

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

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ANNUAL REPORT

WS850-18-AR

RIVER RANCH WATER MANAGEMENT LLC

EXACT LEGAL NAME OF RESPONDENT

603-W / 519-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



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FOR THE

YEAR ENDED DECEMBER 31, 2018



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, 2018 and the statement of revenue and expenses for the year ended December 31, 2018 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.

A handwritten signature in black ink that reads 'CJN&W CPAs'. The signature is written in a cursive, flowing style.

CJN&W CPAs
May 10, 2019

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 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 - 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
Orlando, FL 32819

407-351-3351

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 _____		\$ 13,156	\$ 13,954		\$ 27,110
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 _____		138,293	168,468	N/A	306,761
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	121,024	137,296		258,320
Depreciation Expense _____	F-5	57,817	89,191		147,008
CIAC Amortization Expense _____	F-8	(11,612)	(15,036)		(26,648)
Taxes Other Than Income _____	F-7	16,389	12,905	-	29,294
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		183,618	224,356		407,974
Net Operating Income (Loss)		(45,325)	(55,888)	-	(101,213)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____					-
Interest Expense _____		-	-		-
Extraord. Loss _____		-	-		-
					-
					-
Net Income (Loss)		\$ (45,325)	\$ (55,888)	N/A	\$ (101,213)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 2,862,904	\$ 3,817,123
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(1,877,290)	(2,132,552)
Net Utility Plant _____		985,614	1,684,571
Cash _____			30
Customer Accounts Receivable (141) _____		24,189	11,777
Other Assets (Specify):			
Misc. Deferred Debits		2,000	2,000
Accts. Receivable - Associated Company		-	-
Prepaid Expenses		-	100
		-	
Total Assets _____		\$ 1,011,803	\$ 1,698,478
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	(1,057,897)	(363,242)
Total Capital _____		(188,003)	506,652
Long Term Debt (224) _____	F-6	244,724	244,724
Accounts Payable (231) _____		8,314	6,564
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		26,348	13,550
Other Liabilities (Specify):			
Miscellaneous Current and Accrued Liabilities		-	-
Accts. Payable - Associated Company		763,585	743,505
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	156,835	183,483
Total Liabilities and Capital _____		\$ 1,011,803	\$ 1,698,478

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 1,258,473	\$ 1,557,756	N/A	\$ 2,816,229
Construction Work In Progress (105) _____				-
Other (Specify) Plant held for future use _____	-	46,675		46,675
				-
Total Utility Plant _____	\$ 1,258,473	\$ 1,604,431	N/A	\$ 2,862,904

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 761,562	\$ 1,370,990	N/A	\$ 2,132,552
Add Credits During Year:				
Accruals charged to depreciation account _____	57,817	89,191		147,008
Salvage _____				-
Other credits (specify) _____				-
	-	-		-
Total credits _____	57,817	89,191		147,008
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) PSC Adjustment per _____	157,477	244,793		402,270
Docket 20170219 _____				
Total debits _____	157,477	244,793		402,270
Balance End of Year _____	\$ 661,902	\$ 1,215,388	N/A	\$ 1,877,290

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2018

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_____	\$ (363,242)	N/A
Charges during the year (specify):		
Current year loss	(101,213)	-
Adjustment per PSC Docket 20170219	(593,442)	

Balance end of year_____	\$ (1,057,897)	

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 _____	8,776	3,928		12,704
Regulatory assessment fee _____	6,140	7,504		13,644
Other (Specify):				
Payroll Taxes	1,473	1,473		2,946
	-	-		
Total taxes accrued _____	\$ 16,389	\$ 12,905		\$ 29,294

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	\$ -	\$ 1,600	Maintenance
CJNW	4,658	4,657	Accounting services
Tri-Florida	4,112	200	Testing
Friedman & Friedman	1,760	1,760	Legal
Harrison Waste Water Oper.	51,474	50,047	Chemicals, Sludge Removal, Operations
Inframark LLC	957	957	Billing
Vincent Plumbing Company	30,135	11,123	Construction and Maintenance
C&W Equipment	1,549	565	Construction and Maintenance
Powersecure Service	607	607	Maintenance
Summerlin	8,323	4,707	Repairs, Construction and Maintenance
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2018

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 524,938	\$ 665,542	\$ 1,190,480
2. Add credits during year:			
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 _____	(488,643)	(545,002)	(1,033,645)
7. Net CIAC _____	\$ 36,295	\$ 120,540	\$ 156,835

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 _____	\$ 477,031	\$ 529,966	\$ 1,006,997
Add Debits During Year: _____	11,612	15,036	26,648
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 488,643	\$ 545,002	\$ 1,033,645

**WATER
OPERATION
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (1)(e)	CURRENT YEAR (f)
301	Organization_____	\$ 1,145	\$ -	\$ 2	\$ 1,147
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	160	-	-	160
304	Structure and Improvements_____	60,437	3,980	(18,615)	45,802
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	23,930	-	38	23,968
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	29,429	-	48	29,477
310	Power Generation Equipment_____	15,871	-	26	15,897
311	Pumping Equipment_____	69,901	-	(13,986)	55,915
320	Water Treatment Equipment_____	26,363	-	43	26,406
330	Distribution Reservoirs and Standpipes_____	1,033,069	-	(529,124)	503,945
331	Transmission and Distribution Mains_____	355,602	-	(5,254)	350,348
333	Services_____	76,818	-	126	76,944
334	Meters and Meter Installations_____	68,443	27,835	(22,886)	73,392
335	Hydrants_____	63,127	-	(8,055)	55,072
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_____	\$ 1,824,295	\$ 31,815	\$ (597,637)	\$ 1,258,473

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.
(1) Adjustment per PSC Docket 20170219

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2018

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)(1)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	40	- %	2.50 %	\$ 1,145	\$ (14)	\$ 14	\$ 1,145
302	Franchises	-	- %	- %	-	-	-	-
304	Structure and Improvements	27	- %	3.70 %	30,561	(7,461)	2,229	25,329
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	27	- %	3.70 %	22,781	400	749	23,930
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	32	- %	3.13 %	15,178	504	921	16,603
310	Power Generation Equipment	17	- %	5.88 %	13,659	542	933	15,134
311	Pumping Equipment	17	- %	5.88 %	49,486	(13,801)	4,110	39,795
320	Water Treatment Equipment	17	- %	5.88 %	26,363	(314)	314	26,363
330	Distribution Reservoirs and Standpipes	33	- %	3.03 %	156,857	(107,789)	31,302	80,370
331	Transmission and Distribution Mains	38	- %	2.63 %	299,119	416	9,352	308,887
333	Services	35	- %	2.86 %	73,294	765	2,197	76,256
334	Meters and Meter Installations	17	- %	5.88 %	43,449	(10,844)	4,118	36,723
335	Hydrants	17	- %	5.88 %	29,670	(19,881)	1,578	11,367
339	Other Plant and Miscellaneous Equipment	20	- %	5.00 %	-	-	-	-
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				\$ 761,562	\$ (157,477)	\$ 57,817	\$ 661,902

* This amount should tie to Sheet F-5
(1) Adjustment per Docket 20170219

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 15,463
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	387
610	Purchased Water _____	
615	Purchased Power _____	16,810
616	Fuel for Power Production _____	
618	Chemicals _____	29,946
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	1,293
	Operator and Management _____	42,296
	Testing _____	5,813
	Other _____	6,744
640	Rents _____	
650	Transportation Expense _____	-
655	Insurance Expense _____	280
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	1,992
	Total Water Operation and Maintenance Expense _____	\$ 121,024 *

* 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	7	7
3/4"	D	1.5		47	71
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0		80	80
3/4"	D	1.5	2	111	167
1"	D	2.5		1	3
1 1/2"	D,T	5.0		2	10
2"	D,C,T	8.0		9	72
3"	D	15.0		1	15
3"	C	16.0			
6"	D	50.0		1	50
Unmetered Customers		1.0	727	727	727
Other (Specify):Irrigation		1.0	486	486	486
Total			1,266	1,472	1,687

** D = Displacement
C = Compound
T = Turbine

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

YEAR OF REPORT
 December 31, 2018

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	-	9,970	31	9,939	-
February	-	9,954	31	9,923	-
March	-	12,400	31	12,369	-
April	-	12,260	31	12,229	-
May	-	9,785	31	9,754	-
June	-	8,322	31	8,291	-
July	-	8,232	31	8,201	-
August	-	8,153	31	8,122	-
September	-	7,533	31	7,502	-
October	-	8,299	31	8,268	-
November	-	9,554	31	9,523	-
December	-	9,378	31	9,347	-
Total for year	N/A	113,840	372	113,468	N/A

If water is purchased for resale, indicate the following

Vendor N/A
 Point of Delivery N/A

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

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

MAINS (Feet)

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

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

YEAR OF REPORT
 December 31, 2018

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) _____	Concrete	-	-	
Capacity of Tank _____	100,000	-	-	
Ground of Elevated _____	Ground	-	-	

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	Teco Westinghouse	-	-	
Type _____	Electric	-	-	
Rated Horsepower _____	30	-	-	
<u>PUMPS</u>				
Manufacturer _____	Aurora	-	-	
Type _____	Electric	-	-	
Capacity in GPM _____	500	-	-	
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2018
--

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	_____	_____

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

YEAR OF REPORT
 December 31, 2018

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary

1.	Present ERC's * the system can efficiently serve	1687
2.	Maximum number of ERC's * which can be served	1,687
3.	Present system connection capacity (in ERC's *) using existing lines	1,687
4.	Future connection capacity (in ERC's *) upon service area buildout	1,687
5.	Estimated annual increase in ERC's*	Approximately 3
6.	Is the utility required to have fire flow capacity?	Yes
	If so, how much capacity is required?	500 gpm for 4 hours
7.	Attach a description of the fire fighting facilities.	Hydrants
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?	None
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 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? _____	
11.	Department of Environmental Protection ID #	3531517
12.	Water Management District Consumptive Use Permit #	53-00026-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?	N/A

* 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 single family residents (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 available are available for use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000) / 365\ days) / 350\ gallons\ per\ day$

**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	\$ -	\$ (7)	\$ 1,138
352	Franchises_____	-	-	-	-
353	Land and Land Rights_____	500	-	-	500
354	Structure and Improvements_____	290,775	-	(184,055)	106,720
355	Power Generation Equipment_____	-	-	-	-
360	Collection Sewers - Force_____	97,243	9,678	5,470	112,391
361	Collection Sewers - Gravity_____	511,250	-	(10,709)	500,541
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	4,471	-	(27)	4,444
364	Flow Measuring Devices_____	3,729	-	(23)	3,706
365	Flow Measuring Installations_____	-	-	-	-
370	Receiving Wells_____	188,976	-	(66,765)	122,211
371	Pumping Equipment_____	75,464	-	(29,894)	45,570
380	Treatment and Disposal Equipment_____	482,196	-	(110,296)	371,900
381	Plant Sewers_____	-	-	-	-
382	Outfall Sewer Lines_____	-	-	-	-
389	Other Plant and Miscellaneous Equipment_____	290,404	-	(1,769)	288,635
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_____	\$ 1,946,153	\$ 9,678	\$ (398,075)	\$ 1,557,756

* This amount should tie to Sheet F-5

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2018

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)(1)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40	- %	2.50 %	1,145	(8)	(8)	1,145
352	Franchises	-	- %	- %	-	-	-	-
354	Structure and Improvements	27	- %	3.70 %	143,301	76,263	10,759	77,797
355	Power Generation Equipment	-	- %	- %	-	-	-	-
360	Collection Sewers - Force	27	- %	3.70 %	90,109	(5,879)	1,434	97,422
361	Collection Sewers - Gravity	40	- %	2.50 %	386,487	(12,046)	12,781	411,314
362	Special Collecting Structures (Lift Stations)	-	- %	- %	-	-	-	-
363	Services to Customers	35	- %	2.86 %	3,864	(121)	128	4,113
364	Flow Measuring Devices	5	- %	20.00 %	3,729	(27)	(27)	3,729
365	Flow Measuring Installations	-	- %	- %	-	-	-	-
370	Receiving Wells (Lift Stations)	25	- %	4.00 %	113,334	80,199	7,559	40,694
371	Pumping Equipment	15	- %	6.67 %	30,559	23,063	5,033	12,529
380	Treatment and Disposal Equipment	15	- %	6.67 %	376,251	99,345	32,162	309,068
381	Plant Sewers	-	- %	- %	-	-	-	-
382	Outfall Sewer Lines	-	- %	- %	-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	- %	6.67 %	222,211	(15,996)	19,370	257,577
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				1,370,990	244,793	89,191	1,215,388

* This amount should tie to Sheet F-5
(1) Adjustments per PSC docket 20170219

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2018
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WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 15,463
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	387
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	
715	Purchased Power _____	16,136
716	Fule for Power Production _____	
718	Chemicals _____	30,014
720	Materials and Supplies _____	160
730	Contractual Services:	
	Operator and Management _____	64,942
	Testing _____	1,010
	Other _____	8,037
740	Rents _____	
750	Transportation Expense _____	-
755	Insurance Expense _____	428
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	446
775	Miscellaneous Expenses _____	273
	Total Wastewater Operation and Maintenance Expense _____	\$ 137,296 *

* 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		7	7
3/4"	D	1.5	51	47	71
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0		80	80
3/4"	D	1.5	2	111	167
1"	D	2.5		1	3
1 1/2"	D,T	5.0		2	10
2"	D,C,T	8.0		9	72
3"	D	15.0		1	15
3"	C	16.0			
6"	D	50.0		1	50
Unmetered Customers		1.0	727	727	727
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	780	986
					1,201

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	_____	_____	_____

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2018
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TREATMENT PLANT

Manufacturer_____	Davco	_____	_____
Type_____	Active Sludge	_____	_____
"Steel" or "Concrete"_____	Steel	_____	_____
Total Capacity_____	95,000 GPD	_____	_____
Average Daily Flow_____	55,512	_____	_____
Effluent Disposal_____	Pond	_____	_____
Total Gallons of Wastewater Treated_____	20,262,000	_____	_____

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_____	2,133,000	None	2,133,000
February_____	1,722,000		1,722,000
March_____	1,317,000		1,317,000
April_____	1,394,000		1,394,000
May_____	1,629,000		1,629,000
June_____	1,414,000		1,414,000
July_____	1,533,000		1,533,000
August_____	1,754,000		1,754,000
September_____	1,649,000		1,649,000
October_____	1,815,000		1,815,000
November_____	1,701,000		1,701,000
December_____	2,201,000		2,201,000
Total for year_____	20,262,000		20,262,000

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>1,200.5</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 cor <u>N/A</u>	<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.	2.	3.	4.
(X)	(X)	(X)	(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, 2018

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 13,156	11,301	\$ 1,855
Commercial	14,170	14,170	-
Industrial	-	-	-
Multiple Family	103,175	103,175	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	7,792	7,792	-
Total Water Operating Revenue	\$ 138,293	\$ 136,438	\$ 1,855
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 138,293	\$ 136,438	\$ 1,855

Explanations:
Amended return to be filed

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, 2018

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	13,954	\$ 12,242	\$ 1,712
Commercial	14,830	14,830	-
Industrial	-	-	-
Multiple Family	139,684	139,684	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 168,468	\$ 166,756	\$ 1,712
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 168,468	\$ 166,756	\$ 1,712

Explanations:
Amended return to be filed

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).