

OFFICIAL COPY
DIVISION OF
CLASS "C"
WATER AND WASTEWATER

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS815-02-AR
Four Lakes Golf Club, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

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**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations & Waste Water
Class C**

Company: Four Lakes Golf Club, Ltd.

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 288,155	\$ 288,155	\$ -0-
Commercial	135,375	135,375	-0-
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 423,530	\$ 423,530	\$ -0-
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 423,530	\$ 423,530	\$ -0-

Explanations:

03/07/2003 10:09:35 AM
 03/07/2003 10:09:35 AM
 03/07/2003 10:09:35 AM

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).

REPORT OF

Four Lakes Golf Club, Ltd.
(EXACT NAME OF UTILITY)

P. O. Box 5252		500 S. Florida Avenue, Suite 700	
Lakeland, Florida 33807-5252		Lakeland, FL 33801	Polk
Mailing Address		Street Address	County
Telephone Number	(863) 647-1581	Date Utility First Organized	1995
Fax Number	(863) 647-3992	E-mail Address	
Sunshine State One-Call of Florida, Inc. Member No. _____			

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: 500 S. Florida Avenue, Suite 700
Lakeland, Florida

Name of subdivisions where services are provided: Four Lakes Golf Club

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>500 S. Florida Avenue Lakeland, FL 33801</u>	
Person who prepared this report: <u>Jim D. Lee CPA</u>	<u>CPA</u>	<u>PO Box 2158 Lakeland, FL 33806</u>	
Officers and Managers: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>500 S. Florida Avenue Lakeland, FL 33801</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>R. Tom Chapman</u>	<u>20.00</u>	<u>500 S. FL Ave., Lakeland</u>	\$ <u>0</u>
<u>Thomas J. Shannon</u>	<u>25.00</u>	<u>500 S. FL Ave., Lakeland</u>	\$ <u>0</u>
<u>ATA Properties, Inc.</u>	<u>14.33</u>	<u>500 S. FL Ave., Lakeland</u>	\$ <u>0</u>
<u>Lawrence W. Maxwell</u>	<u>30.00</u>	<u>500 S. FL Ave., Lakeland</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ _____	\$ _____	\$ _____	\$ <u>288,155</u>
Commercial_-----		_____	_____	_____	<u>135,375</u>
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_-----		_____	_____	_____	_____
Other (Specify)_-----		_____	_____	_____	_____
 Total Gross Revenue_-----		\$ _____	\$ _____	\$ _____	\$ <u>423,530</u>
 Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>207,810</u>	\$ <u>230,376</u>	\$ _____	\$ <u>438,186</u>
 Depreciation Expense_-----	F-5	<u>23,929</u>	<u>47,725</u>	_____	<u>71,654</u>
 CIAC Amortization Expense_-----	F-8	<u>(17,420)</u>	<u>(33,821)</u>	_____	<u>(51,241)</u>
 Taxes Other Than Income_-----	F-7	<u>14,714</u>	<u>10,324</u>	_____	<u>25,038</u>
 Income Taxes_-----	F-7	_____	_____	_____	_____
 Total Operating Expense		\$ <u>229,033</u>	<u>254,604</u>	_____	\$ <u>483,637</u>
 Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(60,107)</u>
 Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ <u>10,850,698</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
 Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ <u>9,210,158</u>
Interest Expense_-----		_____	_____	_____	<u>1,653,973</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
 Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(73,540)</u>

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>2,083,635</u>	\$ <u>2,083,635</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>(447,009)</u>	<u>(375,355)</u>
Net Utility Plant -----		\$ <u>1,636,626</u>	\$ <u>1,708,280</u>
Cash -----		<u>463,792</u>	<u>930,085</u>
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Non-utility Property Net (121, 122) -----		<u>16,777,503</u>	<u>16,936,272</u>
Misc. Current & Accrued Assets (174) -----		<u>606,159</u>	<u>695,111</u>
-----		-----	-----
-----		-----	-----
Total Assets -----		\$ <u><u>19,484,080</u></u>	\$ <u><u>20,269,748</u></u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	-----	-----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid in Capital (211) -----		-----	-----
Retained Earnings (215) -----	F-6	-----	-----
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>(7,758,449)</u>	<u>(7,684,904)</u>
Total Capital -----		\$ <u>(7,758,449)</u>	\$ <u>(7,684,904)</u>
Long Term Debt (224) -----	F-6	\$ <u>23,712,515</u>	\$ <u>24,293,817</u>
Accounts Payable (231) -----		<u>53,166</u>	<u>289,202</u>
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		<u>25,038</u>	<u>16,432</u>
Other Liabilities (Specify) -----		-----	-----
Accounts Payable (233) -----		<u>1,748,125</u>	<u>1,748,125</u>
Misc. Current & Accrued Liabilities (241) -----		<u>402,826</u>	<u>369,510</u>
Misc. Operating Reserves -----		<u>0</u>	<u>0</u>
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>1,300,859</u>	<u>1,237,566</u>
Total Liabilities and Capital -----		\$ <u><u>19,484,080</u></u>	\$ <u><u>20,269,748</u></u>

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ <u>709,933</u>	\$ <u>1,373,702</u>	\$ _____	\$ <u>2,083,635</u>

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>709,933</u>	\$ <u>1,373,702</u>	\$ _____	\$ <u>2,083,635</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>123,447</u>	\$ <u>251,908</u>	\$ _____	\$ <u>375,355</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>23,847</u>	\$ <u>47,635</u>	\$ _____	\$ <u>71,482</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises _____	<u>82</u>	<u>90</u>	_____	<u>172</u>
Total Credits _____	\$ <u>23,929</u>	\$ <u>47,725</u>	\$ _____	\$ <u>71,654</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>147,376</u>	\$ <u>299,633</u>	\$ _____	\$ <u>447,009</u>

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002
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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
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 _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ (7,684,909)
Changes during the year (Specify): Current year loss _____	_____ _____	_____ (73,540)
Balance end of year _____	\$ _____	\$ (7,758,449)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Aegon 9/20/01 10/01/06	6.84	60	\$ 23,704,997
N/P Marketing Office			7,518
Total _____			\$ 23,712,515

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>468,491</u>	\$ <u>909,553</u>	\$ <u>1,378,044</u>
2) Add credits during year _____			
3) Total _____	\$ <u>38,934</u>	\$ <u>75,600</u>	\$ <u>114,534</u>
4) Deduct charges during the year _____	<u>507,425</u>	<u>985,153</u>	<u>1,492,578</u>
5) Balance end of year _____	<u>507,425</u>	<u>985,153</u>	<u>1,492,578</u>
6) Less Accumulated Amortization _____	<u>64,932</u>	<u>126,787</u>	<u>191,719</u>
7) Net CIAC _____	\$ <u>442,493</u>	\$ <u>858,366</u>	\$ <u>1,300,859</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	
Tap in fee	<u>63</u>	\$ <u>1,818</u>	\$ <u>38,934</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____		\$ <u>38,934</u>	\$ <u>75,600</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>47,512</u>	\$ <u>92,966</u>	\$ <u>140,478</u>
Add Credits During Year: _____	<u>17,420</u>	<u>33,821</u>	<u>51,241</u>
Deduct Debits During Year: _____			
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>64,932</u>	\$ <u>126,787</u>	\$ <u>191,719</u>

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

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

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>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 500	\$	\$	\$ 500
302	Franchises	1,800			1,800
303	Land and Land Rights	38,979			38,979
304	Structures and Improvements	14,906			14,906
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	62,227			62,227
308	Infiltration Galleries and Tunnels				
309	Supply Mains	10,011			10,011
310	Power Generation Equipment	68,158			68,158
311	Pumping Equipment	22,146			22,146
320	Water Treatment Equipment	10,987			10,987
330	Distribution Reservoirs and Standpipes	13,683			13,683
331	Transmission and Distribution Lines	337,408			337,408
333	Services	26,340			26,340
334	Meters and Meter Installations	63,057			63,057
335	Hydrants	39,731			39,731
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	\$ 709,933	\$	\$	\$ 709,933

UTILITY NAME: _____

Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2002

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	28	0 %	3.57 %	\$ 3,186	\$	\$ 532	\$ 3,718
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	0 %	3.70 %	12,053		2,303	14,356
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.13 %	816		313	1,129
310	Power Generating Equipment	17	0 %	5.88 %	16,545		4,008	20,553
311	Pumping Equipment	17	0 %	5.88 %	8,467		1,302	9,769
320	Water Treatment Equipment	17	0 %	5.88 %	4,113		646	4,759
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	2,697		415	3,112
331	Trans. & Dist. Mains	38	0 %	2.63 %	43,683		8,874	52,557
333	Services	35	0 %	2.86 %	2,774		753	3,527
334	Meter & Meter Installations	17	0 %	5.88 %	24,106		3,708	27,814
335	Hydrants	40	0 %	2.50 %	4,666		993	5,659
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				\$ 123,106	\$	\$ 23,847	\$ 146,953 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 38,718
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	37,190
616	Fuel for Power Production_____	_____
618	Chemicals_____	640
620	Materials and Supplies_____	7,179
630	Contractual Services:	
	Billing_____	_____
	Professional_____	100,300
	Testing_____	1,082
	Other_____	2,920
640	Rents_____	_____
650	Transportation Expense_____	2,119
655	Insurance Expense_____	2,635
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	15,027
	Total Water Operation And Maintenance Expense_____	\$ 207,810 *

* 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	787.0	850.0	850.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine		Total	787.0	850.0	850.0

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

SYSTEM NAME: Four Lakes Golf Club

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January		26,053		26,053	17,979
February		22,312		22,312	36,561
March		36,705		36,705	27,662
April		38,776		38,776	29,367
May		49,154		49,154	59,459
June		16,775		16,775	10,265
July		21,937		21,937	15,108
August		33,992		33,992	48,465
September		21,365		21,365	14,674
October		37,098		37,098	28,297
November		33,435		33,435	45,451
December		12,358		12,358	5,676
Total for Year		349,960		349,960	338,964

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	10"	4,175			4,175
PVC	8"	2,200			2,200
PVC	6"	10,800			10,800
PVC	4"	7,450			7,450

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

SYSTEM NAME: _____ Four Lakes Golf Club

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1994	1994	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	450'	457'	_____	_____
Diameters of Wells _____	10"	8"	_____	_____
Pump - GPM _____	750	500	_____	_____
Motor - HP _____	60	40	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	184,148	341,967	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Pneumatic	_____	_____	_____
Capacity of Tank _____	15,000 gal	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31. 2002

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_	_____	_____	_____
Type of Source_	Ground	Ground	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_	Primary	Primary	_____
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_	_____	_____	_____

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: Four Lakes Golf Club

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. ____ 347
- 2. Maximum number of ERCs * which can be served. 347
- 3. Present system connection capacity (in ERCs *) using existing lines. ____ 500
- 4. Future connection capacity (in ERCs *) upon service area buildout. ____ 500
- 5. Estimated annual increase in ERCs *. ____
- 6. Is the utility required to have fire flow capacity? ____ Yes
If so, how much capacity is required? _____
- 7. Attach a description of the fire fighting facilities. Fire Service Provided by City of Winter Haven
27 fire hydrants, 2 wells on site
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

- 9. When did the company last file a capacity analysis report with the DEP? _____
- 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.
 - 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? No
- 11. Department of Environmental Protection ID # _____
- 12. Water Management District Consumptive Use Permit ; 201625.04
 - 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 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 are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 400	\$	\$	\$ 400
352	Franchises	2,028			2,028
353	Land and Land Rights	70,004			70,004
354	Structures and Improvements	131,020			131,020
355	Power Generation Equipment				
360	Collection Sewers - Force	48,694			48,694
361	Collection Sewers - Gravity	650,880			650,880
362	Special Collecting Structures				
363	Services to Customers	68,103			68,103
364	Flow Measuring Devices	3,110			3,110
365	Flow Measuring Installations	2,800			2,800
370	Receiving Wells	17,555			17,555
371	Pumping Equipment	57,936			57,936
380	Treatment and Disposal Equipment	320,278			320,278
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment	894			894
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	\$ 1,373,702	\$	\$	\$ 1,373,702 *

* This amount should tie to sheet F-5.

UTILITY NAME: Four Lakes Golf Club, Inc.

YEAR OF REPORT
DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	0 %	3.70 %	\$ 23,936	\$	\$ 4,848	\$ 28,784
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	6,581		1,802	8,383
361	Collection Sewers - Gravity	40	0 %	2.50 %	87,614		16,272	103,886
362	Special Collecting Structures		%	%				
363	Services to Customers	35	0 %	2.86 %	10,746		1,947	12,693
364	Flow Measuring Devices	5	0 %	20 %	3,421		622	4,043
365	Flow Measuring Installations	35	0 %	2.86 %	520		80	600
370	Receiving Wells	18	0 %	5.56 %	6,341		976	7,317
371	Pumping Equipment	18	0 %	5.56 %	20,930		3,221	24,151
380	Treatment and Disposal Equipment	18	0 %	5.56 %	91,069		17,807	108,876
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment	15	0 %	6.67 %	389		60	449
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				\$ 251,547	\$	\$ 47,635	\$ 299,182 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 38,718
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	5,818
715	Purchased Power	19,143
716	Fuel for Power Production	
718	Chemicals	7,043
720	Materials and Supplies	16,102
730	Contractual Services:	
	Billing	
	Professional	101,797
	Testing	1,145
	Other	20,288
740	Rents	
750	Transportation Expense	2,347
755	Insurance Expense	2,635
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	15,340
	Total Wastewater Operation And Maintenance Expense	\$ 230,376 *

* 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 Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	787	850	850
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			787	850	850

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	<u>3</u>	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>?</u>	<u>?</u>	<u>Goulds</u>	_____	_____	_____
Year installed _____	<u>1994</u>	<u>1995</u>	<u>2000</u>	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	<u>6' x 14'</u>	_____	_____	_____
Power:						
Electric _____	<u>Electric</u>	<u>Electric</u>	<u>150 amp</u>	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>11/2 HP</u>	<u>10 Hp</u>	<u>2-2 HP</u> <u>230 v</u>	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>787</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>649</u>	_____	_____	_____	_____	_____
Added during year _____	<u>138</u>	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>787</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains		
Size (inches) _____	<u>8"</u>	_____	_____	_____	<u>6" x 4"</u>	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____
Length of main (nearest foot) _____	<u>28,127</u>	_____	_____	_____	<u>2,933</u>	_____	_____
Beginning of year _____	<u>28,127</u>	_____	_____	_____	<u>2,933</u>	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>28,127</u>	_____	_____	_____	<u>2,933</u>	_____	_____

MANHOLES

Size (inches) _____	<u>4"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>127</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>127</u>	_____	_____	_____

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2002
--

SYSTEM NAME: _____ Four Lakes Golf Club

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	Extended Aeration	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.060 MGD	_____	_____
Average Daily Flow_____	38,918	_____	_____
Method of Effluent Disposal_____	Perc./Evap.	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	14,205,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	None	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
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_____	1,848	_____	1,848
February_____	1,337	_____	1,337
March_____	1,492	_____	1,492
April_____	1,167	_____	1,167
May_____	846	_____	846
June_____	860	_____	860
July_____	827	_____	827
August_____	803	_____	803
September_____	1,020	_____	1,020
October_____	1,364	_____	1,364
November_____	1,209	_____	1,209
December_____	1,432	_____	1,432
Total for year_____	<u>14,205</u>	_____	<u>14,205</u>

If Wastewater Treatment is purchased, indicate the vendor: N/A

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: _____ Four Lakes Golf Club

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. _____ 55
- 2. Maximum number of ERCs* which can be served. _____ 55
- 3. Present system connection capacity (in ERCs*) using existing line _____ 55
- 4. Future connection capacity (in ERCs*) upon service area buildout _____ 55
- 5. Estimated annual increase in ERCs*. _____

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

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.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? _____

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ 1998

11. If the present system does not meet the requirements of DEP rules, submit the following:

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____ No

12. Department of Environmental Protection ID # __ FLA013166

* 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 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	 _____ (signature of chief executive officer of the utility) *
---	---	---	---	--

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ (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.