

**CLASS "C"**

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**WATER AND/OR WASTEWATER UTILITIES**

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

Do Not Remove from this Office

**ANNUAL REPORT**

OF

SU288-02-AR  
Colony Park Utilities, Inc.  
1447 Newfound Harbor Drive  
Merritt Island, FL 32952-2854

*Submitted To The*

**STATE OF FLORIDA**

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31,**

**2002**

DISTRIBUTION CENTER  
03 APR 30 AM 9:35

# FINANCIAL SECTION

REPORT OF

COLONY PARK UTILITIES, INC.  
(EXACT NAME OF UTILITY)

8116 HIBICUS CIRCLE, TAMARA FL 33321      6786 MANGROVE DR., MERRITT ISLAND, FL 32953, BREVARD  
Mailing Address      Street Address      County

Telephone Number      321-453-1400      Date Utility First Organized      8-9-1974

Fax Number      321-453-1947      E-mail Address      philip\_p\_young@msn.com

Sunshine State One-Call of Florida, Inc. Member No.      N/A, none

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:      6786 MANGROVE DR., MERRITT ISLAND, FL 32953,

Name of subdivisions where services are provided:      COLONY PARK MOBILE HOME

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: ART ROGOW	OFFICER	8116 HIBICUS CIRCLE, TAMARA FL 33321	NONE
Person who prepared this report: PHILIP YOUNG	OFFICER	6786 MANGROVE DR., MERRITT ISLAND, FL 32953	NONE
Officers and Managers: EILEEN ROGOW	PRESIDEN	8116 HIBICUS CIRCLE, TAMARA FL 33321	\$ NONE
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
EILEEN ROGOW	100%	8116 HIBICUS CIRCLE, TAMARA FL 33321	\$ NONE
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

COLONY PARK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ _____	\$ 48,310	\$ _____	\$ 48,310
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ _____	\$ 48,310	\$ _____	\$ 48,310
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 35,980	\$ _____	\$ 35,980
Depreciation Expense_____	F-5	_____	5,217	_____	5,217
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	_____	4,976	_____	4,976
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ _____	46,173	_____	\$ 46,173
Net Operating Income (Loss)		\$ _____	\$ 2,137	\$ _____	\$ 2,137
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ 157	\$ _____	\$ 157
Interest Expense_____		_____	13,544	_____	13,544
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ (11,564)	\$ _____	\$ (11,564)

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

COLONY PARK UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31,

2002

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	\$ 191636	\$ 191636
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	117269	112052
Net Utility Plant _____		\$ 74367	\$ 79584
Cash _____		511	587
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____		220	220
_____			
_____			
Total Assets _____		\$ 75098	\$ 80391
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	9000	9000
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____		12263	12263
Retained Earnings (215) _____	F-6	-14923	-5463
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ 6340	\$ 15800
Long Term Debt (224) _____	F-6	\$	\$
Accounts Payable (231) _____		62487	62487
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____			
Other Liabilities (Specify) _____			
ACCRUAL LIABILITY _____		6271	2104
_____			
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ 75098	\$ 80391

UTILITY NAME: COLONY PARK UTILITIES, INC.

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>191636</u>	\$ _____	\$ <u>191636</u>
Construction Work in Progress	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant	\$ <u>_____</u>	\$ <u>191636</u>	\$ <u>_____</u>	\$ <u>191636</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ _____	\$ <u>112052</u>	\$ _____	\$ <u>112052</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account	\$ _____	\$ <u>5217</u>	\$ _____	\$ <u>5217</u>
Salvage	_____	_____	_____	_____
Other Credits (specify)	_____	_____	_____	_____
Total Credits	\$ <u>_____</u>	\$ <u>5217</u>	\$ <u>_____</u>	\$ <u>5217</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>_____</u>	\$ <u>117269</u>	\$ <u>_____</u>	\$ <u>117269</u>

UTILITY NAME: COLONY PARK UTILITIES, INC.

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 _____	\$ _____	\$ -5463
Changes during the year (Specify):		
NET LOSS 1-1-2002 TO 12-31-2002	_____	(11,564)
REVERSE PRIOR YEAR ASSESSMENT ACCRUAL LIABILITY	_____	2104
Balance end of year _____	\$ _____	\$ -14923

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: \_\_\_\_\_ COLONY PARK UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2002

**TAXES ACCRUED ( 236 )**

(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 _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	2304	_____	2304
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ _____	\$ 2304	\$ _____	\$ 2304

**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
SCIENCE & INDUSTRY INT'L INC	\$ _____	\$ 13684	CONTRACT LABOR
JAMES MOORE & CO.	\$ _____	\$ 0	ACCOUNTING
CITY OF TITUSVILLE	\$ _____	\$ 1020	TESTING SERVICE
STEVE JACKSON	\$ _____	\$ 4025	CONTRACT LABOR
HUGH OKEEF	\$ _____	\$ 4025	CONTRACT LABOR
D&W MOWING	\$ _____	\$ 725	CONTRACT LABOR
INDIAN RIVER SERVICES	\$ _____	\$ 3120	CONTRACT LABOR
SOS SEWER MAINTAINANCE	\$ _____	\$ 3285	REPAIR
_____	\$ _____	\$ _____	_____
<b>TOTAL</b>	\$ _____	\$ 29884	_____
_____	\$ _____	\$ _____	_____



UTILITY NAME: \_\_\_\_\_ COLONY PARK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
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 _____	\$ _____	\$ _____	\$ _____

**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 Credits During Year: _____	_____	_____	_____
Deduct Debits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ _____	\$ _____	\$ _____

# **WATER OPERATING SECTION**

**Note:** This utility is a wastewater only service; therefore, Pages W-1 through W-7 have been omitted from this report.

WASTEWATER  
OPERATING  
SECTION

UTILITY NAME: COLONY PARK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002
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**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 _____	44768			44768
354	Structures and Improvements _____	130676			130676
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 _____	12138			12138
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 _____	4054			4054
395	Power Operated Equipment _____				
396	Communication Equipment _____				
397	Miscellaneous Equipment _____				
398	Other Tangible Plant _____				
	<b>Total Wastewater Plant _____</b>	<b>\$ 191636</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 191636 *</b>

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

UTILITY NAME: COLONY PARK UTILITIES, 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 (\$)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
354	Structures and Improvements	20	%	%	\$ 99129	\$	\$ 3789	\$ 102918
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	7	%	%	9684		1084	10768
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	7	%	%	3239		344	3583
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 112052	\$ 0	\$ 5217	\$ 117269 *

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

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	_____
715	Purchased Power	5378
716	Fuel for Power Production	_____
718	Chemicals	_____
720	Materials and Supplies	718
730	Contractual Services:	_____
	Billing	_____
	Professional	_____
	Testing	_____
	Other	29884
740	Rents	_____
750	Transportation Expense	_____
755	Insurance Expense	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	_____
775	Miscellaneous Expenses	_____
	Total Wastewater Operation And Maintenance Expense	\$ 35980 *

\* 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	_____	_____	_____
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	_____	_____	300	300	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	300	300

UTILITY NAME: COLONY PARK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, #
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**PUMPING EQUIPMENT**

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
2 MOPT3AB GORMAN-RUFF SELF PUMPING	_____	_____	_____	_____	_____	_____
Year installed _____ 1965	_____	_____	_____	_____	_____	_____
Rated capacity _____ 130 GPM	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
SH PEN MZL	_____	_____	_____	_____	_____	_____

**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 _____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____ 4	_____	_____	_____	_____	_____	_____	_____	_____
Type of main _____ PVC	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____ 111	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____ 111	_____	_____	_____	_____	_____	_____	_____	_____

**MANHOLES**

Size (inches) _____	6	_____	_____	_____
Type of Manhole _____	PVC	_____	_____	_____
Number of Manholes:		_____	_____	_____
Beginning of year _____	25	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	25	_____	_____	_____

# CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- |  |                                |   |
|--|--------------------------------|---|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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"/>
---	---	---	---

*X [Signature]*  
\_\_\_\_\_  
(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]*  
\_\_\_\_\_  
(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.