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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS850-10-AR

River Ranch Water Management, LLC

EXACT LEGAL NAME OF RESPONDENT

603-W / 519-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



ECONOMIC REGULATION

11 APR -9 AM 7:04

PUBLIC SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2010



Carlstedt, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

James L. Carlstedt, C.P.A.
Katherine U. Jackson, C.P.A.
Robert H. Jackson, C.P.A.
Cheryl T. Losee, C.P.A.
Robert C. Nixon, C.P.A.
Jeanette Sung, C.P.A.
Holly M. Towner, C.P.A.
James L. Wilson, C.P.A.

Accountant's Compilation Report

March 29, 2010

To The Member
River Ranch Water Management, LLC

We have compiled the balance sheet of River Ranch Water Management, LLC as of December 31, 2010 and 2009, and the related statements of income and retaining earnings for the year ended December 31, 2010 included in the accompanying prescribed form. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the form prescribed by the Florida Public Service Commission.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with requirements prescribed by the Florida Public Service Commission and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements (including related disclosures) are presented in accordance with the requirements of the Florida Public Service Commission, which differs from accounting principles generally accepted in the United States of America. The report is intended solely for information and use of the Florida Public Service Commission and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to River Ranch Water Management, LLC.

Carlstedt, Jackson, Nixon & Wilson
CARLSTEDT, JACKSON, NIXON & WILSON

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA) Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which will 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 schedules 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 statement should be made at the bottom of the page or an additional page. Any additional pages should state the name of the utility, 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 preceding year ending December 31.

Florida Public Service Commission
Division of Water and Wastewater
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 Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement or construction costs of the utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss of service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)- (Rule 25-30.515 (8), Florida Administrative Code)
(a) 350 gallons per day
(b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
(c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER)- Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to, the cost of operation, maintenance, depreciation and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

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

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

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

FINANCIAL SECTION

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REPORT OF

River Ranch Water Management, LLC
(Exact name of utility)

5601 Windhover Dr

5601 Windhover Dr

Orlando, FL 32819

Orlando, FL 32819

Mailing Address

Street Address

Telephone Number (407) 351-3351 ext 101

Date Utility First Organized 1973

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

Individual

Sub Chapter S Corporation

1120 Corporation

Partnership

Location where books and records are located:

5601 Windhover Dr
Orlando, FL 32819

Names of subdivisions where service is provided:

River Ranch Shores; River Ranch Condo Assoc;

Phase 1 Long Hammock Owners Assoc; Westgate HOA

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Tammy Hayes	Controller	5601 Windhover Dr Orlando, FL 32819	
Person who prepared this report: Carlstedt, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, FL	
Officers and Managers: David A Siegal	President/CEO of CFI (Single Member Manager)	5601 Windhover Dr Orlando, FL 32819	None

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Central Florida Investments, Inc (CFI)	100%	5601 Windhover Dr Orlando, FL 32819	None

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 8,964	\$ 9,711		\$ 18,675
Commercial _____		14,170	14,830		29,000
Industrial _____					-
Multiple Family _____		103,175	139,684		242,859
Guarenteed Revenues _____					-
Other (Specify) _____		7,792			7,792
Total Gross Revenue _____		134,101	164,225	N/A	298,326
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	97,153	105,259		202,412
Depreciation Expense _____	F-5	27,075	77,552		104,627
CIAC Amortization Expense _____	F-8	(11,446)	(15,589)		(27,035)
Taxes Other Than Income _____	F-7	8,779	10,007	-	18,786
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		121,561	177,229		298,790
Net Operating Income (Loss)		12,540	(13,004)	-	(464)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-	-		-
Extraord. Loss _____		-	-		-
_____			-		-
_____					-
Net Income (Loss)		\$ 12,540	\$ (13,004)	N/A	\$ (464)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 2,639,486	\$ 2,581,775
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(1,332,204)	(1,227,577)
Net Utility Plant _____		1,307,282	1,354,198
Cash _____			
Customer Accounts Receivable (141) _____		10,975	
Other Assets (Specify):			
Misc. Deferred Debits		2,835	1,260
Accts. Receivable - Associated Company		78,729	19,979
Total Assets _____		\$ 1,399,821	\$ 1,375,437
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		869,894	869,894
Retained Earnings (215) _____	F-6	-	
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	(145,796)	(145,333)
Total Capital _____		724,098	724,561
Long Term Debt (224) _____	F-6	244,724	244,724
Accounts Payable (231) _____		58,722	5,452
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		14,007	14,888
Other Liabilities (Specify):			
Miscellaneous Current and Accrued Liabilities		-	507
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	358,270	385,305
Total Liabilities and Capital _____		\$ 1,399,821	\$ 1,375,437

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 830,368	\$ 1,762,443	N/A	\$ 2,592,811
Construction Work In Progress (105) _____				-
Other (Specify) _____ Plant held for future use	-	46,675		46,675
				-
Total Utility Plant _____	\$ 830,368	\$ 1,809,118	N/A	\$ 2,639,486

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 519,350	\$ 708,227	N/A	\$ 1,227,577
Add Credits During Year:				
Accruals charged to depreciation account _____	27,075	77,552		104,627
Salvage _____				-
Other credits (specify) _____				-
				-
Total credits _____	27,075	77,552		104,627
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				-
				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 546,425	\$ 785,779	N/A	\$ 1,332,204

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
Shares authorized _____		
Shares issued and outstanding _____		
Total par value of stock issued _____		
Dividends declared per share for year _____		

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
_____	-	-

Balance end of year _____	\$ -	\$ -

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ (145,333)	N/A
Charges during the year (specify):		
Current year loss _____	(464)	-
Rounding _____	1	

Balance end of year _____	\$ (145,796)	

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
Advances from Assoc Co-CFI: Issued 1/02, Matures 1/12	%	None	\$ 244,724
_____	%		-
_____	%		-
_____	%		
Total _____			\$ 244,724

Tax Expense (408)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____	355	228		583
Regulatory assessment fee _____	6,035	7,390		13,425
Other (Specify):				
Payroll Taxes	2,389	2,389		4,778
	-	-		
Total taxes accrued _____	\$ 8,779	\$ 10,007		\$ 18,786

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever, amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Applied Aquatic Management	\$ -	\$ 1,705	Maintenance
CJNW	4,483	4,483	Accounting services
Central Electric Motor Service	1,827	2,965	Construction and Maintenance
Tri-Florida	999		Testing
A-1 Quality	-	4,087	Sludge Removal
Harrison Waste Water Oper.	22,830		Chemicals, Sludge Removal, Operations
Severn Trent Avatar Utility Serv.	800	800	Billing
Red Fox Trucking		48,123	Construction and Maintenance

UTILITY NAME: River Ranch Water Management, LLC

YEAR OF REPORT
December 31, 2010

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 522,724	\$ 661,614	\$ 1,184,338
2. Add credits during year:			
3. Total _____	522,724	661,614	1,184,338
4. Deduct charges during year _____			-
5. Balance end of year _____	522,724	661,614	1,184,338
6. Less Accumulated Amortization _____	(396,826)	(429,242)	(826,068)
7. Net CIAC _____	\$ 125,898	\$ 232,372	\$ 358,270

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above) _____		\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 385,380	\$ 413,653	\$ 799,033
Add Debits During Year: _____	11,446	15,589	27,035
Deduct Credits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above) _____	\$ 396,826	\$ 429,242	\$ 826,068

UTILITY NAME: River Ranch Water Management, LLC

YEAR OF REPORT December 31, 2010
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SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	N/A	%	- %	- %
Preferred Stock		%	- %	%
Long Term Debt		%	- %	%
Customer Deposits		%	- %	%
Tax Credits - Zero Cost		%	- %	%
Tax Credits - Weighted Cost		%	- %	%
Deferred Income Taxes		%	- %	%
Other (Explain)		%	- %	%
Total	\$ -	100.00 %		- %

- (1) Should equal amounts on schedule B, Column (f), Page F-10.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	<u>None</u> %
Commission order approving AFUDC rate:	_____

**WATER
OPERATION
SECTION**

UTILITY NAME: River Ranch Water Management, LLC

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization_____	\$ 1,145	\$ -	\$ -	\$ 1,145
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	160	-	-	160
304	Structure and Improvements_____	54,630	901	-	55,531
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	22,004	-	-	22,004
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	29,429	-	-	29,429
310	Power Generation Equipment_____	14,621	-	-	14,621
311	Pumping Equipment_____	34,433	701	-	35,134
320	Water Treatment Equipment_____	26,363	-	-	26,363
330	Distribution Reservoirs and Standpipes_____	118,377	-	-	118,377
331	Transmission and Distribution Mains_____	351,375	4,227	-	355,602
333	Services_____	76,818	-	-	76,818
334	Meters and Meter Installations_____	58,405	-	-	58,405
335	Hydrants_____	36,779	-	-	36,779
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipment_____	-	-	-	-
341	Transportation Equipment_____	-	-	-	-
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipm_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 824,539	\$ 5,829	\$ -	\$ 830,368

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	40	- %	2.50 %	\$ 1,145	\$ -	\$ -	\$ 1,145
302	Franchises	-	- %	- %	-	-	-	-
304	Structure and Improvements	28	- %	3.57 %	14,294	-	1,966	16,260
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	27	- %	3.70 %	16,091	-	814	16,905
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	32	- %	3.13 %	7,810	-	921	8,731
310	Power Generation Equipment	17	- %	5.88 %	6,450	-	860	7,310
311	Pumping Equipment	17	- %	5.88 %	26,226	-	2,046	28,272
320	Water Treatment Equipment	17	- %	5.88 %	16,797	-	1,549	18,346
330	Distribution Reservoirs and Standpipes	33	- %	3.03 %	113,847	-	3,587	117,434
331	Transmission and Distribution Mains	38	- %	2.63 %	224,359	-	9,296	233,655
333	Services	35	- %	2.86 %	55,718	-	2,197	57,915
334	Meters and Meter Installations	20	- %	5.00 %	16,951	-	2,920	19,871
335	Hydrants	40	- %	2.50 %	19,662	-	919	20,581
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				\$ 519,350		\$ 27,075	\$ 546,425

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 29,385
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	25
610	Purchased Water _____	
615	Purchased Power _____	11,136
616	Fuel for Power Production _____	
618	Chemicals _____	18,543
620	Materials and Supplies _____	1,891
630	Contractual Services:	
	Billing _____	800
	Operator and Management _____	19,839
	Testing _____	1,198
	Other _____	4,483
640	Rents _____	2,588
650	Transportation Expense _____	2,050
655	Insurance Expense _____	552
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	164
675	Miscellaneous Expenses _____	4,499
	Total Water Operation and Maintenance Expense _____	\$ 97,153 *

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

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)(1)
January	-	5,851	-	5,851	-
February	-	5,090	-	5,090	-
March	-	5,843	-	5,843	-
April	-	6,054	-	6,054	-
May	-	6,041	-	6,041	-
June	-	4,748	-	4,748	-
July	-	5,237	-	5,237	-
August	-	5,439	-	5,439	-
September	-	5,349	-	5,349	-
October	-	6,674	-	6,674	-
November	-	6,453	-	6,453	-
December	-	6,453	-	6,453	-
Total for year	N/A	69,232		69,232	N/A

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of Delivery N/A

If Water is sold to other water utilities for redistribution, list names of such utilities below:

Note: (1) Customers are flat rate and this information is not applicable.

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	5"	33,330		-	33,330
PVC	4"	400		-	400
PVC	3"	5,090		-	5,090
PVC	2"	16,317		-	16,317

WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1967	1967		
Types of Well Construction and Casing _____	Steel Cased	Steel Cased		

Depth of Wells _____	830	850		
Diameters of Wells _____	6"	12"		
Pump - GPM _____	150	350		
Motor - HP _____	5	10		
Motor Type * _____	Vertical Turbine	Vertical Turbine		
Yeilds of Wells in GPD _____	108,000	252,000		
Auxillary Power _____	Generator	Generator		
* Submersable, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	Steel	Elevated	
Capacity of Tank _____	50,000	50,000	100,000	
Ground of Elevated _____	Ground	Ground	Ground	

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	Unknown	Unknown	Unknown	
Type _____	Electric	Electric	Electric	
Rated Horsepower _____	15	20	25	
(a) (b) (c) (d) (e)				
<u>PUMPS</u>				
Manufacturer _____	Goulds	Worthington	Worthington	
Type _____	Electric	Electric	Electric	
Capacity in GPM _____	259	581	727	
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: River Ranch Water Management, LLC

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):			
Gallons per day of source _____	168,281	_____	_____
Type of source _____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	Aeration/Chlorination	_____	_____
Make _____	Unknown	_____	_____
Permitted Capacity (GPD)	298,000	_____	_____
High service pumping Gallons per minute _____ See Page W-5 _____	1,567	_____	_____
Reverse Osmosis _____	N/A	_____	_____
Lime treatment Unit Rating _____	N/A	_____	_____
Filtration Pressure Sq. Ft. _____	N/A	_____	_____
Gravity GPD/Sq. Ft. _____	N/A	_____	_____
Disinfection Chlorinator _____	X	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	Generator	_____	_____

**WASTEWATER
OPERATION
SECTION**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 1,145	\$ -	\$ -	\$ 1,145
352	Franchises	-	-	-	-
353	Land and Land Rights	500	-	-	500
354	Structure and Improvements	285,381	1,714	-	287,095
355	Power Generation Equipment	-	-	-	-
360	Collection Sewers - Force	70,286	-	-	70,286
361	Collection Sewers - Gravity	503,608	-	-	503,608
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	4,471	-	-	4,471
364	Flow Measuring Devices	3,729	-	-	3,729
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	109,073	48,123	-	157,196
371	Pumping Equipment	33,022	-	-	33,022
380	Treatment and Disposal Equipment	410,987	-	-	410,987
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	288,359	2,045	-	290,404
390	Office Furniture and Equipment	-	-	-	-
391	Transportation Equipment	-	-	-	-
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-
394	Laboratory Equipment	-	-	-	-
395	Power Operated Equipment	-	-	-	-
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
	Total Sewer Plant	\$ 1,710,561	\$ 51,882	\$ -	\$ 1,762,443

* This amount should tie to Sheet F-5

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization_____	40	- %	2.50 %	1,145	-	-	1,145
352	Franchises_____	-	- %	%	-	-	-	-
354	Structure and Improvements_____	27	- %	3.70 %	58,009	-	10,591	68,600
355	Power Generation Equipment_____	-	- %	%	-	-	-	-
360	Collection Sewers - Force_____	27	- %	3.70 %	70,286	-	-	70,286
361	Collection Sewers - Gravity_____	40	- %	2.50 %	285,480	-	12,590	298,070
362	Special Collecting							
	Structures (Lift Stations)_____	-	- %	%	-	-	-	-
363	Services to Customers_____	35	- %	2.90 %	2,840	-	128	2,968
364	Flow Measuring Devices_____	5	- %	20.00 %	3,729	-	-	3,729
365	Flow Measuring Installations_____	-	- %	%	-	-	-	-
370	Receiving Wells (Lift Stations)_____	25	- %	4.00 %	62,771	-	5,325	68,096
371	Pumping Equipment_____	-	- %	%	6,775	-	2,203	8,978
380	Treatment and Disposal Equipment_____	15	- %	6.70 %	149,873	-	27,413	177,286
381	Plant Sewers_____	-	- %	%	-	-	-	-
382	Outfall Sewer Lines_____	-	- %	%	-	-	-	-
389	Other Plant and Miscellaneous							
	Equipment_____	15	- %	6.70 %	67,319	-	19,302	86,621
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_____				708,227		77,552	785,779

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 29,385
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	25
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	4,087
715	Purchased Power _____	18,709
716	Fule for Power Production _____	
718	Chemicals _____	13,937
720	Materials and Supplies _____	2,401
730	Contractual Services:	
	Operator and Management _____	24,087
	Testing _____	1,128
	Other _____	5,283
740	Rents _____	2,588
750	Transportation Expense _____	2,050
755	Insurance Expense _____	552
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	164
775	Miscellaneous Expenses _____	863
	Total Wastewater Operation and Maintenance Expense _____	\$ 105,259 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0			
3/4"	D	1.5			
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		1.0	728	727	727
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total		
			728	727	727

UTILITY NAME: River Ranch Water Management, LLC

PUMPING EQUIPMENT

Lift station number _____	1	2	3	4	5	6	_____
Make or type and nameplate data of pump _____	Goulds	Goulds	Goulds	Goulds	Goulds	Goulds	_____
Year installed _____	1970	1970	1970	1970	1991	1992	_____
Rated capacity (GPM) _____	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	_____
Size (HP) _____	1	1	1	1	1	1	_____
Power:							
Electric _____	X	X	X	X	X	X	_____
Mechanical _____							_____
Nameplate data of motor _____							_____

SERVICE CONNECTIONS

Size (inches) _____	6"	8"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc) _____	PVC/VCP	PVC	_____	_____	_____	_____	_____
Average length _____	100	100	_____	_____	_____	_____	_____
Number of active service connections _____	8	744	_____	_____	_____	_____	_____
Beginning of year _____	8	743	_____	_____	_____	_____	_____
Added during year _____		1	_____	_____	_____	_____	_____
Retired during year _____			_____	_____	_____	_____	_____
End of year _____	8	744	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches) _____	8	8	6	4	10	8	3	_____
Type of main _____	PVC	CLAY	PVC	PVC	PVC	PVC	PVC	_____
Length of main (nearest foot):								
Beginning of year _____	13,982	80	4,510	4,330	256	17,370	1,860	_____
Added during year _____								_____
Retired during year _____								_____
End of year _____	13,982	80	4,510	4,330	256	17,370	1,860	_____

MANHOLES:

Size _____	4'	_____	_____	_____
Type _____	CONC	_____	_____	_____
Number:				
Beginning of year _____	43	_____	_____	_____
Added during year _____		_____	_____	_____
Retired during year _____		_____	_____	_____
End of year _____	43	_____	_____	_____

TREATMENT PLANT

Manufacturer _____	Davco	_____	_____
Type _____	Active Sludge	_____	_____
"Steel" or "Concrete" _____	Steel	_____	_____
Total Capacity _____	95,000 GPD	_____	_____
Average Daily Flow _____	46,444	_____	_____
Effluent Disposal _____	Pond	_____	_____
Total Gallons of Wastewater Treated _____	16,952,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	N/A	_____	_____	_____	_____	_____
Capacity _____ (PM)	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	1,863,000	None	1,863,000
February _____	1,956,000	_____	1,956,000
March _____	2,600,000	_____	2,600,000
April _____	1,613,000	_____	1,613,000
May _____	978,000	_____	978,000
June _____	942,000	_____	942,000
July _____	1,224,000	_____	1,224,000
August _____	528,000	_____	528,000
September _____	897,000	_____	897,000
October _____	1,365,000	_____	1,365,000
November _____	1,514,000	_____	1,514,000
December _____	1,472,000	_____	1,472,000
Total for year _____	16,952,000	_____	16,952,000

If Wastewater Treatment is purchased, indicate the vendor:

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|--|
| YES
(X) | NO
() | 1. The utility is in substantial compliance with the Uniform System Of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | NO
() | 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
(X) | NO
() | 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents. |

ITEMS CERTIFIED

1. ()	2. ()	3. ()	4. ()
-----------	-----------	-----------	-----------

(signature of chief executive officer of the utility) *

1. (X)	2. (X)	3. (X)	4. (X)
-------------	-------------	-------------	-------------



 (signature of chief financial officer of the utility) *

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

Note: The Company has engaged Carlstedt, Jackson, Nixon & Wilson, CPA's to conform the books and records to NARUC Accounts. This work is expected to be completed in 2008.

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

Company: River Ranch Water Management, LLC

For the Year Ended December 31, 2010

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 8,964	8,964	\$ -
Commercial	14,170	14,170	-
Industrial	-	-	-
Multiple Family	103,175	103,175	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	7,792	7,792	-
Total Water Operating Revenue	\$ 134,101	\$ 134,101	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 134,101	\$ 134,101	\$ -

Explanations:

Instructions:

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

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

Company: River Ranch Water Management, LLC

For the Year Ended December 31, 2010

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	9,711	\$ 9,711	\$ -
Commercial	14,830	14,830	-
Industrial	-	-	-
Multiple Family	139,684	139,684	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 164,225	\$ 164,225	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 164,225	\$ 164,225	\$ -

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).