CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

ANNUAL REPORT

SU752 Kirby D. Morgan, Inc. P. O. Drawer 2939 Lake City, FL 32056-2939

12

501-5

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED

APR 20 1999

Florida Public Service Commission Division of Water and Wastewater

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 19 98

Form PSC/WAW 6 (Rev. 05/96)

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF

KIRBY D. MORGAN, INC.

/EVAC	T NAME OF LITH ITW
P.O. DRAWER 2939	T NAME OF UTILITY) East Baya Avenue @ SR 100
LAKE CITY, FL 32056-2939	LAKE CITY, FL 32025 columbia
Mailing Address	Street Address County
Telephone Number (904) 752-8267	Date Utility First Organized 3/2/93
Check the business entity of the utility as filed with the	nternal Revenue Service:
☐ Individual ☐ Sub Chapter S Corporation	1120 Corporation Partnership
Name, Address and phone where records are located:	Eastside Village Realty, Inc. East
Baya Avenue @ SR 100 LAKE CITY, FL	32025 (904) 752-8267
Name of subdivisions where services are provided:	Eastside Village

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: KIRBY D. MORGAN	OWNER	P.o. drawer 2939 Lake City, FL 32056	
Person who prepared this report KIRBY MORGAN & David Brewer Officers and Managers: KIRBY D. MORGAN	Owner CPA OWNER/ OPERATOR	same as above 1420 S. 1St street Lake CIty, FL 32025 P_O_drawer_2939 Lake City, FL 3205	0

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
Kirby D. Morgan Dorothy J. Morgan	50% 50%	same as above	\$

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues		\$	\$41,535 	\$	\$ <u>41,535</u> ———
Other (Specify) Total Gross Revenue		s	\$ 41,535	s	\$41.535
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3 F-5	\$	\$ <u>24,010</u> 7,344	s	\$2 <u>4.010</u> 7,344
Depreciation Expense CIAC Amortization Expense_	F-8	1 112 11	_(3707)_		-(3707)
Taxes Other Than Income Income Taxes	F-7		1641		1641
Total Operating Expense		\$	\$ 12,247	\$	\$ 12,247
Net Operating Income (Loss)		\$	\$	\$	\$
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$ <u>4,762</u>	\$	\$ 4.762
Net Income (Loss)		\$	\$ 7,485	\$	\$ 7,485

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:		•	
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$251,717	\$ 248,785
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	45,210	37,867
Net Utility Plant		\$206,507	\$ 210,918
Cash Customer Accounts Receivable (141) Other Assets (Specify): Utility Deposit		3,592	
Due from Eastside Village		<u>475</u> <u>-3,764</u>	<u> </u>
Total Assets		\$ <u>214.338</u>	\$ <u>212_675</u>
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Famings (215)	F-6		
Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ 89.206	\$ 81.722
Long Term Debt (224)		\$	\$
Accrued Taxes (236) Other Liabilities (Specify)			
Due to Eastside Village			2,115
Advances for Construction Contributions in Aid of Construction - Net (271-272)	- F-8	125,132	128,838
Total Liabilities and Capital	And the second	\$ 214,383	\$ 212.675

YEAR OF REPORT, DECEMBER 31, 1994

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in Progress (105)	\$	\$ 251,717	\$	\$ <u>251,717</u>
Other (Specify)				
Total Utility Plant	\$	\$ 251,717	\$	\$ <u>25,717</u>

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

Account 108	Water	Wastewater	A/D & CIAC AM Other Than Reporting Systems	Total
Balance First of Year	\$	\$ 37,867	\$	\$ 37,867
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$	\$ <u>7,344</u>		\$_7,344
Total Credits	\$	\$ 7,344	\$	\$ 7.344
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$ 45,211	\$	\$ 45,211

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock	
Par or stated value per share	1		
Shares authorized	100		
Shares issued and outstanding	100		
Total par value of stock issued	100		
Dividends declared per share for year	0		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify): Net Income	\$	\$ <u>(206)</u> 7,485
Balance end of year	\$	\$ <u>7.279</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Inte	# of Pymts	Principal per Balance Sheet Date
			\$
Total			s

YEAR OF REPORT DECEMBER 31, 1998

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Balance first of year	\$	\$ 0	\$	\$
Add Accruals charged: State ad valorem tax Local property tax Federal income tax		\$ <u>161</u>	\$	\$ <u>161</u>
State income tax			×	
Regulatory assessment fee		1326	(_1326
Other (Specify) Intangible		154	(. 1	154
	_			
2. Total Taxes Accrued	\$	\$	\$	\$
Deduct Taxes Paid:				
State ad valorem tax		\$ 161	\$	\$ 161
Local property tax		. 1		7 2-22-2-22-2-2
Federal income tax State income tax		-]		
Regulatory assessment fee		1326	 	1326
Other (Specify) Intangible		154		154
3. Total Taxes Paid	\$	\$ 1641	\$	\$ 1641
4. Balance end of year (1+2-3=4)	\$	\$ <u> </u>	\$	\$

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
ABC Research	\$	\$ 1320	water testing
Southeastern Envirome	n \$1	\$ 450	water testing
Warren Johnson	\$	\$ 4644	contract services
Raymonds septic tank	\$	\$ 3080	Sludge removal
Howard & sons septic		\$ <u>4200</u>	Contract, materials
	\$	\$	
	Š	Š	
	\$	š ——	
	\$	<u></u>	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$	\$ 147136 \$	\$ 147136 \$
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization		147136 22,004	147136 22.004
7)	Net CIAC	\$	\$ <u>125,132</u>	\$ <u>125,132</u>

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

Report below all developers or or agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
				0
Sub-total			\$	s 0
Report below all ca	pacity charges, mair		-	
extension charges charges received d	and customer conne uring the year.	Ction		1 -
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
				N. ()
al Credits During Year (Must ag				s 0

ACCUMULATED AMORTIZATION OF CIAC

Balance First of Year	\$	\$ 18,297	Total \$ 18,297
Add Credits During Year: Deduct Debits During Year:		3,707	3,707
Balance End of Year (Must agree with line #6 above.)	s <u></u>	\$ 22.004	\$ 22,004

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

UTILITY NAME:	KIRBY	D.	MORGAN,	INC.	
---------------	-------	----	---------	------	--

YEAR OF REPORT DECEMBER 31, 1998

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	110000000000000000000000000000000000000	%	%	%
Long Term Debt		%	- %	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00 %		%

(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 approving AFUDC rate:	-	

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

LITH ITY MARKE.	KIDDA	n	MODCAN	TNC
UTILITY NAME:	VIUDI	υ.	MORGAN.	LINU.

VEAD	AF DED	DT
YEAR	OF REPO	JKI
DECE	MBER 31	19101

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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).

WATER

OPERATING

SECTION

Note:

This utility is a wastewater only service; therefore, Pages W-1 through W-6 have been omitted from this report.

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization		s	\$	\$
352	Franchises	10,000			10,000
353	Land and Land Rights Structures and Improvements	76,757			
354	Structures and Improvements			1	$\frac{76.757}{3,008}$
360	Collection Sewers - Force	3,008			143,738
361	Collection Sewers - Gravity	143,738	1		64
362	Special Collecting Structures	- 04			
363	Services to Customers	200	1		
364	Flow Measuring Devices	326			- 326
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment	-			
380	Treatment and Disposal Equipment	1 202	2,932		7,824
	Equipment	4.032		S	
381	Plant Sewers Outfall Sewer Lines				
382	Other Plant and Miscellaneous				
389	Equipment				
390	Office Furniture and Equipment				
391	Transportation Equipment	The state of the s			
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment	THE WELL			
395	Power Operated Equipment		M Company		
396	Communication Equipment				
397	Miscellaneous Equipment		res		·
398	Other Tangible Plant			.	
	Total Wastewater Plant	\$ <u>248,785</u>	\$ 2.932	\$	\$ 251,717

^{*} This amount should tie to sheet F-5.

UTILITY NAME: KIRBY D. MORGAN, INC.

YEAR OF REPORT DECEMBER 31, 1998

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

354 361 362 363 364	Structures and Improvements Collection Sewers - Force Collection Sewers - Gravity	Life in Years (c)	in Percent (d)	Rate Applied (e)	Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	End of Year (f-g+h=i) (i)
362	Collection Sewers - Force Collection Sewers - Gravity	27	%3	%	\$ 18,093	\$	\$ 3,214	\$ 21,307
36.3		40	888	883	17,010		3,593	20,603
364	Special Collecting Structures		88	88				
	Flow Measuring Devices	2	8 8	**	326			326
370	Receiving Wells		8	8				
371	Pumping Equipment	12	%	%			A A A A A A A A A A A A A A A A A A A	
9	Equipment	15	%	%	1.476		424	1.900
381	Plant Sewers		%	8				
382	Outfall Sewer Lines		8	%				34
389	Other Plant and Miscellaneous Equipment		ş	*				
390	Office Furniture and							
	Equipment		%	%				
391	Transportation Equipment		8	% ?				
392	Stores Equipment		8	8				
282	Faulpment		%	%				
394	Laboratory Equipment		%	8				
395	Power Operated Equipment		%	%				
386	Communication Equipment		%	%				
397	Miscellaneous Equipment		8	88				
398	Other Tangible Plant		8	8				
	Totals				\$ 37,867	\$	\$ 7,344	\$ 45,211

S-2

YEAR OF REPORT DECEMBER 31,1998

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	s
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	3.585
715	Purchased Power	3,760
716	Fuel for Power Production	
718	Chemicals	962
720	Materials and Supplies	5 880
730	Contractual Services:	
	Operator and Management	6.190
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	2,313
	Total Wastewater Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$ 24,010

WASTEWATER CUSTOMERS

	1		Number of Ad	tive Customers	Total Number of
Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Start of Year (d)	End of Year (e)	Meter Equivalents (c x e) (f)
5/8" 3/4" 1" 1 1/2" 2" 3" 3" 4" 4" 6" 6" Cother (Specify):	D D D,T D,C,T D C T D,C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5 25.0 30.0 50.0 62.5			
D = Displacement C = Compound T = Turbine	Unmet	ered Customers Total			

UTILITY NAME: KIRBY D. MORGAN, INC.

YEAR OF REPORT DECEMBER 31, 1998

PUMPING EQUIPMENT

Lift Station Number	#1	#2	#3		
Make or Type and nameplate					-
data on pump				 	
Year installedRated capacity	1988	1990	1944	 _	
SizePower:	2HP	2HP	ЗНР	 =	
Electric Mechanical	Ele	E <u>le</u>	<u>Ele</u>	 	
Nameplate data of motor	===			 	_

SERVICE CONNECTIONS

Size (inches)	3" PVC 40FT	3" PVC 40FJ	3" PVC 40FT	-	
Type (PVC, VCP, etc.)	PVC	PVC	PVC		
Average length	40FT	40FT	40FT		
Number of active service connections		V			
Beginning of year					
Added during year	1000	-			
Retired during year	1 and 2				
End of year	7,27,27,0				
Give full particulars concerning inactive connections	of some disposals	£ Time			
III IZCUYE CUI II ECUOTIS					
Total Control of the					

COLLECTING AND FORCE MAINS

		Collectin	g Mains			Force	Mains	
Size (inches) Type of main Length of main (nearest	8" PVC			(3" PVC	_	_	_
foot) Begining of year Added during year Retired during year End of year	4 <u>500</u> 0 0 4500			=	3 <u>800</u> _0 _0 3800	\equiv	\equiv	=
Life of year	1000			 -	3000			

MANHOLES

Size (inches) Type of Manhole	26"	 	
Number of Manholes:		 	
Beginning of year	34		
Added during year	-0	 	
Retired during year	0	 	
	24	 	
End of Year	34	 	

YSTEM NAME:	. MORGAN,			YEA DE	OF REPO CEMBER 31	ORT 1, 1998
	1.0	TREATMEN	T PLANT			
Manufacturer Type "Steel" or "Concrete" Total Capacity_ Average Daily Flow Effluent Disposal Total Gallons of Wastewater treated	2500	te				
	MAS'	TER LIFT S	TATION PUR	MPS .		
Manufacturer Capacity (GPM's) Motor: Manufacturer Horsepower Power (Electric or Mechanical)	100	#2 100	#3 100 3HP		=	
*	PUMPIR	IG WASTEV	NATER STA	TISTICS		
Months	Gallo Trea	ns of ated tewater	Effluen	t Reuse ns to	Disp	it Galloris osed of site
January February March April	.0	18				

UTILITY NAME:	KIRBY D.	MORGNA.	INC.	YEAR OF REPORT
-				DECEMBER 31,1998
SYSTEM NAME.				

OTHER WASTEWATER SYSTEM INFORMATION

	hish information below for each system not physically connected with another facility. A separate a should be supplied where necessary.
1. 2.	Present ERCs * now being served 237,000 - 365= 649 per day Maximum ERCs ** that system can efficiently serve 25,000 per day
3.	Present system connection capacity (in ERC's) using existing linesn/a
4.	Future connection capacity (in ERC's) upon service area buildout n/a
5.	Estimated annual increase in ERCs * n/a
6.	State any plans and estimated completion dates for any enlargements of this system. n/a
7.	List percent of certificated area where service connections are installed (total for each county) n/a
8.	If present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code,
	submit the following: a. Evaluation of the present plant or plants in regard to meeting the DEP's rules.
	 b. Plans for funding and construction of the required upgrading.
	c. Have these plans been coordinated with the DEP?
	d. Do they concur?
	e. When will construction begin?
9.	Do you discharge effluent to surface waters? NO
10.	Department of Environmental Protection ID # 3112 poo467 Water Management District ID # d0-12-220072
	Water Management District ID #
•	ERC = (Total Gallons Treated / 365 days) / 280 Gallons Per Day
	Note: Total Gallons Treated includes both Wastewater treated and Purchased Wastewater Treatment.
** -	Total Plant Capacity / 280 gallons

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	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 C	ertified		
1. X	2. X	3. X	(signature of chief executive office (lof the utility)
<u>1.</u>	2.	3.	(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 offic The items being certified by the officer should be indicated in the appropriate area to the left of th 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.