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**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

# ***ANNUAL REPORT***

OF

WS895-05-AR  
Pine Ridge Management Corporation  
P. O. Box 307  
Lake Placid, FL 33862-0307

*Submitted To The*

**STATE OF FLORIDA**



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ECONOMIC REGULATION

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***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2005**

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# **FINANCIAL SECTION**

Pine Ridge Management  
Corporation  
PO Box 307  
Lake Placid, FL 33862  
863-699-1582

REPORT OF

(EXACT NAME OF UTILITY)

41 PipeAire Circle  
Lake Placid, FL Highlands  
County

Mailing Address

Street Address

County

Telephone Number 863-699-1582

Date Utility First Organized unknown  
existing when  
purchased Jan. 16, 1990

Fax Number 863-699-1582  
(call first)

E-mail Address VL Gadsden @earthlink.net

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

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 PipeAire Circle, Lake Placid, FL 33852 863-699-1582

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

CONTACTS

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

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
None	None	None	\$ None
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Pine Ridge Management  
Corporation  
PO Box 307  
Lake Placid, FL 33862  
863-699-1582

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ 7,340.00	\$ 58,720.00	\$ 80,065.00	\$ 146,125.00
Commercial -----		570.00	1,530.00	0	7,040.00
Industrial -----					
Multiple Family -----		10,937.58	0	0	10,937.58
Guaranteed Revenues -----					
Other (Specify) -----					
Total Gross Revenue -----		\$ 18,787.58	\$ 60,250.00	\$ 80,065.00	\$ 159,102.58
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 24,767.36	\$ 55,985.01	\$ 50,192.83	\$ 130,945.20
Depreciation Expense -----	F-5	1,330.57	1,330.57	35,970.86	38,632.00
CIAC Amortization Expense -----	F-8	0	0	0	0
Taxes Other Than Income -----	F-7	6,295.68	4,164.39	12,092.73	17,552.80
Income Taxes -----	F-7	0	0	0	0
Total Operating Expense		\$ 27,393.61	61,479.97	98,256.42	\$ 187,130.00
Net Operating Income (Loss)		\$ (8,606.03)	(1,229.97)	(18,191.42)	\$ (28,027.42)
Other Income:					
Nonutility Income -----		\$ 0	\$ 0	\$ 0	\$ 0
-----					
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ 0	\$ 0	\$ 0	\$ 0
Interest Expense -----					
-----					
-----					
Net Income (Loss)		\$ (8,606.03)	(1,229.97)	(18,191.42)	\$ (28,027.42)

Pine Ridge Management  
Corporation  
PO Box 307

UTILITY NAME: — Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 127,552.28	\$ 127,552.28
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	19,981.58	17,320.44
Net Utility Plant _____		\$ 107,570.70	\$ 110,231.84
Cash _____		0	
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____			
Non-Utility Assets (net of accum. depr.) _____		359,763.30	359,763.30
Total Assets _____		\$ 467,334.00	\$ 469,995.14
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	369,777.95	469,995.14
Proprietary Capital (Proprietary and Partnership only) (218) _____	F-6		
Total Capital _____		\$ _____	\$ _____
Long Term Debt (224) _____	F-6	\$ 97,556.05	\$ _____
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 _____		\$ 467,334.00	\$ 469,995.14

UTILITY NAME: 863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

**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>8,660.22</u>	\$ <u>8,660.22</u>	\$ <u>77,568.56</u>	\$ <u>94,889.00</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _ _ _ _ _	\$ <u>1,330.57</u>	\$ <u>1,330.57</u>	\$ <u>35,970.86</u>	\$ <u>38,632.00</u>
Salvage _ _ _ _ _	_____	_____	_____	_____
Other Credits (specify) _ _ _ _ _	_____	_____	_____	_____
Total Credits _ _ _ _ _	\$ <u>1,330.57</u>	\$ <u>1,330.57</u>	\$ <u>35,970.86</u>	\$ <u>38,632.00</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _ _ _ _ _	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _ _ _ _ _	_____	_____	_____	_____
Other debits (specify) _ _ _ _ _	_____	_____	_____	_____
Total Debits _ _ _ _ _	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Balance End of Year _ _ _ _ _	\$ <u>9,990.79</u>	\$ <u>9,990.79</u>	\$ <u>113,539.42</u>	\$ <u>133,521.00</u>

Pine Ridge Management  
Corporation  
PO Box 307

Lake Placid, FL 33862  
863-699-1582

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005

**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>0</u>	\$ <u>469,995.14</u>
Changes during the year (Specify): <u>Recorded non-utility assets on books, change</u> <u>in accounting method; 2005 net operating loss</u>	_____	<u>100,217.19</u>
Balance end of year _____	\$ <u>0</u>	\$ <u>369,777.95</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 4-15-05</u> <u>matures 4-15-10</u>	<u>7.75%</u>	<u>60</u>	\$ <u>97,556.05</u>
Total _____			\$ <u>97,556.05</u>



Pine Ridge Management  
Corporation  
PO Box 307

UTILITY NAME:            Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

**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				
Local property tax	<u>584.16</u>	<u>2,300.71</u>	<u>12,092.73</u>	<u>14,977.60</u>
Regulatory assessment fee	<u>711.52</u>	<u>1,863.68</u>		<u>2,575.20</u>
Other (Specify)				
Total Tax Expense	\$ <u>1,295.68</u>	\$ <u>4,164.39</u>	\$ <u>12,092.73</u>	\$ <u>17,552.80</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>Total Treatment Services</u>	\$ <u>1,750.00</u>	\$ <u>4,050.00</u>	<u>water/sewer operator</u>
<u>Bill Brown</u>	\$ <u>1,800.00</u>	\$ <u>5,400.00</u>	<u>ongoing repairs + maintenance</u>
<u>Jim Gadsden</u>	\$ <u>2,975.00</u>	\$ <u>8,925.00</u>	<u>ongoing repairs + maintenance</u>
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

Pine Ridge Management  
Corporation  
PO Box 307

UTILITY NAME:        Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

**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: Pine Ridge Management Corporation

YEAR OF REPORT  
DECEMBER 31, 2005

This Page Not Applicable  
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: \_\_\_\_\_

UTILITY NAME: Pine Ridge Management Corporation YEAR OF REPORT  
DECEMBER 31, 2005

## SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

~~This Page Not Applicable~~

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	<u>97,556.05</u>	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	<u>\$97,556.05</u>	\$ _____	\$ _____	\$ _____	\$ _____

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

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# **WATER OPERATING SECTION**

Pine Ridge Management  
Corporation  
PO Box 307

UTILITY NAME: Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

WATER UTILITY PLANT ACCOUNTS

no charges

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_____	63,776.14	_____	_____	63,776.14
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_____	\$ 63,776.14	\$ 0	\$ 0	\$ 63,776.14

UTILITY NAME: \_\_\_\_\_

Corporation

PO Box 307

Lake Placid, FL 33862

863-699-1582

YEAR OF REPORT

DECEMBER 31, 2005

## 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	39.5	0	2.086	\$ 8,660.22	\$	\$ 1,330.57	\$ 9,990.79
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				\$ 8,660.22	\$	\$ 1,330.57	\$ 9,990.79

\* This amount should tie to Sheet F-5.

refer to  
'04

UTILITY NAME: \_\_\_\_\_ Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 0
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	0
604	Employee Pensions and Benefits_____	0
610	Purchased Water_____	0
615	Purchased Power_____	0
616	Fuel for Power Production_____	0
618	Chemicals_____	0
620	Materials and Supplies_____	2,502.00
630	Contractual Services:	
	Billing_____	0
	Professional_____	6,525.00
	Testing_____	0
	Other_____	0
640	Rents_____	0
650	Transportation Expense_____	0
655	Insurance Expense_____	222.99
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	0
670	Bad Debt Expense_____	0
675	Miscellaneous Expenses_____	15,517.37
	Total Water Operation And Maintenance Expense_____	\$ 24,767.36*

\* 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	135	135	135
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	5		5	5	5
Other (Specify)					
Total			140	140	140

\*\* D = Displacement  
C = Compound  
T = Turbine



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

UTILITY NAME: \_\_\_\_\_ 863-699-1582 \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005SYSTEM NAME: water plant

## WELLS AND WELL PUMPS

(a)	#1 (b)	#2 (c)	#3 (d)	#4 (e)
Year Constructed _____	<u>about 1970</u>	<u>Same</u>	<u>Same</u>	<u>Same</u>
Types of Well Construction and Casing _____	<u>PVC</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>1.5 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>5000 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)
<u>Motors</u>				
Manufacturer _____	<u>Sta Rite</u>	<u>Same</u>	<u>Same</u>	<u>NA</u>
Type _____	<u>open drip</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>
<u>Pumps</u>				
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>

Pine Ridge Management  
Corporation  
PO Box 307

UTILITY NAME: Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

### SOURCE OF SUPPLY

List for each source of supply ( Ground, Surface, Purchased Water etc. )

Permitted Gals. per day \_ \_ \_  
Type of Source \_ \_ \_ \_ \_

17,200 gal.  
ground water

~~NA~~

~~NA~~

### WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type \_ \_ \_ \_ \_  
Make \_ \_ \_ \_ \_  
Permitted Capacity (GPD) \_ \_ \_  
High service pumping  
Gallons per minute \_ \_ \_  
Reverse Osmosis \_ \_ \_ \_ \_  
Lime Treatment  
Unit Rating \_ \_ \_ \_ \_  
Filtration  
Pressure Sq. Ft. \_ \_ \_ \_ \_  
Gravity GPD/Sq.Ft. \_ \_ \_ \_ \_  
Disinfection  
Chlorinator \_ \_ \_ \_ \_  
Ozone \_ \_ \_ \_ \_  
Other \_ \_ \_ \_ \_  
Auxiliary Power \_ \_ \_ \_ \_

aeration  
unavailable  
20,000 GPD  
13.9 GPD  
NA  
NA  
NA  
NA  
Stenner  
NA  
NA  
NA

~~NA~~

~~NA~~

Pin Ridge Management  
Corporation  
PO Box 307

Lake Placid, FL 33862  
863-699-1582

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005

SYSTEM NAME: \_\_\_\_\_

water plant

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 \*. 2
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. Not Applicable
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
Not Applicable
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? yes
11. Department of Environmental Protection ID # South Florida Water Management District 4471110
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**

Pine Ridge Management  
Corporation  
PO Box 307  
Lake Placid, FL 33862  
863-699-1582

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005

**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 _____	63,776.14	0	0	63,776.14
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 _____	\$ 63,776.14	\$ 0	\$ 0	\$ 63,776.14

\* This amount should tie to sheet F-5.

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT

DECEMBER 31, 2005

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage Percent in (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_	39.5	0	2.086%	\$ 8,660.22	\$ 0	\$ 1,330.57	\$ 9,990.79
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_				\$ 8,660.22	\$ 0	\$ 1,330.57	\$ 9,990.79

\* This amount should tie to Sheet F-5.

Pine Ridge Management  
Corporation  
PO Box 307

UTILITY NAME: \_\_\_\_\_ Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ <u>0</u>
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	<u>0</u>
704	Employee Pensions and Benefits_____	<u>0</u>
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	
715	Purchased Power_____	
716	Fuel for Power Production_____	
718	Chemicals_____	
720	Materials and Supplies_____	<u>667.74</u>
730	Contractual Services:	
	Billing_____	
	Professional_____	<u>18,375.00</u>
	Testing_____	
	Other_____	
740	Rents_____	
750	Transportation Expense_____	
755	Insurance Expense_____	<u>668.97</u>
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	<u>36,273.30</u>
	Total Wastewater Operation And Maintenance Expense_____	\$ <u>55,985.01</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	D	1.0	<u>136</u>	<u>136</u>	<u>136</u>
All meter sizes					
General Service	D D,T D,C,T D C T	1.0			
5/8"		1.5			
3/4"		2.5			
1"		5.0			
1 1/2"		8.0			
2"		15.0			
3"		16.0			
3"		17.5			
Unmetered Customers					
Other (Specify) <u>Flat rate</u>			<u>5</u>	<u>5</u>	<u>5</u>
Total			<u>141</u>	<u>141</u>	<u>141</u>

\*\* D = Displacement  
C = Compound  
T = Turbine



UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005

**PUMPING EQUIPMENT**

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
2X Gould 1.0 submersible pump	_____	_____	NOT	_____	_____	_____
Year installed _____	_____	_____	Applicable	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power: _____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
(pump/motor encased) NA	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	_____	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	NOT	_____	_____	_____
Beginning of year _____	_____	_____	Applicable	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
NA	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains	Force Mains
Size (inches) _____	_____	_____
Type of main _____	_____	_____
Length of main (nearest foot) _____	_____	_____
Beginning of year _____	NOT	NOT
Added during year _____	Applicable	Applicable
Retired during year _____	_____	_____
End of year _____	_____	_____

**MANHOLES**

Size (inches) _____	_____	_____	_____
Type of Manhole _____	_____	_____	_____
Number of Manholes: _____	_____	_____	_____
Beginning of year _____	_____	_____	_____
Added during year _____	_____	_____	_____
Retired during year _____	_____	_____	_____
End of Year _____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Lake Placid, FL 33862

SYSTEM NAME: \_\_\_\_\_ 863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

Sewer plant

### TREATMENT PLANT

Manufacturer_____	<u>Danco</u>	_____	_____
Type_____	<u>Concrete</u>	_____	_____
"Steel" or "Concrete"_____	<u>Concrete</u>	_____	_____
Total Permitted Capacity_____	<u>20,000 GPD</u>	_____	_____
Average Daily Flow_____	<u>.016</u>	_____	_____
Method of Effluent Disposal_____	<u>perk pond</u>	_____	_____
Permitted Capacity of Disposal_____	<u>20,000 GPD</u>	_____	_____
Total Gallons of Wastewater treated_____	<u>5,728</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>.518</u>	<u>-0-</u>	<u>-0-</u>
February_____	<u>.504</u>	_____	_____
March_____	<u>.532</u>	_____	_____
April_____	<u>.944</u>	_____	_____
May_____	<u>.372</u>	_____	_____
June_____	<u>.559</u>	_____	_____
July_____	<u>.468</u>	_____	_____
August_____	<u>.458</u>	_____	_____
September_____	<u>.441</u>	_____	_____
October_____	<u>.413</u>	_____	_____
November_____	<u>.507</u>	_____	_____
December_____	<u>.530</u>	_____	_____
Total for year_____	<u>6.246</u>	_____	_____

If Wastewater Treatment is purchased, indicate the vendor:

Not Applicable

Pine Ridge Management  
Corporation  
PO Box 307  
Lake Placid, FL 33862  
863-699-1582

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31, 2005

SYSTEM NAME: Sewer plant

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. 15
5. Estimated annual increase in ERCs\*. 2
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
No plans at this time
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? NA
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? Not Applicable
  - c. When will construction begin? Not Applicable
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? \_\_\_\_\_
12. Department of Environmental Protection ID # FLA 013 928

- \* 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: Lake Placid, FL 33862  
863-699-1582

YEAR OF REPORT  
DECEMBER 31, 2005

## 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 J. Gadsden  
(signature of Chief Executive Officer of the utility)

Date: \_\_\_\_\_

1. ☐ 2. ☐ 3. ☐ 4. ☐

\_\_\_\_\_  
(signature of Chief Financial Officer of the utility) \*

Date: 3-30-06

\* 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:**

**For the Year Ended December 31, \_\_\_\_\_**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>7,340.00</u>	\$ <u>7,340.00</u>	\$ <u>0</u>
Commercial	<u>510.00</u>	<u>510.00</u>	<u>0</u>
Industrial	_____	_____	_____
Multiple Family	<u>10,937.58</u>	<u>10,937.58</u>	<u>0</u>
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	<b>\$ <u>18,787.58</u></b>	<b>\$ <u>18,787.58</u></b>	<b>\$ <u>0</u></b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	<b>\$ <u>18,787.58</u></b>	<b>\$ <u>18,787.58</u></b>	<b>\$ <u>0</u></b>

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:**

**For the Year Ended December 31, \_\_\_\_\_**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 58,720.00	\$ 58,720.00	\$ 0
Commercial	1,530.00	1,530.00	0
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Wastewater Operating Revenue</b>	<b>\$ 60,250.00</b>	<b>\$ 60,250.00</b>	<b>\$ 0</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 60,250.00</b>	<b>\$ 60,250.00</b>	<b>\$ 0</b>

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).