CLASS "C"

WATER AND/OR WASTEWATER UTILITIE

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

ANNUAL REPORT

OF Hunters Ridge Utility Co. of Lee County

Exact Legal Name of Respondent

472-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED

APR 28 1998

Florida Public Service Commission Division of Water and Wastewater



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DIVISION OF
WATER AND SEVER
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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1997

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

FINANCIAL SECTION

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REPORT OF

	ITY CO. OF LEE COUNTY (EXACT NAME)	OF UTILITY)	
12500 HUNTERS RIDG		12500 HUNTERS RIDGE DE	
BONITA SPRINGS, FL		BONITA SPRINGS, FL 3413	5
	Mailing Address	Street Address	County
Telephone Number(9	941) 495-3610	Date Utility First Organized	May 1, 1991
Check the business entity of	of the utility as filed with the Internal Re	evenue Service:	
Individual	Sub Chapter S Corporation	X 1120 Corporation	Partnership
Name, Address and phone	where records are located: SAME AS	SABOVE	
Name of subdivisions wher	re services are provided: HUNTER	S RIDGE COUNTRY CLUB	
Name of subdivisions wher	re services are provided: HUNTER	S RIDGE COUNTRY CLUB	
Name of subdivisions wher	re services are provided: HUNTER		
Name of subdivisions wher			Salary Charged
		S: Principle Business Addre	Charged ess Utility
Name	CONTACT	Principle Business Address 12500 Hunters Ridge Bonita Springs, FL 34	Charged ess Utility Dr.
Name Person to send correspond	Title dence: Vice President	S: Principle Business Addre	Charged ess Utility Dr.

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

Vice President/Treasurer

President

Secretary

Officers and Managers:

Donald G. Huprich

Gaynell Fowler

H.A. Street

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
Alfred P. Moore	25.0%	4801 Pond Apple Dr, Naples	\$ None
James H. Street	12.5%	PO Box 2100, Grundy, VA	\$ None
Marcus A. Street	12.5%	Rt. 7, Abington, VA	\$ None
Gaynell Fowler	25.0%	Rt 2, Moore Haven, FL	\$ None
BBA Development Corp.	25.0%	See Above	\$ None
			\$

\$ None

\$ None

\$ None

See Below

See Above

See Below

YEAR OF REPORT DECEMBER 31, 1997

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	TOTAL COMPANY
Gross Revenue: Residential Commercial Industrial Multiple Family		\$ <u>N/A</u>	\$ <u>152,130</u> 5,672	\$ <u>N/A</u>	\$ 152,130 5,672
Guaranteed Revenues Other (Specify) Spray Irrigation Total Gross Revenue		\$	6,744 \$ 164,546	\$	6,744 \$ 164,546
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$ <u>118,254</u>	\$	\$ 118,254
Depreciation Expense CIAC Amortization Expense_	F-5 F-8		45,449 (9,472)		45,449 (9,472)
Taxes Other Than Income	F-7		11,417		11,417
Income Taxes Total Operating Expense	F-7	\$	165,648		165,648
Net Operating Income (Loss)		\$	\$ <u>(1,102)</u>	\$	\$ <u>(1,102)</u>
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$26	\$	\$26
Net Income (Loss)		\$	\$ (1,128)	\$	\$ (1,128)

YEAR OF REPORT DECEMBER 31 1997

COMPARATIVE BALANCE SHEET

STATE OF STREET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	_ F-5,W-1,S-1	\$ 972,306	\$ 950,899
Accumulated Depreciation and Amortization (108)	_ F-5,W-2,S-3	(325,317)	(279,868
Net Utility Plant		\$646,989	\$ 671,031
Cash		83,596	54,930
Customer Accounts Receivable (141) Other Assets (Specify):	-	30,509	28,548
Special Deposits (132) Misc. Deferred Debits (186)		945 6,510	945 205
Total Assets	-1	\$768,549	\$ 755,659
Liabilities and Capital:			
Common Stock Issued (201)	F-6	\$1,000	\$1,000
Preferred Stock Issued (204) Other Paid in Capital (211)		1,153,400 (590,986)	1,153,400
Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ 563,414	\$ 564,542
Long Term Debt (224)	_ F-6	\$ 0	\$ 0
Accounts Payable (231)Notes Payable (232)		10,668	303
Customer Deposits (235)Accrued Taxes (236)		7,405	6,947
Other Liabilities (Specify)Acct. Pay - Assoc. Cos. (233)	-	12,377	16,377
Advances for Construction			,
Contributions in Aid of Construction - Net (271-272)	_ F-8	174,685	157,557
Total Liabilities and Capital		\$ 768,549	\$ 755,659

YEAR OF REPORT DECEMBER 31, 1997

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	ś <u>N/A</u>	\$ 972,306	\$	\$ 972,306
Construction Work in Progress (105)				0
Other (Specify)				
Total Utility Plant	\$	\$ 972,306	\$	\$ 972,306

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

Account 108	Water	Wastewater	A/D & CIAC AN Other Than Reporting Systems	t Total
Balance First of Year	\$ N/A	\$ 279,868	\$	\$ 279,868
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$	\$ 45,449	\$	\$ 45,449
Total Credits	\$	\$ 45,449	\$	\$ 45,449
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	s	\$	\$	\$
Total Debits	\$	\$0	\$	\$0
Balance End of Year	\$	\$ 325,317	\$	\$ 325,317

YEAR OF REPORT DECEMBER 31, 1997

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share\$	1.00	N/A
Shares authorized	1,000	
Shares issued and outstanding	1,000	
Total par value of stock issued	1,000	
Dividends declared per share for year	0	

RETAINED EARNINGS (215)

	Ар	Appropriated		Un- Appropriated	
Balance first of year	\$	N/A	\$	(589,858)	
Changes during the year (Specify): Net loss for year			-	(1,128)	
Balance end of year		0	\$	(590,986)	

PROPRIETARY CAPITAL (218) N/A

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

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Inte Rate	rest # of Pymts	Princ per Ba Sheet	alance
N/A	-		\$	
Total			\$	0

YEAR OF REPORT DECEMBER 31, 1997

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
. Balance first of year	\$ N/A	\$6,947	\$ <u>N/A</u>	\$ 6,947
Add Accruals charged: State ad valorem tax Local property tax Federal income tax		\$3,108	\$	\$ 3,108
State income tax Regulatory assessment fee Other (Specify)		7,405 904		7,405 904
. Total Taxes Accrued	\$	\$11,417	\$	\$11,417
Deduct Taxes Paid: State ad valorem tax Local property tax Federal income tax		\$3,108	\$	\$3,108
State income tax Regulatory assessment fee Other (Specify)		6,947 904		. 6,947 904
3. Total Taxes Paid	\$	\$ 10,959	\$	\$ 10,959
4. Balance end of year (1+2-3=4)	\$	\$	\$	\$7,405

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient		Water Amount	٧	/astewater Amount	Description of Service
Barry K. Asmus, CPA, PA	\$	N/A	\$	6,218	Accounting
BBA Development Corp.	- \$	N/A	\$	24,000	Mgmt. Fee / Admin.
Cook Associates	- \$	N/A	\$	900	Accounting
K.A. Fenske	\$	N/A	\$	46,800	Utility Plant Operations
Hole Montes & Associates	5	N/A	\$	4,405	Engineering
Lance Jackson Construction	- \$	N/A	\$	16,325	Construction
ST Environmental Services	\$ \$ \$	N/A	\$	1,447	Construction
	- \$ - - \$ -	A.E. W	\$		

YEAR OF REPORT DECEMBER 31, 1997

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

1	(a)		Water (b)	\ \	/astewater (c)		Total (d)
1)	Balance first of year	\$_	N/A	\$_	182,400	\$_	182,400
2)	Add credits during year	\$		\$	26,600	\$	26,600
3)	Total	-			209,000	-	209,000
4)	Deduct charges during the year	-		-	209,000	-	209,000
5) 6)	Balance end of year Less Accumulated Amortization	_		: =	34,315	-	34,315
7)	Net CIAC	\$_		\$_	174,685	\$	174,685

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

Report below all developers or co agreements from which cash or p received during the year.	ontractors property was	1 4	Indicate Cash" or Property"		Water	W	/astewater
Niemann Homes (14 Connection	s)	_	Cash	-	N/A	_5	See Below
extension charges	apacity charges, mai	n		s_		- - - - -	
charges received Description of Charge	Number of Connections		harge per onnection				
Plant Capacity Charge	14	\$	1,120	\$_	N/A	\$	15,680
Main Extension Charge	14	-	780	-		_	10,920
	Control of the Contro			4 -		. _	

ACCUMULATED AMORTIZATION OF CIAC

	,	Water N/A	, Y	/astewater 24,843	1	Total 24,843
Balance First of Year Deduct Credits During Year:	• -	N/A	* -	0		0
Add Debits During Year:	-		-	9,472	-	9,472
Balance End of Year (Must agree with line #6 above.)	\$ _		\$	34,315	\$ -	34,315

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

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT DECEMBER 31 1997

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 [cxd] (e)
Common Equity	\$ N/A	%	%	9
Preferred Stock		%	%	9
Long Term Debt		%	%	9
Customer Deposits		%	%	9
Tax Credits - Zero Cost		%	0.00 %	9
Tax Credits - Weighted Cost		%	%	9
Deferred Income Taxes		%	%	9
Other (Explain)		%	%	
Total	\$	100.00 %		

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT DECEMBER 31, 1997

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

		N/A			
Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain)	\$	\$ 	\$	\$	\$
Total	\$	\$	\$	\$	\$

(1) Explain below all adjustments made in Column (e): N/A

WATER OPERATING

SECTION

Note:

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

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 104,811	\$	\$	\$ 104,811
352	Franchises				32,329
353	Land and Land Rights		40.704		78,509
354	Structures and Improvements	61,745	16,764		14,119
360	Collection Sewers - Force	14,119			182,729
361	Collection Sewers - Gravity	182,729			102,729
362	Special Collecting Structures				41,714
363	Services to Customers	Annual Contract of the Contrac			41,714
364	Flow Measuring Devices				
365	Flow Measuring Installations				11,000
370	Receiving Wells	11,000			41,447
371	Pumping Equipment	40,000	1,447		41,447
380	Treatment and Disposal Equipment	448,058	15,067		463,125
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment	2,523			2,523
391	Transportation Equipment	LSM*2			
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	Carrier Live			
398	Other Tangible Plant				
0	Total Wastewater Plant	\$ 939,028	\$33,278	\$	\$ 972,306

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

YEAR OF REPORT DECEMBER 31, 1997

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)	\$ 15,188	17,093	3,922	34,261		8,938			3,300	20,049		220,674						1,892										\$ 325,317
Credits (h)		2,598	523	4,568		1,191			440	2,715		30,374						420										\$ 45,449
Debits (g)	ACCOUNT OF					Section 1		N																				8
Accumulated Depreciation Balance Previous Year (f)	12,568	14,495	3,399	29,693		7,747			2,860	17,334		190,300						1,472										\$ 279,868
Depr. Rate Applied (e)	2.500 % \$	 1 (2) (2) 		2.500 %	5-5147	2.857 %	8			% 299.9		% 299.9	%	%		%		16.667 %	%	%	100	%	%	%	%	%	%	
Average Salvage in Percent (d)	% 0	% 0	% 0	% 0	%	% 0	%	%	% 0	% 0		% 0	%	%		%		% 0	%	%		%	%	%	%	%	%	
Average Service Life in Years (c)	40	27	27	40		35			25	15		15						9										
Account (b)	Organization	Structures and Improvements	Collection Sewers - Force	Collection Sewers - Gravity	Special Collecting Structures	Services to Customers	Flow Measuring Devices	Flow Measuring Installations	Receiving Wells	Pumping Equipment	Treatment and Disposal	Equipment	Plant Sewers	Outfall Sewer Lines	Other Plant and Miscellaneous	Equipment	Office Furniture and	Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage	Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	Totals
Acct.	351	354	360	361	362	363	364	365	370	371	380		381	382	389		390		391	392	393		394	395	396	397	398	

This amount should tie to Sheet F-5.

YEAR OF REPORT DECEMBER 31 1997

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	5,89
715	Purchased Power	6,509
716	Fuel for Power Production	
718	Chemicals	
	Materials and Supplies	4,52
720	Contractual Services:	
730	Operator and Management	70,800
	Coperator and Management	9,713
	Testing	8,599
	Other	
740	Rents	
750	Transportation Expense	1,80
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$118,25

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Act Start of Year (d)	ive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
			239	253	253.0
5/8"	D	1.0 1.5	- 1	1	1.5
3/4" 1"	l b	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8.0
3"	I D	15.0	-		
3"	C	16.0			
3"		17.5			
4"	D,C	25.0			
4"	T	30.0			
6"	D,C	50.0 62.5			
6"		62.5			
Other (Specify):					
	Unmet	ered Customers			
D = Displacement C = Compound T = Turbine		Total	241	255	262.5

UTILITY NAME:

HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT DECEMBER 31, 1997

PUMPING EQUIPMENT

Lift Station Number	1_1_	_2_	_3			
Make or Type and nameplate	CUB	CLID	SUB			
data on pump	SUB	SUB P/B	P/B			
Manufacturer	P/B	manufacture of the latest and the la	SEH 301	-		
Model	SEH752	SEH 301	Management of Parish Control			
Year installed	1988	1988	1989			
Rated capacity (GPM)	300@50	115@ 40'	112 @ 32'	-		
Size	4" DISCH	4" DISCH	4" DISCH			-
Power:	220 204	230,1PH	230,1PH		1	
Electric	230,3PH	230,111	230,1111	-		***************************************
Mechanical		7.5110	4500			
Nameplate data of motor	11.3 HP	4.5HP	4.5 HP			
						-

SERVICE CONNECTIONS

Size (inches)	PVC 20'	PVC		
Average lengthNumber of active service	_20'_	_20'	 	
connections			 	
leginning of year 1997	118	123	 	
Added during year	14	0	 	
Retired during year	0	0	 	 -
End of year 1997	132	123	 	 _
inactive connections			 	
	177	-	 	

COLLECTING AND FORCE MAINS

The product of the mid.	Collecting Mains			Force Mains				
Size (inches) Type of main	8 PVC	4 PVC						
Length of main (nearest foot)	40.575	1,975						
Begining of year '97 Added during year	13,575	1,975						
Retired during year	0	0						-
End of year '97	13,575	1,975					-	-

MANHOLES

Size (inches) Type of Manhole Number of Manholes:	4' OD STD	4' OD DROP	
Beginning of year '97	66	5	
Added during year	0	0	
Retired during year	0	0	
End of Year '97	66	5	

SYSTEM NAME: HUNTERS RIDGE COUNTRY CLUB

YEAR OF REPORT DECEMBER 31 1997

Allen's Enviromental			
Golf Course Spray Irrig.			-
9,942,000			
MASTER LIFT STATIC	ON PUMPS		_
N/A			
		l l _	
	0.747107100		
	Fffluent Reuse	Effluent Gal	lons
		Disposed	of
Wastewater	Customers	on site	
1 100 000	1.100.000		
1,200,000	1,200,000		
1.200.000	1,200,000		
	960,000		
960,000			
960,000 682,000	960,000		
960,000 682,000 510,000	960,000 682,000		
960,000 682,000	960,000 682,000 510,000		
960,000 682,000 510,000 682,000 620,000	960,000 682,000 510,000 682,000		
960,000 682,000 510,000 682,000 620,000 630,000	960,000 682,000 510,000 682,000 620,000		
960,000 682,000 510,000 682,000 620,000 630,000 775,000	960,000 682,000 510,000 682,000 620,000 630,000		
960,000 682,000 510,000 682,000 620,000 630,000	960,000 682,000 510,000 682,000 620,000 630,000 775,000		
	Contact Stabilization Concrete & Steel 100,000 GPD 27,238 GPD Golf Course Spray Irrig. 9,942,000 MASTER LIFT STATIO N/A PUMPING WASTEWATER Gallons of Treated	Contact Stabilization Concrete & Steel 100,000 GPD 27,238 GPD Golf Course Spray Irrig. 9,942,000 MASTER LIFT STATION PUMPS N/A PUMPING WASTEWATER STATISTICS Gallons of Treated Gallons to Customers 1,100,000 1,100,000	Contact Stabilization Concrete & Steel 100,000 GPD 27,238 GPD Golf Course Spray Irrig. 9,942,000 MASTER LIFT STATION PUMPS N/A PUMPING WASTEWATER STATISTICS Gallons of Effluent Reuse Gallons to Disposed On site 1,100,000 1,100,000

deu Boderan, costas tr.

YEAR OF REPORT DECEMBER 31, 1997

SYSTEM NAME: HUNTERS RIDGE COUNTRY CLUB

OTHER WASTEWATER SYSTEM INFORMATION

1.	Present ERCs * now being serve 102	
2.	Maximum ERCs ** that system can efficiently serve	357
	Present system connection capacity (in ERC's) using existing lines	301
	Future connection capacity (in ERC's) upon service area buildout	116
	Estimated annual increase in ERCs * 30	
	State any plans and estimated completion dates for any enlargements	of this system
	Build an enlargement of system to handle 96 additional ERC	s in Fall of 1998
	List percent of certificated area where service connections are installe 80%	d (total for each county)
	If present systems do not meet the requirements of DEP Rule 62-4, Fi submit the following: N/A a. Evaluation of the present plant or plants in regard to meeting the b. Plans for funding and construction of the required upgrading. c. Have these plans been coordinated with the DEP? d. Do they concur? e. When will construction begin?	
	Do you discharge effluent to surface waters? Yes Department of Environmental Protection ID # 5236POO190	
	Department of Environmental Protection ID# 5230POO 190	
0.	Water Management District ID # N/A	

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 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. X	2. X	3. X	(signature of chief executive officer of the utility)	
1.	2.	3.	4.	•

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.