

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS895-11-AR
Virginia L. Gadsden
Pine Ridge Management Corporation
P. O. Box 307
Lake Placid, FL 33862-0307

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2011

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF

Pine Ridge Management Corporation

PO Box 307 (EXACT NAME OF UTILITY) 41 Pine Aire Circle
Lake Placid, FL 33862 Lake Placid, FL 33852

Mailing Address

Street Address

Country Highlands

Telephone Number 863-699-1582

Date Utility First Organized unknown existing when purchased Jan. 14, 1990

Fax Number 863-260-0583

E-mail Address rlgadsden@embargo.mal.com

Sunshine State One-Call of Florida, Inc. Member No. PR 1864

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

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

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

CONTACTS

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

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>None</u>	<u>None</u>		\$ <u>0</u>
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ <u>6,514.95</u>	\$ <u>52,946.14</u>	\$ <u>147,770.00</u>	\$ <u>207,231.09</u>
Commercial -----		<u>381.64</u>	<u>1,133.76</u>		<u>1,515.40</u>
Industrial -----					
Multiple Family -----		<u>6,920.60</u>			<u>6,920.60</u>
Guaranteed Revenues -----					
Other (Specify) -----					
Total Gross Revenue -----		\$ <u>13,817.19</u>	\$ <u>54,079.90</u>	\$ <u>147,770.00</u>	\$ <u>215,667.09</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>29,874.46</u>	\$ <u>49,767.98</u>	\$ <u>26,955.78</u>	\$ <u>106,598.22</u>
Depreciation Expense -----	F-5	<u>1,317.89</u>	<u>1,317.89</u>	<u>35,638.22</u>	<u>38,264.00</u>
CIAC Amortization Expense -----	F-8				
Taxes Other Than Income -----	F-7	<u>1,856.76</u>	<u>3,380.29</u>	<u>3,018.45</u>	<u>8,255.50</u>
Income Taxes -----	F-7	<u>0</u>	<u>0</u>		
Total Operating Expense		\$ <u>33,049.11</u>	\$ <u>54,466.16</u>	\$ <u>65,602.45</u>	\$ <u>153,117.72</u>
Net Operating Income (Loss)		\$ <u>(19,231.92)</u>	\$ <u>(386.26)</u>	\$ <u>82,167.55</u>	\$ <u>62,549.37</u>
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----					
Net Income (Loss)		\$ <u>(19,231.92)</u>	\$ <u>(386.26)</u>	\$ <u>82,167.55</u>	\$ <u>62,549.37</u>

UTILITY NAME: Proe Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>127,552.28</u>	\$ <u>127,552.28</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>33,232.76</u>	<u>30,596.98</u>
Net Utility Plant _____		\$ <u>94,319.52</u>	\$ <u>96,955.30</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	_____
Other Assets (Specify): _____		_____	_____
<u>(Non-Utility Assets (net of accum. deprec))</u>		<u>180,611.92</u>	<u>216,240.14</u>
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u>274,931.44</u>	\$ <u>313,195.44</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	_____	_____
Preferred Stock Issued (204) _____	F-6	_____	_____
Other Paid in Capital (211) _____		_____	_____
Retained Earnings (215) _____	F-6	<u>211,455.47</u>	<u>242,485.92</u>
Proprietary Capital (Proprietary and Partnership only) (218) _____	F-6	_____	_____
Total Capital _____		\$ <u>211,455.47</u>	\$ <u>242,485.92</u>
Long Term Debt (224) _____	F-6	\$ <u>63,475.97</u>	\$ <u>70,709.52</u>
Accounts Payable (231) _____		_____	_____
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		_____	_____
Other Liabilities (Specify) _____		_____	_____
_____		_____	_____
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	_____	_____
Total Liabilities and Capital _____		\$ <u>274,931.44</u>	\$ <u>313,195.44</u>

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

GROSS UTILITY PLANT

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

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>15,298.49</u>	\$ <u>15,298.49</u>	\$ <u>257,062.58</u>	\$ <u>30,596.98</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>1317.89</u>	\$ <u>1317.89</u>	\$ <u>35,628.22</u>	\$ <u>2635.78</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>1317.89</u>	\$ <u>1317.89</u>	\$ <u>35,628.22</u>	\$ <u>2635.78</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>16,616.38</u>	\$ <u>16,616.38</u>	\$ <u>292,690.80</u>	\$ <u>33,232.76</u>

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>242,485.97</u>
Changes during the year (Specify): <u>Results of 2010 Operations</u>	_____	<u>(31,030.45)</u>
_____	_____	_____
Balance end of year _____	\$ _____	\$ <u>211,455.47</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Real Estate Mortgage, issued 4-15-10</u>	<u>7.0</u>	<u>60</u>	\$ <u>63,475.97</u>
_____	_____	_____	_____
Total _____			\$ <u>63,475.97</u>

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	<u>3,018.45</u>	<u>3,018.45</u>
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>756.76</u>	<u>2,700.29</u>	_____	<u>3,457.05</u>
Other (Specify) <u>DEP Meeting</u>	_____	<u>180.00</u>	_____	<u>180.00</u>
<u>Psc Rate Case</u>	<u>500.00</u>	<u>500.00</u>	_____	<u>1,000.00</u>
<u>Annual CER Report</u>	<u>600.00</u>	_____	_____	<u>600.00</u>
Total Tax Expense _____	\$ <u>1,856.76</u>	\$ <u>3,380.29</u>	\$ <u>3,018.45</u>	\$ <u>8,255.50</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>JC Witteck</u>	\$ <u>2,700.00</u>	\$ <u>2,700.00</u>	<u>water/sewer operator</u>
<u>James Gadsden</u>	\$ <u>3,162.50</u>	\$ <u>9,487.50</u>	<u>ongoing repairs & maintenance</u>
<u>Tim McCord</u>	\$ <u>475.00</u>	\$ <u>1,425.00</u>	<u>ongoing repairs & maintenance</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Pine Ridge Management Corporation YEAR OF REPORT
 DECEMBER 31, 2011

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: PineRidge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

SCHEDULE "A"

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ <u>0</u>	<u>100.00</u> %		<u>0</u> %

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	_____	_____	_____	_____
304	Structures and Improvements_____	<u>63,776.14</u>	_____	_____	<u>63,776.14</u>
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	_____	_____	_____	_____
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	_____	_____	_____	_____
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	_____	_____	_____
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ <u>63,776.14</u>	\$ _____	\$ _____	\$ <u>63,776.14</u>

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements	<u>39.5</u>	<u>0</u> %	<u>2.586</u> %	\$ <u>15,298.49</u>	\$ _____	\$ <u>1317.89</u>	\$ <u>16,616.38</u>
305	Collecting and Impounding Reservoirs	_____	_____ %	_____ %	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____ %	_____ %	_____	_____	_____	_____
307	Wells and Springs	_____	_____ %	_____ %	_____	_____	_____	_____
308	Infiltration Galleries & Tunnels	_____	_____ %	_____ %	_____	_____	_____	_____
309	Supply Mains	_____	_____ %	_____ %	_____	_____	_____	_____
310	Power Generating Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
311	Pumping Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
320	Water Treatment Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
330	Distribution Reservoirs & Standpipes	_____	_____ %	_____ %	_____	_____	_____	_____
331	Trans. & Dist. Mains	_____	_____ %	_____ %	_____	_____	_____	_____
333	Services	_____	_____ %	_____ %	_____	_____	_____	_____
334	Meter & Meter Installations	_____	_____ %	_____ %	_____	_____	_____	_____
335	Hydrants	_____	_____ %	_____ %	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____ %	_____ %	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
340	Office Furniture and Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
341	Transportation Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
342	Stores Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
344	Laboratory Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
346	Communication Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____ %	_____ %	_____	_____	_____	_____
348	Other Tangible Plant	_____	_____ %	_____ %	_____	_____	_____	_____
	Totals				\$ <u>15,298.49</u>	\$ _____	\$ <u>1317.89</u>	\$ <u>16,616.38</u>

* This amount should tie to Sheet F-5.

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ <u>2,425.25</u>
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	<u>1,681.14</u>
616	Fuel for Power Production	_____
618	Chemicals	<u>4,379.00</u>
620	Materials and Supplies	_____
630	Contractual Services:	
	Billing	_____
	Professional	<u>362.50</u>
	Testing	<u>2,548.00</u>
	Other	<u>2,700.00</u>
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	<u>400.71</u>
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	<u>15,379.86</u>
	Total Water Operation And Maintenance Expense	\$ <u>29,874.46*</u>

* 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	<u>115</u>	<u>115</u>	<u>115</u>
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	<u>5</u>	_____	<u>3</u>	<u>3</u>	<u>3</u>
** D = Displacement C = Compound T = Turbine			Total	<u>118</u>	<u>118</u>

UTILITY NAME: Pine Ridge Management Corporation
 SYSTEM NAME: Water Plant

YEAR OF REPORT
 DECEMBER 31, 2011

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
		(Actual)			
January		586,170		586,170	2,049,043
February		350,600		350,600	
March		508,840		508,840	
April		525,100		525,100	
May		567,158		567,158	
June		523,700		523,700	
July		464,750		464,750	1,459,780
August		451,204		451,204	
September		368,350		368,350	
October		386,290		386,290	
November		416,800		416,800	
December		456,300		456,300	
Total for Year		5,605,262.00		5,605,262.00	3,508,823

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

If water is purchased for resale, indicate the following:

Vendor NA
 Point of delivery NA

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

NA

MAINS (FEET)

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

UTILITY NAME: Pine Ridge Management Corporation YEAR OF REPORT
 SYSTEM NAME: Water Plant DECEMBER 31, 2011

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>about 1970</u>	<u>same</u>	<u>same</u>	<u>same</u>
Types of Well Construction and Casing _____	<u>PVE</u>	<u>same</u>	<u>same</u>	<u>same</u>
	<u>NA</u>	<u>same</u>	<u>same</u>	<u>same</u>
	<u>NA</u>	<u>same</u>	<u>same</u>	<u>same</u>
Depth of Wells _____	<u>200 ft</u>	<u>same</u>	<u>same</u>	<u>same</u>
Diameters of Wells _____	<u>2 in</u>	<u>same</u>	<u>same</u>	<u>same</u>
Pump - GPM _____	<u>50 GPM</u>	<u>same</u>	<u>same</u>	<u>same</u>
Motor - HP _____	<u>15 HP</u>	<u>same</u>	<u>same</u>	<u>same</u>
Motor Type * _____	<u>centrifugal</u>	<u>same</u>	<u>same</u>	<u>same</u>
Yields of Wells in GPD _____	<u>4,000 GPD</u>	<u>same</u>	<u>same</u>	<u>same</u>
Auxiliary Power _____	<u>NA</u>	<u>same</u>	<u>same</u>	<u>same</u>

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>concrete</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
Capacity of Tank _____	<u>5,000 gal</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
Ground or Elevated _____	<u>ground</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

HIGH SERVICE PUMPING

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

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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

UTILITY NAME: Pine Ridge Management Corporation YEAR OF REPORT
 SYSTEM NAME: Water Plant DECEMBER 31, 2011

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 150
2. Maximum number of ERCs * which can be served. 150
3. Present system connection capacity (in ERCs *) using existing lines. 135
4. Future connection capacity (in ERCs *) upon service area buildout. 15
5. Estimated annual increase in ERCs *. _____
6. Is the utility required to have fire flow capacity? No
 If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. NA
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
9. When did the company last file a capacity analysis report with the DEP? unavailable
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules. NA
 - b. Have these plans been approved by DEP? NA
 - c. When will construction begin? NA
 - d. Attach plans for funding the required upgrading. NA
 - e. Is this system under any Consent Order with DEP? No
11. Department of Environmental Protection ID # South Florida Water Management District
447 010
12. Water Management District Consumptive Use Permit # 47-00480-W
 - a. Is the system in compliance with the requirements of the CUP? yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
 (a) If actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.
 (b) If no historical flow data are available use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000) / 365\ days / 350\ gallons\ per\ day).$

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Pipe Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	_____	_____	_____	_____
354	Structures and Improvements _____	<u>63,776.14</u>	_____	_____	<u>63,776.14</u>
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	_____	_____	_____	_____
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	_____	_____	_____	_____
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ <u>63,776.14</u>	\$ _____	\$ _____	\$ <u>63,776.14*</u>

* This amount should tie to sheet F-5.

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
354	Structures and Improvements	<u>39.5</u>	<u>0</u> %	<u>2.086</u> %	<u>\$ 15,298.49</u>	\$	<u>\$ 1,317.89</u>	<u>\$ 16,616.38*</u>
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				<u>\$ 15,298.49</u>	\$	<u>\$ 1,317.89</u>	<u>\$ 16,616.38*</u>

* This amount should tie to Sheet F-5.

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ <u>7,275.00</u>
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	<u>2,801.89</u>
716	Fuel for Power Production	
718	Chemicals	<u>5,797.00</u>
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	<u>1,087.50</u>
	Testing	<u>4,750.00</u>
	Other	<u>3,720.00</u>
740	Rents	
750	Transportation Expense	
755	Insurance Expense	<u>1,203.00</u>
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	<u>24,114.59</u>
	Total Wastewater Operation And Maintenance Expense	\$ <u>49,767.98</u>
	* 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					
All meter sizes	D	1.0	<u>114</u>	<u>113</u>	<u>113</u>
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)	<u>Flat Rate</u>		<u>3</u>	<u>3</u>	<u>3</u>
** D = Displacement C = Compound T = Turbine			Total	<u>117</u>	<u>116</u>

UTILITY NAME: Pipe Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

PUMPING EQUIPMENT

Lift Station Number	<u>1</u>						
Make or Type and nameplate data on pump	<u>2x Gould 10 submersible pump</u>						
Year installed	<u>2009</u>						
Rated capacity	<u>1130</u>						
Size	<u>4 ft diameter</u>						
Power							
Electric	<input checked="" type="checkbox"/>						
Mechanical	<input type="checkbox"/>						
Nameplate data of motor	<u>NA</u>						
	<u>(pump & motor enclosed)</u>						

SERVICE CONNECTIONS

Size (inches)	<u>3 in</u>						
Type (PVC, VCP, etc.)	<u>PVC</u>						
Average length	<u>25 ft</u>						
Number of active service connections	<u>113</u>						
Beginning of year	<u>114</u>						
Added during year	<u>0</u>						
Retired during year	<u>1</u>						
End of year	<u>113</u>						
Give full particulars concerning inactive connections	<u>vacant lots</u>						

COLLECTING AND FORCE MAINS

	Collecting Mains	Force Mains
Size (inches)	<u>6 in</u>	
Type of main	<u>PVC</u>	
Length of main (nearest foot)	<u>7200ft</u>	
Beginning of year	<u>7200ft</u>	
Added during year	<u>0</u>	
Retired during year	<u>0</u>	
End of year	<u>7200ft</u>	

MANHOLES

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

UTILITY NAME: Pine Ridge Management Corporation

SYSTEM NAME: Sewer Plant

YEAR OF REPORT
DECEMBER 31, 2011

TREATMENT PLANT

Manufacturer _____	<u>Dauco</u>	_____	_____
Type _____	<u>concrete</u>	_____	_____
"Steel" or "Concrete" _____	<u>concrete</u>	_____	_____
Total Permitted Capacity _____	<u>20,000 GPD</u>	_____	_____
Average Daily Flow _____	_____	_____	_____
Method of Effluent Disposal _____	<u>perk pond</u>	_____	_____
Permitted Capacity of Disposal _____	<u>20,000 GPD</u>	_____	_____
Total Gallons of Wastewater treated _____	<u>7,334</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Gould</u>	<u>Gould</u>	_____	_____	_____
Capacity (GPM's) _____	<u>90 GPM</u>	<u>90 GPM</u>	_____	_____	_____
Motor: _____	_____	_____	_____	_____	_____
Manufacturer _____	<u>Gould</u>	<u>Gould</u>	_____	_____	_____
Horsepower _____	<u>1.0</u>	<u>1.0</u>	_____	_____	_____
Power (Electric or Mechanical) _____	<u>Electric</u>	<u>Electric</u>	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>.487</u>	<u>0</u>	<u>0</u>
February _____	<u>.372</u>	_____	_____
March _____	<u>.386</u>	_____	_____
April _____	<u>.413</u>	_____	_____
May _____	<u>.418</u>	_____	_____
June _____	<u>.013</u>	_____	_____
July _____	<u>.357</u>	_____	_____
August _____	<u>.426</u>	_____	_____
September _____	<u>.421</u>	_____	_____
October _____	<u>.637</u>	_____	_____
November _____	<u>.519</u>	_____	_____
December _____	<u>.426</u>	_____	_____
Total for year _____	<u>11,875</u>	<u>0</u>	<u>0</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Pine Ridge Management Corporation
 SYSTEM NAME: Sewer Plant

YEAR OF REPORT
 DECEMBER 31, 2011

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. 150
2. Maximum number of ERCs* which can be served. 150
3. Present system connection capacity (in ERCs*) using existing lines. 135
4. Future connection capacity (in ERCs*) upon service area buildout. 135
5. Estimated annual increase in ERCs*. 0
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
NA
7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. NA
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
 If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? No
 If so, what are the utility's plans to comply with this requirement? NA
10. When did the company last file a capacity analysis report with the DEP? unknown
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____

NOT APPLICABLE
12. Department of Environmental Protection ID # FLA 013928

* An ERC is determined based on one of the following methods:
 (a) If actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days.
 (b) If no historical flow data are available use:
 ERC = (Total SFR gallons sold (omit 000)/365 days/280 gallons per day).

UTILITY NAME: Pine Ridge Management Corporation

YEAR OF REPORT
DECEMBER 31, 2011

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. 2. 3. 4.

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

Date: 4-18-12

1. 2. 3. 4.

 (signature of Chief Financial Officer of the utility)

Date: _____

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

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

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

Company: Pine Ridge Management Corporation
For the Year Ended December 31, 2011

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 6,514.95	\$ 6,514.95	\$ _____
Commercial	381.64	381.64	_____
Industrial	_____	_____	_____
Multiple Family	6,920.60	6,920.60	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 13,817.19	\$ 13,817.19	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 13,817.19	\$ 13,817.19	\$ _____

Explanations:

Instructions:

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

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

Company: Pine Ridge Management Corporation
For the Year Ended December 31, 2011

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 52,946.14	\$ 52,946.14	\$ _____
Commercial	1,133.76	1,133.76	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 54,079.90	\$ 54,079.90	\$ _____
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 54,079.90	\$ 54,079.90	\$ _____

Explanations:

Instructions:

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