086.00
730	Contractual Services:	
	Billing	
	Professional	7,725.00
	Testing	6,660.00
	Other	5,790.00
740	Rents	
750	Transportation Expense	
755	Insurance Expense	2,295.71
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	4,601.94
	Total Wastewater Operation And Maintenance Expense	\$ 52,724.32
	* 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	D	1.0	<u>136</u>	<u>136</u>	<u>136</u>
All meter sizes					
General Service	D D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	<u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u>	<u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u>	<u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u> <u>          </u>
5/8"					
3/4"					
1"					
1 1/2"					
2"					
3"					
3"					
Unmetered Customers Other (Specify)	<u>Flat Rate</u>	<u>          </u> <u>          </u>	<u>5</u>	<u>5</u>	<u>5</u>
** D = Displacement C = Compound T = Turbine			<u>141</u>	<u>141</u>	<u>141</u>

\*\* D = Displacement  
 C = Compound  
 T = Turbine

Pine Ridge Management Corporation

UTILITY NAME: PO Box 307  
Lake Placid, FL 33862

YEAR OF REPORT  
DECEMBER 31, 2009

PUMPING EQUIPMENT

Lift Station Number	1					
Make or Type and nameplate data on pump	2 X Gould 10 submersible pump					
Year installed	1970					
Rated capacity	1130					
Size	4 ft diameter					
Power:						
Electric						
Mechanical	N/A					
Nameplate data of motor	N/A					
(pump/motor encased)						

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

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

MANHOLES

Size (inches)	24 in			
Type of Manhole	Concrete (metal lid)			
Number of Manholes:				
Beginning of year	18			
Added during year	0			
Retired during year	0			
End of Year	18			

UTILITY NAME: Lake Placid, FL 33862

SYSTEM NAME: Sewer plant

YEAR OF REPORT  
DECEMBER 31, 2009

### TREATMENT PLANT

Manufacturer	Davco		
Type			
"Steel" or "Concrete"	concrete		
Total Permitted Capacity	20,000 GPD		
Average Daily Flow	.024		
Method of Effluent Disposal	perk pond		
Permitted Capacity of Disposal	20,000 GPD		
Total Gallons of Wastewater treated	5.		

### MASTER LIFT STATION PUMPS

Manufacturer	Gould	Gould				
Capacity (GPM's)	90 GPM	90 GPM				
Motor:						
Manufacturer	Gould	Gould				
Horsepower	1.0	1.0				
Power (Electric or Mechanical)	Electric	Electric				

### PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January	.668	0	0
February	.554		
March	.616		
April	.650		
May	.531		
June	.740		
July	1.076		
August	.948		
September	1.149		
October	.639		
November	.362		
December	.760		
Total for year	8.700		

If Wastewater Treatment is purchased, indicate the vendor:

Not Applicable

Pine Ridge Management Corporation  
PO Box 307

UTILITY NAME: Lake Placid, FL 33862

YEAR OF REPORT  
DECEMBER 31, 2009

SYSTEM NAME: 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. 135
5. Estimated annual increase in ERCs\*. 2
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
Not applicable
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? Not Applicable
  - c. When will construction begin? Not
  - d. Attach plans for funding the required upgrading.
  - 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 SFR 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).

Pine Ridge Management Corporation  
PO Box 307  
UTILITY NAME: Lake Placid, FL 33862

YEAR OF REPORT  
DECEMBER 31, 2009

## CERTIFICATION OF ANNUAL REPORT

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

- |  |   |    |  |
|--|---|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/>            | 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><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/>            | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input type="checkbox"/>            | NO<br><input checked="" type="checkbox"/> | 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><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/>            | 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.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

Virginia J. Gadsden  
(signature of Chief Executive Officer of the utility)

Date: 4-29-10

- |                                |                                |                                |                                |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| 1.<br><input type="checkbox"/> | 2.<br><input type="checkbox"/> | 3.<br><input type="checkbox"/> | 4.<br><input type="checkbox"/> |
|--------------------------------|--------------------------------|--------------------------------|--------------------------------|

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

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

**Company:** Pine Ridge Management Corporation

**For the Year Ended December 31, 2009**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 7,335.96	\$ 7,335.96	\$
Commercial	608.64	608.64	
Industrial			
Multiple Family	8,300.19	8,300.19	
Guaranteed Revenues			
Other			
<b>Total Water Operating Revenue</b>	<b>\$ 16,244.79</b>	<b>\$ 16,244.79</b>	<b>\$</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>			
<b>Net Water Operating Revenues</b>	<b>\$ 16,244.79</b>	<b>\$ 16,244.79</b>	<b>\$</b>

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:** Pine Ridge Management Corporation

**For the Year Ended December 31, 2009**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 59,059.53	\$ 59,059.53	\$
Commercial	1,736.64	1,736.64	
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Wastewater Operating Revenue</b>	<b>\$ 60,796.17</b>	<b>\$ 60,796.17</b>	<b>\$</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>			
<b>Net Wastewater Operating Revenues</b>	<b>\$ 60,796.17</b>	<b>\$ 60,796.17</b>	<b>\$</b>

Explanations:

**Instructions:**

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