

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS817-08-AR
Todd Maxwell
Anglers Cove West, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
09 MAY -4 AM 8:56
DEPARTMENT OF
ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2008

GENERAL INSTRUCTIONS

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

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

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

TABLE OF CONTENTS

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

REPORT OF

Anglers Cove West, Ltd
(EXACT NAME OF UTILITY)

P. O. Box 5252 Lakeland, Florida 33807-5252	500 S. Florida Avenue, Suite 700 Lakeland FL 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1986

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 FL 33801

Name of subdivisions where services are provided: Anglers Cove West Mobile Home Park
Anglers Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Todd Maxwell	President of General Partner	500 S. Florida Avenue Lakeland FL 33801	
Person who prepared this report: Jim D. Lee CPA	CPA	PO Box 2158 Lakeland, FL 33806	
Officers and Managers: Todd Maxwell	President of General Partner	500 S. Florida Avenue Lakeland FL 33801	\$ 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	Principle Business Address	Salary Charged Utility
ATA Properties, Inc.	1	500S. Fl Ave, Lkld	\$ 0
Mildred Moats	10	500 S. Fl. Ave., Lkld	\$ 0
John Maxwell	10	500 S. FL. Ave, Lkld	\$ 0
T & A Investments, Inc.	70	500 S. FL Ave., Lkld	\$ 0
Century Realty Funds, Inc.	9	500 S FL Ave., Lkld	\$ 0
			\$
			\$

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 32,446	32,446	\$ _____	\$ 64,892
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 32,446	32,446	\$ _____	\$ 64,892
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 85,218	\$ 72,918	\$ _____	\$ 158,136
Depreciation Expense_____	F-5	6,916	5,780	_____	12,696
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	1,460	13,765	_____	15,225
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 93,594	92,463	_____	\$ 186,057
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (121,165)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 1,264,459
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 666,307
Interest Expense_____		_____	_____	_____	318,029
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 158,958

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 871,913	\$ 869,524
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	609,630	596,934
Net Utility Plant -----		\$ 262,283	\$ 272,590
Cash -----		386,773	386,552
Customer Accounts Receivable (141) -----		59,426	
Other Assets (Specify): -----			
Nonutility Property, Net(121,122) -----		146,149	148,411
Accounts Receivable Assoc Cos (145) -----		2,660,734	2,318,728
Misc. Current & Accrued Assets (174) -----		2,420,174	2,756,030
Misc. deferred debits (186) -----		9,695	3181
Total Assets -----		\$ 5,945,234	\$ 5,885,492
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	(272,777)	(431,735)
Total Capital -----		\$ (272,777)	\$ (431,735)
Long Term Debt (224) -----	F-6	\$ 6,200,092	\$ 6,300,167
Accounts Payable (231) -----		2,682	0
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		15,225	17,053
Other Liabilities (Specify) -----			
Misc. Current & Accrued Liabilities (241) -----		12	7
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	0	0
Total Liabilities and Capital -----		\$ 5,945,234	\$ 5,885,492

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 190,214	\$ 681,699	\$ _____	\$ 871,913
-----	_____	_____	_____	_____
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
-----	_____	_____	_____	_____
Total Utility Plant _____	\$ 190,214	\$ 681,699	\$ _____	\$ 871,913

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 87,591	\$ 509,343	\$ _____	\$ 596,934
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 6,891	\$ 5,677	\$ _____	\$ 12,568
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises	25	103	_____	128
Total Credits _____	\$ 6,916	\$ 5,780	\$ _____	\$ 12,696
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
-----	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 94,507	\$ 515,123	\$ _____	\$ 609,630

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

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 _____	\$ _____	\$ (431,735)
Changes during the year (Specify): Current year income _____	_____ _____	_____ 158,958
Balance end of year _____	\$ _____	\$ (272,777)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Union Capital Investments 7/25/05 8/11/15	5.05%	120	\$ 6,200,092
_____	_____	_____	_____
Total _____			\$ 6,200,092

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

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_____	<u>0</u>	<u>0</u>	<u>0</u>
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.)_____			\$ <u>0</u> \$ <u>0</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

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: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2008</p>

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 550	\$	\$	\$ 550
302	Franchises	366			366
303	Land and Land Rights				
304	Structures and Improvements	500			500
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains	10,455			10,455
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines	78,560			78,560
333	Services	38,742			38,742
334	Meters and Meter Installations	54,593			54,593
335	Hydrants	6,448			6,448
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	\$ 190,214	\$ 0	\$	\$ 190,214

YEAR OF REPORT
DECEMBER 31, 2008

UTILITY NAME: Anglers Cove West, Ltd.

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 %	\$ 386	\$	18	\$ 404
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.13 %	6,553		327	6,880
310	Power Generating Equipment		%					
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	0 %	2.63 %	44,433		2,067	46,500
333	Services	35	0 %	2.86 %	23,810		1,108	24,918
334	Meter & Meter Installations	17	0 %	5.88 %	8,524		3,210	11,734
335	Hydrants	40	0 %	2.5 %	3,463		161	3,624
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				\$ 87,169	\$	6,891	\$ 94,060 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 20,120
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	29,197
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	731
630	Contractual Services:	
	Billing	4934
	Professional	1,746
	Testing	
	Other	15,451
640	Rents	
650	Transportation Expense	
655	Insurance Expense	2,887
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	539
670	Bad Debt Expense	
675	Miscellaneous Expenses	9,613
	Total Water Operation And Maintenance Expense	\$ 85,218 *

* 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	340	340	340
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		
			340	340	340

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January_____	1,112	_____	_____	1,112	_____
February_____	1,264	_____	_____	1,264	_____
March_____	1,118	_____	_____	1,118	2,555
April_____	1,088	_____	_____	1,088	_____
May_____	722	_____	_____	722	_____
June_____	701	_____	_____	701	1,948
July_____	576	_____	_____	576	_____
August_____	497	_____	_____	497	_____
September_____	568	_____	_____	568	1,207
October_____	699	_____	_____	699	_____
November_____	631	_____	_____	631	_____
December_____	818	_____	_____	818	2,083
Total for Year_____	9,794	_____	_____	9,794	7,793

If water is purchased for resale, indicate the following:

Vendor _____ N/A

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	6"	5,835	_____	_____	5,835
PVC	4"	1,625	_____	_____	1,625
PVC	2"	3,700	_____	_____	3,700
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	N/A _____	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A _____	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

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: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	N/A _____	_____	_____
Type of Source _____	_____	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	N/A _____	_____	_____
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: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

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. _____ 356
2. Maximum number of ERCs * which can be served. _____ 356
3. Present system connection capacity (in ERCs *) using existing lines. _____ 356
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 356
5. Estimated annual increase in ERCs *. ___ None
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. _____ Service is provided by the City and County fire Depts.
Water is provided by the City of Lakeland
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? _ N/A
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 # _____ Not required
12. Water Management District Consumptive Use Permit # _____ Not required
 - a. Is the system in compliance with the requirements of the CUP? _____
 - 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:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 800	\$ _____	\$ _____	\$ 800
352	Franchises_____	1,470	_____	_____	1,470
353	Land and Land Rights_____	86,226	_____	_____	86,226
354	Structures and Improvements_____	12,907	_____	_____	12,907
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	12,619	_____	_____	12,619
361	Collection Sewers - Gravity_____	124,411	_____	_____	124,411
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	52,082	_____	_____	52,082
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	173,833	_____	_____	173,833
380	Treatment and Disposal Equipment_____	214,962	2,389	_____	217,351
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_____	\$ 679,310	\$ 2,389	\$ _____	\$ 681,699 *

* This amount should tie to sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

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 %	\$ 10,272	\$	\$ 478	\$ 10,750
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	10,040		467	10,507
361	Collection Sewers - Gravity	40	0 %	2.50 %	66,868		3,110	69,978
362	Special Collecting Structures		%	%				0
363	Services to Customers	35	0 %	2.86 %	31,954		1,489	33,443
364	Flow Measuring Devices		%	%				0
365	Flow Measuring Installations		%	%				0
370	Receiving Wells		%	%				0
371	Pumping Equipment	18	0 %	5.56 %	173,833		0	173,833
380	Treatment and Disposal Equipment	18	0 %	5.56 %	214,962		133	215,095
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				\$ 507,929	\$	\$ 5,677	\$ 513,606 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 17,381
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	13,740
711	Sludge Removal Expense	5,879
715	Purchased Power	
716	Fuel for Power Production	
718	Chemicals	2,728
720	Materials and Supplies	9,688
730	Contractual Services:	
	Billing	
	Professional	3,982
	Testing	1,281
	Other	212
740	Rents	
750	Transportation Expense	4,858
755	Insurance Expense	2,887
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	539
770	Bad Debt Expense	
775	Miscellaneous Expenses	9,743
	Total Wastewater Operation And Maintenance Expense	\$ 72,918 *

* 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 or Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service	D	1.0	340	340	340
All meter sizes					
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	340	340

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

PUMPING EQUIPMENT

Lift Station Number _____ Make or Type and nameplate data on pump _____ <hr/> Year installed _____ Rated capacity _____ Size _____ Power: Electric _____ Mechanical _____ Nameplate data of motor _____	Club House Goulds 1983 ? 4' x 11' Electric 2-1 HP 230 v 1 amp	Summer Wind Hydro-matic ? ? 4'x12'x6" Electric 2-1 HP 230 v 1 amp	Eastwind Drive Hydro-matic _____ _____ 6'x12'x6" _____ 1 HP 230 v 1 ph	ACW Club House Hydro-matic _____ _____ 2'x5' Electric 1 HP 230 v 1 ph		
---	---	---	--	---	--	--

SERVICE CONNECTIONS

Size (inches) _____ Type (PVC, VCP, etc.) _____ Average length _____ Number of active service connections _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____ Give full particulars concerning inactive connections _____	4" PVC 15' 90 90 0 0 90	4" PVC 9' 114 114 0 0 114				
---	--	--	--	--	--	--

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____ Type of main _____ Length of main (nearest foot) _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____	8" PVC 10,271 10,271 _____ _____ 10,271				4" PVC 2,200 2,200 _____ _____ 2,200			

MANHOLES

Size (inches) _____ Type of Manhole _____ Number of Manholes: Beginning of year _____ Added during year _____ Retired during year _____ End of Year _____	4" Concrete 41 0 0 41				
---	--------------------------------------	--	--	--	--

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2008

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____ <u>Extended Air</u> <u>Concrete</u> <u>.70 MGD</u> <u>31,608</u> <u>Perc-Evaporation</u> _____ _____ <u>11,537,000</u>	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____
---	--	--	--

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	<u>None</u> _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____
--	---	---	---	---	---

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	1,230	_____	1,230
February _____	1,206	_____	1,206
March _____	1,180	_____	1,180
April _____	1,110	_____	1,110
May _____	651	_____	651
June _____	510	_____	510
July _____	860	_____	860
August _____	720	_____	720
September _____	780	_____	780
October _____	1,250	_____	1,250
November _____	870	_____	870
December _____	1,170	_____	1,170
Total for year _____	<u>11,537</u>	_____	<u>11,537</u>

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

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. _____ 69
2. Maximum number of ERCs* which can be served. _____ 69
3. Present system connection capacity (in ERCs*) using existing lines _____ 69
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 69
5. Estimated annual increase in ERCs*. _____ None
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? ___ No
If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? ___ No
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ February 19, 1999

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? _____

12. Department of Environmental Protection ID # _____ DO-53-249486

* 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).

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2008

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. 2. 3. 4.

(signature of chief executive officer of the utility) *

1. 2. 3. 4.

(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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue**

Water Operations

Class C

Company: *Anglers Cove West Ltd*

For the Year Ended December 31, *2008*

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <i>32,446</i>	\$ <i>32,446</i>	\$ <i>-0-</i>
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ <i>32,446</i>	\$ <i>32,446</i>	\$ <i>-0-</i>
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ <i>32,446</i>	\$ <i>32,446</i>	\$ <i>-0-</i>

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: *Anglers Cove West*
For the Year Ended December 31, *2008*

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 32,446	\$ 32,446	\$ - 0 -
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 32,446	\$ 32,446	\$ - 0 -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 32,446	\$ 32,446	\$ - 0 -

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).