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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS850-16-AR

RIVER RANCH WATER MANAGEMENT LLC

EXACT LEGAL NAME OF RESPONDENT

603-W / 519-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2017 MAY - 1 AM 7: 09
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2016



ACCOUNTANTS' COMPILATION REPORT

Officers and Directors
River Ranch Water Management LLC
Orlando, FL

Management is responsible for the financial statements of River Ranch Water Management LLC, included in the accompanying Annual Report, which comprise the statement of assets, liabilities, and equity of River Ranch Water Management LLC, as of December 31, 2016 and the statement of revenue and expenses for the year ended December 31, 2016 in accordance with the requirements of the Public Service Commission of the State of Florida. We have performed a compilation engagement in accordance with Standards for Accounting and Review Services promulgated by the Accounting and Review Services committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the financial statements included in the accompanying Annual Report.

The financial statements included in the accompanying Annual Report are presented in accordance with the requirements of the Public Service Commission of the State of Florida, and are not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

The remaining information not included on the statement of assets, liabilities, and equity and the statement of revenue and expenses has been prepared by management, and we assume no responsibility for such information.

This report is intended solely for the information and use of the Public Service Commission of the State of Florida and management. The report is not intended to be and should not be used by anyone other than these specified parties.

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

CJN&W CPAs

CJN&W CPAs
April 26, 2017

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)- (Rule 25-30.515 (8), Florida Administrative Code)

- (a) 350 gallons per day
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

RIVER RANCH WATER MANAGEMENT LLC

(Exact name of utility)

5601 Windhover Dr 5601 Windhover Dr
 Orlando, FL 32819 Orlando, FL 32819

Mailing Address | Street Address
 Telephone Number (407) 351-3351 ext 101 Date Utility First Organized 1973
 Fax Number (407) 352-1193 E-mail Address Tammy.Hayes@wgresorts.com
 Sunshine State One-Call of Florida, Inc. Member No. GR2095

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

Individua Sub Chapter S Corporator 1120 Corporation Partnership

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

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

CONTACTS:

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

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

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

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential		\$ 10,192	\$ 11,040		\$ 21,232
Commercial		14,170	14,830		29,000
Industrial					-
Multiple Family		103,175	139,684		242,859
Guarenteed Revenues					-
Other (Specify) Irrigation		7,792			7,792
Total Gross Revenue		135,329	165,554	N/A	300,883
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	104,714	143,494		248,208
Depreciation Expense	F-5	30,269	86,506		116,775
CIAC Amortization Expense	F-8	(11,493)	(14,448)		(25,941)
Taxes Other Than Income	F-7	8,401	9,513	-	17,914
Income Taxes	F-7	-	-		-
Total Operating Expenses		131,891	225,065		356,956
Net Operating Income (Loss)		3,438	(59,511)	-	(56,073)
Other Income:					
Nonutility Income					-
Interest Income		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutility Expenses					-
Interest Expense		-	-		-
Extraord. Loss		-	-		-
					-
					-
Net Income (Loss)		\$ 3,438	\$ (59,511)	N/A	\$ (56,073)

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2016

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 2,866,034	\$ 2,825,387
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(1,999,882)	(1,883,107)
Net Utility Plant _____		866,152	942,280
Cash _____		(11,219)	
Customer Accounts Receivable (141) _____		12,395	(710)
Other Assets (Specify):			
Misc. Deferred Debits		153	669
Accts. Receivable - Associated Company		178,153	193,781
Prepaid Expenses		555	69
		-	
Total Assets _____		\$ 1,046,189	\$ 1,136,089
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	(291,321)	(235,248)
Total Capital _____		578,573	634,646
Long Term Debt (224) _____	F-6	244,724	244,724
Accounts Payable (231) _____		-	10,996
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		13,540	13,501
Other Liabilities (Specify):			
Miscellaneous Current and Accrued Liabilities		-	-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	209,352	232,222
Total Liabilities and Capital _____		\$ 1,046,189	\$ 1,136,089

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 942,594	\$ 1,876,765	N/A	\$ 2,819,359
Construction Work In Progress (105) _____				-
Other (Specify) _____ Plant held for future use	-	46,675		46,675
				-
Total Utility Plant _____	\$ 942,594	\$ 1,923,440	N/A	\$ 2,866,034

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 687,795	\$ 1,195,312	N/A	\$ 1,883,107
Add Credits During Year:				
Accruals charged to depreciation account _____	30,269	86,506		116,775
Salvage _____				-
Other credits (specify) _____				-
	-	-		-
Total credits _____	30,269	86,506		116,775
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				
Rounding _____	1	(1)		-
Total debits _____	1	(1)		-
Balance End of Year _____	\$ 718,063	\$ 1,281,819	N/A	\$ 1,999,882

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2016

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 _____	\$ (235,248)	N/A
Charges during the year (specify):		
Current year loss	(56,073)	-
Rounding	-	

Balance end of year _____	\$ (291,321)	

LONG TERM DEBT (224)

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

Tax Expense (408)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____	449	201		650
Regulatory assessment fee _____	6,090	7,450		13,540
Other (Specify):				
Payroll Taxes	1,862	1,862		3,724
	-	-		
Total taxes accrued _____	\$ 8,401	\$ 9,513		\$ 17,914

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	\$ -	\$ 1,920	Maintenance
CJNW	5,225	5,225	Accounting services
A&D Bleach	13,711	10,852	Chemicals
Tri-Florida	982	-	Testing
United Rental	4,760	4,760	Equipment Rental
Harrison Waste Water Oper.	42,818	67,249	Chemicals, Sludge Removal, Operations
Severn Trent Avatar Utility Serv.	1,012	1,012	Billing
Vincent Plumbing Company	4,602	22,220	Construction and Maintenance
C&W Equipment	3,922	5,229	Construction and Maintenance
Southern Utility Service, Inc.	-	1,320	Maintenance
Triple T Septic	-	1,175	Construction and Maintenance
Universal Controls	576	1,210	Maintenance
	-	-	
	-	-	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 523,831	\$ 663,578	\$ 1,187,409
2. Add credits during year:			
_____	1,107	1,964	3,071
3. Total _____	524,938	665,542	1,190,480
4. Deduct charges during year _____			-
5. Balance end of year _____	524,938	665,542	1,190,480
6. Less Accumulated Amortization _____	(465,626)	(515,502)	(981,128)
7. Net CIAC _____	\$ 59,312	\$ 150,040	\$ 209,352

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater

Sub-total _____			NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
Water Connections			-	
Sewer Connections				-

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

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 454,133	\$ 501,054	\$ 955,187
Add Debits During Year: _____	11,493	14,448	25,941
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above _____)	\$ 465,626	\$ 515,502	\$ 981,128

**WATER
OPERATION
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 1,145	\$ -	\$ -	\$ 1,145
302	Franchises	-	-	-	-
303	Land and Land Rights	160	-	-	160
304	Structure and Improvements	58,575	1,862	-	60,437
305	Collecting and Impounding Reservoirs	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-
307	Wells and Springs	23,930	-	-	23,930
308	Infiltration Galleries and Tunnels	-	-	-	-
309	Supply Mains	29,429	-	-	29,429
310	Power Generation Equipment	15,871	-	-	15,871
311	Pumping Equipment	68,474	1,427	-	69,901
320	Water Treatment Equipment	26,363	-	-	26,363
330	Distribution Reservoirs and Standpipes	151,368	-	-	151,368
331	Transmission and Distribution Mains	355,602	-	-	355,602
333	Services	76,818	-	-	76,818
334	Meters and Meter Installations	67,949	494	-	68,443
335	Hydrants	59,019	4,108	-	63,127
339	Other Plant and Miscellaneous Equipment	-	-	-	-
340	Office Furniture and Equipment	-	-	-	-
341	Transportation Equipment	-	-	-	-
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	-	-	-	-
344	Laboratory Equipment	-	-	-	-
345	Power Operated Equipment	-	-	-	-
346	Communication Equipment	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-
348	Other Tangible Plant	-	-	-	-
	Total Water Plant	\$ 934,703	\$ 7,891	\$ -	\$ 942,594

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

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2016

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 %	26,279	-	2,124	28,403
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	27	- %	3.70 %	21,011	-	885	21,896
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	32	- %	3.13 %	13,336	-	921	14,257
310	Power Generation Equipment	17	- %	5.88 %	11,793	-	933	12,726
311	Pumping Equipment	17	- %	5.88 %	41,308	-	4,068	45,376
320	Water Treatment Equipment	17	- %	5.88 %	26,096	-	267	26,363
330	Distribution Reservoirs and Standpipes	33	- %	3.03 %	134,328	-	4,586	138,914
331	Transmission and Distribution Mains	38	- %	2.63 %	280,415	-	9,352	289,767
333	Services	35	- %	2.86 %	68,900	-	2,197	71,097
334	Meters and Meter Installations	20	- %	5.00 %	36,618	-	3,409	40,027
335	Hydrants	40	- %	2.50 %	26,566	-	1,526	28,092
339	Other Plant and Miscellaneous Equipment	-	- %	- %	-	-	-	-
340	Office Furniture and Equipment	-	- %	- %	-	-	-	-
341	Transportation Equipment	-	- %	- %	-	-	-	-
342	Stores Equipment	-	- %	- %	-	-	-	-
343	Tools, Shop and Garage Equipment	-	- %	- %	-	-	-	-
344	Laboratory Equipment	-	- %	- %	-	-	-	-
345	Power Operated Equipment	-	- %	- %	-	-	-	-
346	Communication Equipment	-	- %	- %	-	-	-	-
347	Miscellaneous Equipment	-	- %	- %	-	-	-	-
348	Other Tangible Plant	-	- %	- %	-	-	1	-
	Totals				\$ 687,795		\$ 30,269	\$ 718,063

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 24,068
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	1,151
610	Purchased Water _____	
615	Purchased Power _____	6,621
616	Fuel for Power Production _____	
618	Chemicals _____	32,606
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	1,012
	Operator and Management _____	24,012
	Testing _____	1,614
	Other _____	5,225
640	Rents _____	4,760
650	Transportation Expense _____	225
655	Insurance Expense _____	424
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	25
675	Miscellaneous Expenses _____	2,971
	Total Water Operation and Maintenance Expense _____	\$ 104,714 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	51	51	51
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5	2	2	3
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0	727	727	727
Other (Specify): Irrigation		1.0	486	486	486
** D = Displacement C = Compound T = Turbine			Total	1,266	1,266

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

YEAR OF REPORT
 December 31, 2016

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	-	4,389	-	4,389	-
February	-	4,094	-	4,094	-
March	-	5,466	-	5,466	-
April	-	5,406	-	5,406	-
May	-	5,290	-	5,290	-
June	-	5,472	-	5,472	-
July	-	5,205	-	5,205	-
August	-	4,525	-	4,525	-
September	-	4,254	-	4,254	-
October	-	4,603	-	4,603	-
November	-	5,677	-	5,677	-
December	-	5,367	-	5,367	-
Total for year	N/A	59,748		59,748	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 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	
<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 _____				

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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

**WASTEWATER
OPERATION
SECTION**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 1,145	\$ -	\$ -	\$ 1,145
352	Franchises	-	-	-	-
353	Land and Land Rights	500	-	-	500
354	Structure and Improvements	290,775	-	-	290,775
355	Power Generation Equipment	-	-	-	-
360	Collection Sewers - Force	95,701	1,542	-	97,243
361	Collection Sewers - Gravity	503,608	7,642	-	511,250
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	4,471	-	-	4,471
364	Flow Measuring Devices	3,729	-	-	3,729
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	164,523	-	-	164,523
371	Pumping Equipment	61,481	7,026	-	68,507
380	Treatment and Disposal Equipment	427,672	16,546	-	444,218
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	290,404	-	-	290,404
390	Office Furniture and Equipment	-	-	-	-
391	Transportation Equipment	-	-	-	-
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-
394	Laboratory Equipment	-	-	-	-
395	Power Operated Equipment	-	-	-	-
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
	Total Sewer Plant	\$ 1,844,009	\$ 32,756	\$ -	\$ 1,876,765

* This amount should tie to Sheet F-5

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2016

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 %	121,783	-	10,759	132,542
355	Power Generation Equipment	-	- %	%	-	-	-	-
360	Collection Sewers - Force	27	- %	3.70 %	82,941	-	3,570	86,511
361	Collection Sewers - Gravity	40	- %	2.50 %	361,020	-	12,686	373,706
362	Special Collecting							
	Structures (Lift Stations)	-	- %	%	-	-	-	-
363	Services to Customers	35	- %	2.90 %	3,608	-	128	3,736
364	Flow Measuring Devices	5	- %	20.00 %	3,729	-	-	3,729
365	Flow Measuring Installations	-	- %	%	-	-	-	-
370	Receiving Wells (Lift Stations)	25	- %	4.00 %	99,683	-	6,581	106,264
371	Pumping Equipment	-	- %	%	21,655	-	4,335	25,990
380	Treatment and Disposal Equipment	15	- %	6.70 %	316,277	-	29,078	345,355
381	Plant Sewers	-	- %	%	-	-	-	-
382	Outfall Sewer Lines	-	- %	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	- %	6.70 %	183,471	-	19,370	202,841
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	-	- %	%	-	-	(1)	-
	Totals				1,195,312		86,506	1,281,819

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 24,068
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	1,151
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	
715	Purchased Power _____	27,415
716	Fule for Power Production _____	
718	Chemicals _____	33,551
720	Materials and Supplies _____	688
730	Contractual Services:	
	Operator and Management _____	44,381
	Testing _____	
	Other _____	6,237
740	Rents _____	4,760
750	Transportation Expense _____	225
755	Insurance Expense _____	424
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	25
775	Miscellaneous Expenses _____	569
	Total Wastewater Operation and Maintenance Expense _____	\$ 143,494 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0			
3/4"	D	1.5	51	51	77
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5	2	2	3
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0	727	727	727
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	780	780
				780	807

PUMPING EQUIPMENT

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

SERVICE CONNECTIONS

Size (inches) _____	6"	8"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc) _____	PVC/VCP	PVC	_____	_____	_____	_____	_____
Average length _____	100	100	_____	_____	_____	_____	_____
Number of active service connections _____	8	744	_____	_____	_____	_____	_____
Beginning of year _____	8	744	_____	_____	_____	_____	_____
Added during year _____		0	_____	_____	_____	_____	_____
Retired during year _____			_____	_____	_____	_____	_____
End of year _____	8	744	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS AND MANHOLES

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

MANHOLES:

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

TREATMENT PLANT

Manufacturer_____	Davco	_____	_____
Type_____	Active Sludge	_____	_____
"Steel" or "Concrete"_____	Steel	_____	_____
Total Capacity_____	95,000 GPD	_____	_____
Average Daily Flow_____	66,860	_____	_____
Effluent Disposal_____	Pond	_____	_____
Total Gallons of Wastewater Treated_____	24,404,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	N/A	_____	_____	_____	_____	_____
Capacity_____ (PM)	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	2,049,000	None	2,049,000
February_____	2,195,000	_____	2,195,000
March_____	2,391,000	_____	2,391,000
April_____	2,022,000	_____	2,022,000
May_____	2,823,000	_____	2,823,000
June_____	1,486,000	_____	1,486,000
July_____	1,731,000	_____	1,731,000
August_____	1,962,000	_____	1,962,000
September_____	1,580,000	_____	1,580,000
October_____	1,878,000	_____	1,878,000
November_____	2,360,000	_____	2,360,000
December_____	1,927,000	_____	1,927,000
Total for year_____	24,404,000	_____	24,404,000

If Wastewater Treatment is purchased, indicate the vendor:

OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.	
1. Present ERC's * that system can efficiently serve.	<u>806.5</u>
2. Maximum number of ERC's * which can be served.	<u>849.0</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>849.0</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>849.0</u>
5. Estimated annual increase in ERC's * .	<u>Approximately 3</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.	
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>No</u>
<u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will you complete the upgrade?	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA011032</u>
Use one of the following methods:	
(a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.	
(b) If no historical flow data are available, use:	
ERC = (Total SFR gallons sold (Omit 000) / 365 days / 280 gallons per day)	

CERTIFICATION OF ANNUAL REPORT

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

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

ITEMS CERTIFIED

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

(signature of chief executive officer of the utility) *

1. (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, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 10,192	10,192	\$ -
Commercial	14,170	14,170	-
Industrial	-	-	-
Multiple Family	103,175	103,175	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	7,792	7,792	-
Total Water Operating Revenue	\$ 135,329	\$ 135,329	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 135,329	\$ 135,329	\$ -

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, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	11,040	\$ 11,040	\$ -
Commercial	14,830	14,830	-
Industrial	-	-	-
Multiple Family	139,684	139,684	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 165,554	\$ 165,554	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 165,554	\$ 165,554	\$ -

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).