## CLASS "A" OR "B"

## WATER AND/OR WASTEWATER UTILITIES

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

## ANNUAL REPORT

OF

SU315

36

Chateau Communities, Inc.

6160 South Syracuse Way, Greenwood Village, CO 80111

Exact Legal Name of Respondent

<u> 298S</u>

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 00

SU315-00-AR

CHATEAU COMMUNITIES, INC.

Form PSC/WAW 3 (Rev. 12/99)

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### GENERAL INSTRUCTIONS

- 1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
- 2. Interpret all accounting words and phrases in accordance with the USOA.
- 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 unless otherwise specifically indicated.
- 7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
- 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 with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
- 10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
- 11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems".
- 12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
- 13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
- 14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0873

The fourth copy should be retained by the utility.

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## **EXECUTIVE SUMMARY**

## CERTIFICATION OF ANNUAL REPORT

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

YES X	NO	1.	The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.
YES X	NO	2.	The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
YES X	NO	3.	There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the the financial statement of the utility.
YES X	NO	4.	The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the 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. X	2. 3. 4.  X X X X  (Signature of Chief Executive Officer of the utility) *
		1.	2. 3. 4.  N/A  (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.

## ANNUAL REPORT OF

YEAR OF REPORT December 31,00

Chateau Commur	nities, Inc.			County: Lee	
	(Exact Name of Ut	ility)			
List balow the ev	act mailing address of the utility	for which normal co	orrespondence should be as	anti	
List below the ex-	6160 S. Syracuse Way	To which hormal co	-		
	Greenwood Village, CO 8	0111			
				· <del></del> -	
Telephone:	303-741-3707				
E Mail Address:					
WEB Site:	www.chateaucomm.com				
Sunchina State Or	ne-Call of Florida, Inc. Member	Number	N/A		
Sunshine State Of	ne-Can of Pionda, me. Wember	Number	IVA		
Name and address	s of person to whom corresponde	ence concerning this	report should be addresse	d:	
	Mr. Robert Munro		· · · ·	·	
	6160 S. Syracuse Way				
	Greenwood Village, CO 8	0111			
Telephone:	303-741-3707				
List below the add	dress of where the utility's books	s and records are loc	ated:		
	6160 S. Syracuse Way				
	Greenwood Village, CO 8	0111			
Telephone:	303-741-3707				
List below any gr Price Waterhouse	oups auditing or reviewing the r	ecords and operation	1S:		
Frice watermouse	Coopers				
Date of original o	rganization of the utility: 08/	31/81			
Check the annron	riate business entity of the utility	v as filed with the In	ternal Revenue Service		
Check the approp	riate business entity of the denity	, as mod with the m	tornar recvenide Service		
Indivi	dual Partnership Su	b S Corporation	1120 Corporation		
	X				
t to the term are an		. baldina dinasta an	:d:		
of the utility:	corporation or person owning or	notating directly or	indirectly 5% or more of the	ie voting securities	
or the unity.					Percent
		Name			Ownership
1.	Fairways	-			100%
2					
3. 4.	Note: The Utility is an operati	ng division of Fairw	ays, a Fiorida partnership		
4. 5.					
6.		-	-		P-12
7.			· · · · · · · · · · · · · · · · · · ·		
8.	-				
9.					
10.					

Chateau Communities, Inc.

## DIRECTORY OF PERSONNEL WHO CONTACT THE FLORIDA PUBLIC SERVICE COMMISSION

THE FLORIDA PUBLIC SERVICE COMMISSION					
NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC		
James Brasier	Regional Manager	Chateau Communities,Inc.	Various utility matters		
Robert Munro	Utilities Director	Chateau Communities, Inc.	Various utility matters		
Lori Palazzolo	Orlando Region Senior VP and	Chateau Communities, Inc.	Various utility matters		
	Controller				
Ken Hoffman	Attorney	Rutledge, Ecenia and Underwood	Legal matters		
		:			
			A		

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

## **COMPANY PROFILE**

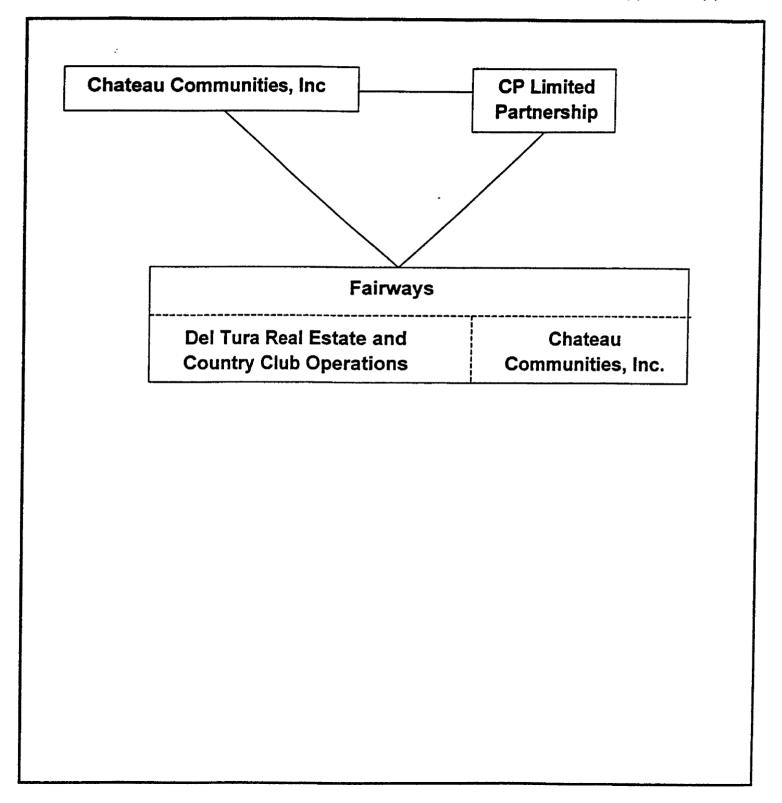
Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

A. The utility division was former in 1981 to supply central wastewater treatment facilities to Del Tura Country Club.  Pursuant to Order No. PSC-96-0770-FOF-WS, issued June 17, 1996, the utility name was changed from North Trail  Utilities to Chateau Communities, Inc.
B. Wastewater treatment and disposal facilities only.
C. Provide adequate wastewater treatment and disposal service and a fair rate of return to the company's investors.
D. Wastewater only, water is supplied by Lee County.
E. None - Service area is built-out.
F. None

## PARENT / AFFILIATE ORGANIZATION CHART Current as of 12/31/00

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



## COMPENSATION OF OFFICERS

For each officer, list the time spent on activities and the compensation received:			ness
NAME	TITLE	% OF TIME SPENT AS OFFICER OF THE UTILITY	OFFICERS' COMPENSATION
(a)	(b)	(c)	(d)
N/A			\$
		-	

## **COMPENSATION OF DIRECTORS**

For each director, list the number of director received as a director from the respondent.  NAME	TITLE	NUMBER OF DIRECTORS' MEETINGS ATTENDED	DIRECTORS' COMPENSATION
(a)	(b)	(c)	(d)
N/A			\$
	ļ		
		*** ***	

December 31,2000

## BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, or other business arrangements\* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page In addition, provide the same information with respect to professional services for each firm, partnership, E-6. or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE	IDENTIFICATION OF SERVICE OR PRODUCT	AMOUNT	NAME AND ADDRESS OF AFFILIATED ENTITY
(a)		4-5	
(a)	(b)	(c)	(d)
N .		•	
None		S	
			İ
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<sup>\*</sup> Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

December 31,2000

## AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principle occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
None		*	
		<del></del>	
		· · · · · · · · · · · · · · · · ·	

YEAR OF REPORT December 31,2000

UTILITY NAME: Chateau Communities, Inc.

## BUSINESSES WHICH ARE A BY-PRODUCT, COPRODUCT OR JOINT-PRODUCT RESULT OF PROVIDING WATER OR WASTEWATER SERVICE

This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated Complete the following for any business which is conducted as a byproduct, coproduct, or joint product as a result of providing water and / or wastewater service. revenue and expenses segregated out as nonutility also.

	ASSETS		REVENUES	S	EXPENSES	
BUSINESS OR SERVICE CONDUCTED (a)	BOOK COST OF ASSETS (b)	ACCOUNT NUMBER (c)	REVENUES GENERATED (d)	ACCOUNT NUMBER (e)	EXPENSES INCURRED (f)	ACCOUNT NUMBER (g)
None				:		:

## **BUSINESS TRANSACTIONS WITH RELATED PARTIES**

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any on year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6, identifying the parties, amounts, dates and product, and asset, or service involved.

## Part I. Specific Instructions: Services and Products Received or Provided

- 1. Enter in this part all transactions involving services and products received or provided.
- 2. Below are some types of transactions to include:
  - -management, legal and accounting services
  - -computer services
  - -engineering & construction services
  - -repairing and servicing of equipment
- -material and supplies furnished
- -leasing of structures, land, and equipment
- -rental transactions
- -sale, purchase or transfer of various products

	DESCRIPTION	CONTRACT OR		UAL CHARGES
NAME OF COMPANY OR RELATED PARTY (a)	SERVICE AND/OR NAME OF PRODUCT (b)	AGREEMENT EFFECTIVE DATES (c)	(P)urchased (S)old (d)	AMOUNT (e)
Fairways	Management, accounting, tax, rent, phone, electricity and other indirect overhead	Open	Allocated	\$ 15,323

# BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)

S". pplemental	FAIR MARKET VALUE (f)	
ld or transferred. se with "P" and sate with "S 1. (column (c) - column (d)) d. In space below or in a su r market value.	GAIN OR LOSS (e)	8
The columnar instructions follow:  (a) Enter name of related party or company.  (b) Describe briefly the type of assets purchased, sold or transferred.  (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".  (d) Enter the net book value for each item reported.  (e) Enter the net profit or loss for each item reported. (column (c) - column (d))  (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.	NET BOOK VALUE (d)	
Part II. Specific Instructions: Sale, Purchase and Transfer of Assets  3. The columnar instructions follow: (a) Enter name of related party or company. (b) Describe briefly the type of assets purch. (c) Enter the total received or paid. Indicate. (d) Enter the net book value for each item re. (e) Enter the forest related party or company. (f) Enter the fair market value for each item schedule, describe the basis used to calcu	SALE OR PURCHASE PRICE (c)	\$
Part II. Specific Instructi 3 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 7. 6. 6. 7. 6. 7. 6. 7. 6. 7. 6. 7. 6. 7. 6. 7. 6. 7. 6. 7. 6. 6. 7.	DESCRIPTION OF ITEMS (b)	
Part I Enter in this part all transactions relating to the purchase, sale, or transfer of assets.  Below are examples of some types of transactions to include: -purchase, sale or transfer of equipment -purchase, sale or transfer of land and structures -purchase, sale or transfer of securities -noncash transfers of assets -noncash transfers of assets -write-off of bad debts or loans	NAME OF COMPANY OR RELATED PARTY (a)	None
. 2		

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## FINANCIAL SECTION

## COMPARATIVE BALANCE SHEET ASSETS AND OTHER DEBITS

ACCT.		REF.		PREVIOUS	CURRENT
NO.	ACCOUNT NAME	PAGE	l	YEAR	YEAR
(a)	(b) (c)		ļ	(d)	(e)
	UTILITY PLANT	1			
101-106	Utility Plant	F-7	\$	2,073,243	\$
108-110	Less: Accumulated Depreciation and Amortization	F-8		898,054	971,851
	Net Plant		\$	1,175,189	\$1,120,322
114-115	Utility Plant Acquisition adjustment (Net)	F-7			
116 *	Other Utility Plant Adjustments		L		
	Total Net Utility Plant		\$	1,175,189	\$1,120,322
	OTHER PROPERTY AND INVESTMENTS				-
121	Nonutility Property	F-9	\$		\$
122	Less: Accumulated Depreciation and Amortization				
	Net Nonutility Property		s		s
123	Investment In Associated Companies	F-10			f
124	Utility Investments	F-10			
125	Other Investments	F-10			
126-127	Special Funds	F-10			
	Total Other Property & Investments		\$		\$
	CURRENT AND ACCRUED ASSETS		<u></u>		
131	Cash		₽ —		P
132	Special Deposits	F-9			
133	Other Special Deposits	. F-9			
134	Working Funds	-	l —		
135	Temporary Cash Investments  Accounts and Notes Receivable, Less Accumulated			·····	
141-144	Provision for Uncollectible Accounts	F-11		87,550	98,309
1.15	Accounts Receivable from Associated Companies	F-12		660,595	682,041
145 146	Notes Receivable from Associated Companies	F-12	—	000,373	002,041
151-153	Material and Supplies				
161	Stores Expense				
- 162 - 171	Accrued Interest and Dividends Receivable				l
1/1 172 *	Rents Receivable				
173 *	Accrued Utility Revenues				
173 *	Misc Current and Accrued Assets	F-12			
1/4	Mise Cuttent and Accided Assets	1-12	<del> </del> -		
	Total Current and Accrued Assets		s	748,145	\$

<sup>\*</sup> Not Applicable for Class B Utilities

UTILITY NAME:

Chateau Communities, Inc.

December 31,00

## COMPARATIVE BALANCE SHEET ASSETS AND OTHER DEBITS

ACCT. NO.	ACCOUNT NAME	REF. PAGE	PREVIOUS YEAR	CURRENT YEAR
(a)	(b)	(c)	(d)	(e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13	\$	\$
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey & Investigation Charges			
184	Clearing Accounts			
185 *	Temporary Facilities			
186	Misc. Deferred Debits	F-14		
187 *	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes			
		<u>.i</u>		
	Total Deferred Debits		\$	\$
	TOTAL ASSETS AND OTHER DEBITS		\$1,923,334	\$1,900,672

\* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET					
The space below is provided for important notes regarding the balance sheet.					

COMPARATIVE BALANCE SHEET EQUITY CAPITAL AND LIABILITIES

ACCT.	EQUITY CAPITAL AN	REF.	PREVIOUS	CURRENT
NO.	ACCOUNT NAME	PAGE	YEAR	YEAR
(a)	(b)	(c)	(d)	(e)
(4)	EQUITY CAPITAL	- 107	(4)	
201	Common Stock Issued	F-15 \$		\$
204	Preferred Stock Issued	F-15		<u> </u>
202,205 *	Capital Stock Subscribed			
203,206 *	Capital Stock Liability for Conversion			
207.200	Premium on Capital Stock			
<sup>207</sup>	Reduction in Par or Stated Value of Capital Stock			
210 *	Gain on Resale or Cancellation of Reacquired			
210	Capital Stock	l i		
211	Other Paid - In Capital			
212	Discount On Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings	F-16		
214-213	Reacquired Capital Stock	-   -1-12		
218	Proprietary Capital			
210	(Proprietorship and Partnership Only)	1 1	1,909,315	1,930,707
	(1 topitetotsing and t artifetsing only)		1,505,515	1,550,707
	Total Equity Capital	\$	1,909,315	\$ 1,930,707
	LONG TERM DEBT			
221	Bonds	F-15		
222 *	Reacquired Bonds			*** **********************************
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17		
	Total Long Term Debt	5	3	\$
	CURRENT AND ACCRUED LIABILITIES			
231	Accounts Payable			
232	Notes Payable	F-18		
233	Accounts Payable to Associated Companies	F-18		
234	Notes Payable to Associated Companies	F-18		
235	Customer Deposits			
236	Accrued Taxes	W/S-3	14,019	17,751
237	Accrued Interest	F-19		
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20		
	Total Current & Accrued Liabilities	<b>L</b>	614,019	\$ 17,751

<sup>\*</sup> Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET EQUITY CAPITAL AND LIABILITIES

ACCT.	EQUIT CATHAL AND	REF.	PREVIOUS	CURRENT
NO.	ACCOUNT NAME	PAGE	YEAR	YEAR
(a)	(b)	(c)	(d)	(e)
\	DEFERRED CREDITS		(97	(0)
251	Unamortized Premium On Debt	F-13	8	8
252	Advances For Construction	F-20		
253	Other Deferred Credits	F-21		
255	Accumulated Deferred Investment Tax Credits			
	Total Deferred Credits		ß	\$
	OPERATING RESERVES			
261	Property Insurance Reserve		5	\$
262	Injuries & Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
	Total Operating Reserves		S	\$
	CONTRIBUTIONS IN AID OF CONSTRUCTION			
271	Contributions in Aid of Construction	F-22	\$	\$
272	Accumulated Amortization of Contributions			
	in Aid of Construction	F-22		
	Total Net C.I.A.C.	1	ß	\$
· . · . · . · . · . · . · . · . · . · .	ACCUMULATED DEFERRED INCOME TAXES	T		
281	Accumulated Deferred Income Taxes -			
	Accelerated Depreciation		\$	s
282	Accumulated Deferred Income Taxes -			
	Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
	Total Accumulated Deferred Income Tax		S	\$
	TOTAL EQUITY CAPITAL AND LIABILITIES	4	1,923,334	\$1,948,458

## COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
400 469, 530	UTILITY OPERATING INCOME Operating Revenues Less: Guaranteed Revenue and AFPI	F-3(b) \$	311,538	\$332,977
	Net Operating Revenues	\$	311,538	\$332,977
401	Operating Expenses	F-3(b) \$	118,984	\$ 136,602
403	Depreciation Expense:  Less: Amortization of CIAC	F-3(b) \$	72,390	\$73,418
	Net Depreciation Expense	\$	72,390	\$ 73,418
406 407 408 409 410.10 410.11 411.10 412.10 412.11	Amortization of Utility Plant Acquisition Adjustment Amortization Expense (Other than CIAC) Taxes Other Than Income Current Income Taxes Deferred Federal Income Taxes Deferred State Income Taxes Provision for Deferred Income Taxes - Credit Investment Tax Credits Deferred to Future Periods Investment Tax Credits Restored to Operating Income	F-3(b) F-3(b) W/S-3 W/S-3 W/S-3 W/S-3 W/S-3 W/S-3	14,019	17,751
	Utility Operating Expenses	\$	205,393	\$227,771
	Net Utility Operating Income	\$	106,145	\$105,206
469, 530 413 414 420	Add Back: Guaranteed Revenue and AFPI Income From Utility Plant Leased to Others Gains (losses) From Disposition of Utility Property Allowance for Funds Used During Construction  Ty Operating Income [Enter here and on Page F-3(c)]	F-3(b)	106,145	\$ 105,206

For each account, Column e should agree with Cloumns f, g and h on F-3(b)

## COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
N/A	\$332,977	\$N/A
\$	\$332,977	\$
\$	\$ 136,602	\$
	73,418	
\$	\$ <u>73,418</u> 73,418	\$
	17,751	
\$	\$ 227,771	\$
\$ N/A	\$105,206	\$
\$ N/A	\$105,206	\$ <u>N/A</u>

<sup>\*</sup> Total of Schedules W-3 / S-3 for all rate groups.

## COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO.	ACCOUNT NAME	REF.	PREVIOUS YEAR	CURRENT YEAR
(a)	(b)	(c)	(d)	(e)
	Total Utility Operating Income [from page F-3(a)]		\$106,1	
	OTHER INCOME AND DEDUCTIONS	1		
415	Revenues-Merchandising, Jobbing, and	1	ļ	
,,,,	Contract Deductions	1	s	\$
416	Costs & Expenses of Merchandising	T		
	Jobbing, and Contract Work	1		
419	Interest and Dividend Income		I	
421	Nonutility Income	1		
426	Miscellaneous Nonutility Expenses			
	Total Other Income and Deductions		\$	\$
	TAXES APPLICABLE TO OTHER INCOME			İ
408.20	Taxes Other Than Income		\$	<b>\$</b>
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			·
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
	Total Taxes Applicable To Other Income		\$	ss
	INTEREST EXPENSE			
427	Interest Expense	F-19	\$	\$
428	Amortization of Debt Discount & Expense	F-13		
429	Amortization of Premium on Debt	F-13		
	Total Interest Expense		\$	\$
<b> </b>	EXTRAORDINARY ITEMS			
433	Extraordinary Income		\$	s
434	Extraordinary Deductions			
409.30	Income Taxes. Extraordinary Items			
	Total Extraordinary Items		\$	ss
	NET INCOME		\$106,1	145 \$105,206

Explain Extraordinary Income:				
			÷	
	-	 		

## SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			
101	Utility Plant In Service	F-7	\$ N/A	\$ 2,092,173
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	N/A	971,851
110	Accumulated Amortization	F-8	N/A	N/A
271	Contributions In Aid of Construction	F-22		
252	Advances for Construction	F-20		
	Subtotal		\$	\$1,120,322
	Add:			
272	Accumulated Amortization of			
	Contributions in Aid of Construction	F-22		
	Subtotal		\$	\$1,120,322
	Plus or Minus:			
114	Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of			
	Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)			14,873
	Other (Specify):	1		
		<del></del>		
		L		
	RATE BASE		\$	\$1,135,195
	NET UTILITY OPERATING INCOME		\$	\$105,206
A	CHIEVED RATE OF RETURN (Operating Income / R	ate Base)		9.27%

### NOTES:

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
  In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME:

Chateau Communities, Inc.

## SCHEDULE OF CURRENT COST OF CAPITAL CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits - Zero Cost Tax Credits - Weighted Cost Deferred Income Taxes Other (Explain)	\$ 1,856,243	100.00%	6.00%	10.12%
Total	\$1,856,243	100.00%		10.12%

(1)	If the utility's capital structure is not used, explain which capital structure is used.							
(2)	Should equal amounts on Schedule F-6, Column (g).							
(3)	Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.  Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.							
	APPROVED RETURN ON EQUITY							
Equity:	10.12%							
Equity:	PSC-99-1224-PAA-WS							
	APPROVED AFUDC RATE COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR							
DC rate:	NONE							
DC rate:								

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

YEAR OF REPORT December 31,00

Chateau Communities, Inc.

UTILITY NAME:

# SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING

	CONSISTENT WI	IH THE METHODO	CONSISTENT WITH THE METHODOLOGY USED IN THE LAST KATE PROCEEDING	LASI KAIE PKUC	EEDING	
CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON- JURISDICTIONAL ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE (g)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits - Zero Cost Tax Credits - Weighted Cost Deferred Inc. Taxes Other (Explain)	s 1,858,743		\$			\$ 1,858,743
Total	\$		<b>.</b>		8	\$1,858,742_

made in Columns (e) and (f):							
(1) Explain below all adjustments made in Columns (e) and (f):				į			

UTILITY NAME:

Chateau Communities, Inc.

## UTILITY PLANT ACCOUNTS 101 - 106

ACCT.	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101 102	Plant Accounts: Utility Plant In Service Utility Plant Leased to Other	\$ <u>N/A</u>	\$2,092,173	\$ <u>N/A</u>	\$ 2,092,173
103	Property Held for Future Use				
104	Utility Plant Purchased or Sold Construction Work in				
106	Progress Completed Construction Not Classified				
	Total Utility Plant	\$N/A	\$2,092,173	\$N/A	\$

## UTILITY PLANT ACQUISITION ADJUSTMENTS ACCOUNTS 114 AND 115

Report each acquisition adjustment and related accumulated amortization separately

	For any acquisition	lude the Order Number.			
ACCT.	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment N/A	\$	\$	\$	\$
Total P	Plant Acquisition Adjustments	\$	\$	\$	\$
115	Accumulated Amortization N/A	\$ 	\$ 	\$	\$
Total A	Accumulated Amortization	5	\$	\$	\$
Net Ac	equisition Adjustments	\$	\$	\$	\$

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

ACCUMULATED DEPI  DESCRIPTION (a)		WATER (b)		STEWATER	(	OTHER THAN REPORTING SYSTEMS (d)		TOTAL (e)
ACCUMULATED DEPRECIATION Account 108								
Balance first of year	\$	N/A	\$	898,433	\$	N/A	\$	898,433
Credit during year: Accruals charged to: Account 108.1 (1) Account 108.2 (2) Account 108.3 (2) Other Accounts (specify):	<b>\$</b>		\$	73,418	<b>\$</b> 		\$	73,418
Salvage Other Credits (Specify):	-							
Total Credits	\$		\$	73,418	\$		\$	73,418
Debits during year  Book cost of plant retired  Cost of Removal  Other Debits (specify):							-	
Total Debits	\$		\$	·	<u>s</u>		\$	
Balance end of year	\$	N/A	- <b>\$</b>	971,851	\$ <u> </u>	N/A	\$ <u></u>	971,851
ACCUMULATED AMORTIZATION Account 110 Balance first of year	\$		\$		\$		s	
Credit during year: Accruals charged to:	<b>S</b>	N/A	,	N/A	\$	N/A	\$	N/A
Account 110.2 (2) Other Accounts (specify):							_	
Total credits	\$	· · · · ·	\$		\$		\$	
Debits during year: Book cost of plant retired Other debits (specify):								
Total Debits	\$		\$		<u>s</u>		\$	
Balance end of year	\$ ==	N/A	\$ :	N/A	\$ _	N/A	\$	N/A

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

**UTILITY NAME:** 

Chateau Communities, Inc.

## REGULATORY COMMISSION EXPENSE

AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)

	EXPENSE	CHARG DURIN	ED OFF G YEAR
DESCRIPTION OF CASE (DOCKET NO.) (a)	INCURRED DURING YEAR (b)	ACCT. (d)	AMOUNT (e)
NONE	\$	* <del>-</del>	\$
Total	\$		\$

## **NONUTILITY PROPERTY (ACCOUNT 121)**

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.

Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
NONE	\$	\$	\$	\$
Total Nonutility Property	\$	\$	\$	\$

## SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132):	¢.
NONE	<b></b>
Total Special Deposits	\$
OTHER SPECIAL DEPOSITS (Account 133):  NONE	\$
Total Other Special Deposits	\$

## INVESTMENTS AND SPECIAL FUNDS ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123):  N/A  \$		\$
Total Investment in Associated Companies		\$
UTILITY INVESTMENTS (Account 124):  N/A  \$		\$
Total Utility Investment		\$
OTHER INVESTMENTS (Account 125):  N/A  S		\$
Total Other Investment		\$
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Accounts N/A	unt 127):	\$
Total Special Funds		\$

## ACCOUNTS AND NOTES RECEIVABLE - NET ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION	TOTAL
(a)	(b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):	
Water \$	08.200
Wastewater Other	98,309
Other	
Total Customer Accounts Receivable	\$ 98,309
OTHER ACCOUNTS RECEIVABLE ( Account 142):	
\$ \$	
Total Other Accounts Receivable	<b>k</b>
NOTES RECEIVABLE (Account 144 ):	
\$ <b>\$</b>	
Total Notes Receivable	\$
Total Accounts and Notes Receivable	\$ 98,309
A COUNTY A TED DROUGOVI FOR	
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)	
Balance first of year S	
Add. Provision for uncellestibles for gurrant year	
Collection of accounts previously written off	
Utility Accounts	
Others	
Total Additions \$	
Deduct accounts written off during year:	
Utility Accounts	
Others	
Total accounts written off	
Total accounts written off	
Balance end of year	\$
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET	\$98,309

## ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES ACCOUNT 145

Report each account receivable from associated companies separately.

(a)		(b)
Due from Chateau Communities, Inc.		\$ 682,041
Total		\$682,041
NOTES RECEIVABLE FROM ASSOCIATEI ACCOUNT 146 Report each note receivable from associated compa		
Report each note receivable from associated compa	INTEREST	
DESCRIPTION	RATE	TOTAL
(a)	(b)	(c)
NONE		\$
	9/	
	9/0	
	9/	
		H-hortenan de anno de anno de anno de anno de anno de anno de anno de anno de anno de anno de anno de anno de
Total		\$
MISCELLANEOUS CURRENT AND ACCR ACCOUNT 174	UED ASSETS	
DESCRIPTION - Provide itemized listing (a)		BALANCE END OF YEAR (b)
NONE		÷
·		
	-	
Total Miscellaneous Current and Accrued Liabilities		\$
	······································	<u> </u>

## UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT ACCOUNTS 181 AND 251

## EXTRAORDINARY PROPERTY LOSSES ACCOUNT 182

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
N/A	4
	·
The LEG Street Land	
Total Extraordinary Property Losses	D

## MISCELLANEOUS DEFERRED DEBITS ACCOUNT 186

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
NONE	\$	\$
Total Deferred Rate Case Expense	\$	5
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):  NONE	r.	r.
	<b>D</b>	<b>b</b>
Total Other Deferred Debits	\$ <u>NONE</u>	\$ <u>NONE</u>
REGULATORY ASSETS (Class A Utilities: Account. 186.3): NONE		
	\$ 	\$
Total Regulatory Assets	\$	5
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ NONE	NONE

## CAPITAL STOCK ACCOUNTS 201 AND 204\*

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON STOCK		ic.
Par or stated value per share Shares authorized		f
Shares issued and outstanding		
Total par value of stock issued	-	\$
Dividends declared per share for year	NONE	\$ NONE
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	NONE	\$ NONE

<sup>\*</sup> Account 204 not applicable for Class B utilities.

## BONDS ACCOUNT 221

	IN	TEREST	PRINCIPAL
DESCRIPTION OF OBLIGATION	ANNUAL	FIXED OR	AMOUNT PER
(INCLUDING DATE OF ISSUE AND DATE OF MATURITY)	RATE	VARIABLE *	BALANCE SHEET
(a)	(b)	(c)	(d)
N/A	%		\$
	0/2		
	/3		
	<sup>7</sup> ]-		*****
	6,	•	
	74	<b></b>	
	<u> </u>		
Total			\$

<sup>\*</sup> For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

## STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.

2. Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings:	
	Balance Beginning of Year	\$ N/A
439	Changes to Account: Adjustments to Retained Earnings ( requires Commission approval prior to use): Credits:	\$
	Total Credits:	\$
	Debits:	\$
	Total Debits:	\$
435	Balance Transferred from Income	s
436	Appropriations of Retained Earnings:	Ψ
		and the second s
	Total Appropriations of Retained Earnings Dividends Declared:	\$
437	Preferred Stock Dividends Declared	
438	Common Stock Dividends Declared	
	Total Dividends Declared	\$
215	Year end Balance	l ks
- 10		
214	Appropriated Retained Earnings (state balance and	
	purpose of each appropriated amount at year end):	
214	Total Appropriated Retained Earnings	\$
l otal Ret	ained Earnings	P
Notes to	Statement of Retained Earnings:	

## ADVANCES FROM ASSOCIATED COMPANIES ACCOUNT 223

Report each advance separately.

	1
DESCRIPTION (a)	TOTAL (b)
N/A	\$
	<del></del>
	· · · · · · · · · · · · · · · · · · ·
<u>.</u> . <u> </u>	
Total	\$

## OTHER LONG-TERM DEBT ACCOUNT 224

	TI .	NTEREST	PRINCIPAL
DESCRIPTION OF OBLIGATION	ANNUAL	FIXED OR	AMOUNT PER
(INCLUDING DATE OF ISSUE AND DATE OF MATURITY)	RATE	VARIABLE *	BALANCE SHEET
(a)	(b)	(c)	(d)
	%		\$
N/A	%		
	%		
	· ·		
	%		
and the second s	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	. %		
	%		
	%		
Total			\$ <u>NONE</u>
		· · · · · · · · · · · · · · · · · · ·	

<sup>\*</sup> For variable rate obligations, provide the basis for the rate. (i.e. prime + 2%, etc.)

## NOTES PAYABLE ACCOUNTS 232 AND 234

	IN	TEREST	PRINCIPAL
DESCRIPTION OF OBLIGATION	ANNUAL	FIXED OR	AMOUNT PER
(INCLUDING DATE OF ISSUE AND DATE OF MATURITY)	RATE	VARIABLE *	BALANCE SHEET
(a)	`(b)	(c)	(d)
NOTES PAYABLE ( Account 232):			
N/A	%		\$
	%_		
		·-··	
	%%		
	%		
	···%		
	·%_		
		· · · · · · · · · · · · · · · · · · ·	
Total Account 232			
Total Account 232			P
	· · · · · · · · · · · · · · · · · · ·	<del> </del>	
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			
N/A	0/		k
	<sub>%</sub>		- I"
	·		
	%	_ , ,	
	%		
	%		
	%		
	%		***************************************
	<del></del>		
Total Account 234			\$

<sup>\*</sup> For variable rate obligations, provide the basis for the rate. (i.e., prime + 2%, etc.)

## ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES ACCOUNT 233

Report each account payable separately.

	DESCRIPTION (a)			TOTAL (b)
N/A	-			\$
				<u></u>
		=		
• •				
	-			
			<del></del>	
Total				\$

YEAR OF REPORT December 31,00

Chateau Communities, Inc. UTILITY NAME:

# ACCRUED INTEREST AND EXPENSE ACCOUNTS 237 AND 427

ACCO	ACCOUNTS 23/ AIND 42/				
	BALANCE	INTE	INTEREST ACCRUED DITRING VEAR	INTEREST	
DESCRIPTION	BEGINNING	ACCT.		PAID DURING	BALANCE END
OF DEBIT	OF YEAR	DEBIT	AMOUNT	YEAR	OF YEAR
(a)	(b)	<u>(</u> 2	(p)	(e)	(j)
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt	-		6		
NONE	•				
					!
	:	1			
	4				-
Total Account 237.1	\$		\$	\$	\$
237.2 - Accrued s NONE		427			:
Total Account 237.2			\$		, , , , , , , , , , , , , , , , , , ,
Total Account 237 (1)	3			· · · · · · · · · · · · · · · · · · ·	:::::
INTEREST EXPENSED: Total accrual Account 237		237	;A	(1) Must agree to F-2 (a), Beginning and	2 (a), Beginning and
Less Capitalized Interest Portion of AFUDC:				Ending Balance	Ending Balance of Accrued Interest.
NONE				(2) Must agree to F-3 (c), Current Year Interest Expense	3 (c), Current bense
Net Interest Expensed to Account No. 427 (2)			\$		

YEAR OF REPORT December 31,00

Chateau Communities, Inc. UTILITY NAME:

# MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES ACCOUNT 241

	BALANCE END
DESCRIPTION - Provide itemized listing	OF YEAR
(a)	(b)
N/N	• • • • • • • • • • • • • • • • • • •
the second secon	:
Total Miscellaneous Current and Accrued Liabilities	<b>5</b> 2

## ADVANCES FOR CONSTRUCTION

	BALANCE		DEBITS		
NAME OF PAYOR *	BEGINNING OF YEAR	ACCT. DEBIT	AMOUNT	CREDITS	BALANCE END OF YEAR
	(p)	(c)	(d)	(e)	(j)
SUCIN		<i>9</i>		¥	·y
		:			•
	1		•		
	:				:
	1 :	1			
The second secon		1			
		:			! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! ! !
				4	
Total	ş	6 <del>4</del>		, a	

<sup>\*</sup> Report advances separately by reporting group, designating water or wastewater in column (a).

## OTHER DEFERRED CREDITS ACCOUNT 253

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1):		
N/A	\$	\$
Total Regulatory Liabilities	\$	\$
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2):		
N/A	<b>\$</b>	\$
Total Other Deferred Liabilities	\$	\$
TOTAL OTHER DEFERRED CREDITS	\$	\$

## CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 271

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$N/A	\$ <u>N/A</u>	\$ N/A	\$N/A
Add credits during year:	\$	\$	\$	\$
Less debit charged during the year	\$	\$	\$	\$
Total Contribution In Aid of Construction	\$	\$	\$	\$

## ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 272

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>N/A</u>	\$ <u> N/A</u>	\$ <u>N/A</u>	\$N/A
Debits during the year:	\$	\$	\$	\$
Credits during the year	\$	\$	\$	\$
Total Accumulated Amortization of Contributions In Aid of Construction	\$	\$	\$	\$

## RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)

The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year.

Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.

If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	REF. NO. (b)	AMOUNT (c)
Net income for the year	F-3(c)	\$N/A
Reconciling items for the year:  Taxable income not reported on books:		
Deductions recorded on books not deducted for return:		
Income recorded on books not included in return:		
Deduction on return not charged against book income:		
Federal tax net income	I	\$
rederar tax net meome		
Computation of tax ·		

## WATER

## OPERATION

## SECTION

Note: Chateau Communities, Inc. provides wastewater services only; therefore, this section has been omitted from this report.

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## WASTEWATER OPERATION SECTION

## WASTEWATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned a group number. Each individual system which has not been consolidated should be assigned its own group number.

The wastewater financial schedules (S-2 through S-10) should be filed for the group in total. The wastewater engineering schedules (S-11 and S-12) must be filed for each system in the group. All of the following wastewater pages (S-2 through S-12) should be completed for each group and arranged by group number.

SYSTEM NAME / COUNTY Del Tura / Lee	CERTIFICATE NUMBER	GROUP NUMBER
Dei tula/ Lee	2988	1
	<del></del>	

**UTILITY NAME:** 

Chateau Communities, Inc.

**SYSTEM NAME / COUNTY:** 

Del Tura / Lee

## SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 2,073,243
	Less: Nonused and Useful Plant (1)		2,070,213
108	Accumulated Depreciation	S-6(b)	977,687
110	Accumulated Amortization		
271	Contributions In Aid of Construction	S-7	
252	Advances for Construction	F-20	
	Subtotal		\$1,095,556
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	\$
	Subtotal		\$1,095,556
114 115	Plus or Minus: Acquisition Adjustments (2) Accumulated Amortization of Acquisition Adjustments (2) Working Capital Allowance (3) Other (Specify):	F-7 F-7	14,873
	WASTEWATER RATE BASE		\$ 1,111,579
	WASTEWATER OPERATING INCOME	S-3	\$ 105,206
АСН	IEVED RATE OF RETURN (Wastewater Operating Income / Wastew	vater Rate Base)	9.46%

NOTES: (1) Estimate based on the methodology used in the last rate proceeding.

- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.

  In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

SYSTEM NAME / COUNTY: Del Tura / Lee

Del Tura / Lee

## WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)			
•	LITY OPERATING INCOME	• • • •				
400	Operating Revenues	S-9(a)	\$ 332,97	7		
530	Less: Guaranteed Revenue (and AFPI)	S-9(a)				
	Net Operating Revenues		\$ 332,97	<u>'7</u>		
401	Operating Expenses	S-10(a)	\$ 136,60	)2		
403	Depreciation Expense	S-6(a)	73,41	8		
	Less: Amortization of CIAC	S-8(a)				
	Net Depreciation Expense		\$ 73,41	18		
406	Amortization of Utility Plant Acquisition Adjustment	F-7				
407	Amortization Expense (Other than CIAC)	F-8	<u> </u>			
408.10 408.11	Taxes Other Than Income Utility Regulatory Assessment Fee Property Taxes		17,75	51		
408.12	Payroll Taxes		·			
408.13	Other Taxes and Licenses			_		
408	Total Taxes Other Than Income		\$ 17,75	51		
409.1	Income Taxes					
410.10	Deferred Federal Income Taxes					
410.11	Deferred State Income Taxes					
411.10	Provision for Deferred Income Taxes - Credit					
412.10	Investment Tax Credits Deferred to Future Periods					
412 [1]	Investment Tax Credits Restored to Operating Income		<del> </del>	—		
	Utility Operating Expenses		\$ 227,77	<u>′1</u>		
	Utility Operating Income		\$105,20	)6		
	Add Back:					
530	Guaranteed Revenue (and AFPI)	S-9(a)	s			
413	Income From Utility Plant Leased to Others					
414	Gains (losses) From Disposition of Utility Property					
420	Allowance for Funds Used During Construction					
	Total Utility Operating Income		\$105,20	) <u>6</u>		

YEAR OF REPORT December 31, 2000

Chateau Communities, Inc.

UTILITY NAME:

SYSTEM NAME / COUNTY: Del Tura / Lee

WASTEWATER LITHLITY PLANT ACCOUNTS

	CURRENT	YEAR	9		16,685			32.173	1,180,087		110,520						167.445				583,286				1,977									2,092,173	
SLA		KETIKEMENTS (e)	9																															\$	
PLANI ACCOUR	OTA CATA	ADDITIONS (d)	9																		18,930													18,930	
WASTEWATER UTILITY PLANT ACCOUNTS	FREVIOUS	reak (c)			16,685			32,173	1,180,087		110,520						167,445				564,356				1,977									2,073,243	
WASIE	ACCOUNT NAME	ACCOUNT NAME	Organization	Franchises	Land and Land Rights	Structures and Improvements	Power Generation Equipment	Collection Sewers - Force	Collection Sewers - Gravity	Special Collecting Structures	Services to Customers	Flow Measuring Devices	Flow Measuring Installations	Reuse Services	Reuse Meters and Meter Installations	Receiving Wells	Pumping Equipment	Reuse Distribution Reservoirs	Reuse Transmission and	Distribution System	Treatment and Disposal Equipment	Plant Sewers	Outfall Sewer Lines	Other Plant Miscellaneous Equipment	Office Furniture and Equipment	Transportation Equipment	Stores Equipment	Tools, Shop and Garage Equipment	Laboratory Equipment	Power Operated Equipment	Communication Equipment	Miscellaneous Equipment	Other Tangible Plant	Total Wastewater Plant	
Y COL	ACCI.	(a)	351	352	353	354	355	360	361	362	363	364	365	366	367	370	371	374	375		380	381	382	389	390	391	392	393	394	395	396	397	398		

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

YEA	R	OF	REPORT	
Dec	en	nber	31.00	

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**SYSTEM NAME / COUNTY:** 

Del Tura / Lee

## BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - D) / C (e)
354	Structures and Improvements	32.00		3.13%
355	Power Generation Equipment			
360	Collection Sewers - Force	30.00		3.33%
361	Collection Sewers - Gravity	40.00		2.50%
362	Special Collecting Structures	32.00		3.13%
363	Services to Customers	32.00		3.13%
364	Flow Measuring Devices	12.00		8.33%
365	Flow Measuring Installations	5.00		20.00%
366	Reuse Services	5.00		20.00%
367	Reuse Meters and Meter Installations			
370	Receiving Wells			
371	Pumping Equipment	18.00		5.56%
375	Reuse Transmission and	18.00		
	Distribution System		•	
380	Treatment and Disposal Equipment			
381	Plant Sewers	35.00		2.86%
382	Outfall Sewer Lines	30.00		3.33%
389	Other Plant Miscellaneous Equipment			
390	Office Furniture and Equipment	15.00		6.67%
391	Transportation Equipment	6.00		16.67%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment	16.00		6.25%
394	Laboratory Equipment	15.00		6.67%
395	Power Operated Equipment	12.00		8.33%
396	Communication Equipment	10.00		10.00%
397	Miscellaneous Equipment	15.00		6.67%
398	Other Tangible Plant			
Wastewat	er Plant Composite Depreciation Rate *			

<sup>\*</sup> If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

YEAR OF REPORT December 31,00

Chateau Communities, Inc.

UTILITY NAME:

SYSTEM NAME/COUNTY: Del Tura/Lee

\* Specify nature of transaction. Use ( ) to denote reversal entries.

S-6(a) GROUP \_\_\_1\_\_\_

YEAR OF REPORT
December 31,00

Chateau Communities, Inc.

UTILITY NAME:

SYSTEM NAME / COUNTY: Del Tura / Lee

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789,779 403,093 19,383 404,284 48,089 98,954 1,367 1,150 974,953 END OF YEAR BALANCE AT (c+f-j)  $\Xi$ CHARGES (g-h+i) TOTAL ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION  $\equiv$ AND OTHER REMOVAL CHARGES COST OF :: ! ì SALVAGE AND INSURANCE  $\equiv$ RETIRED PLANT 3 Other Plant Miscellaneous Equipment Reuse Meters and Meter Installations Total Depreciable Wastewater Plant in Service Tools, Shop and Garage Equipment Treatment and Disposal Equipment Office Furniture and Equipment Power Generation Equipment Structures and Improvements Flow Measuring Installations Special Collecting Structures ACCOUNT NAME Collection Sewers - Gravity Power Operated Equipment Communication Equipment Collection Sewers - Force Fransportation Equipment Miscellaneous Equipment Flow Measuring Devices Reuse Transmission and Services to Customers Laboratory Equipment Pumping Equipment Outfall Sewer Lines Other Tangible Plant Distribution System Stores Equipment Receiving Wells Reuse Services Plant Sewers ACCT. NO. 355 360 367 362 380 381 382 389 391 392 393 364 365 371 361 375 394 395 (a)

\* Specify nature of transaction.
Use ( ) to denote reversal entries.

S-6(b) GROUP \_\_\_1\_\_

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YEAR	OF	REP	ORT
Decen	ıber	31.00	)

SYSTEM NAME / COUNTY:

Del Tura / Lee	

## CONTRIBUTIONS IN AID OF CONSTRUCTION ACCOUNT 271

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>N/A</u>
Add credits during year:		
Contributions received from Capacity,  Main Extension and Customer Connection Charges	S-8(a)	t.
Contributions received from Developer or	5-0(a)	
Contractor Agreements in cash or property	S-8(b)	
Total Credits		\$
Less debits charged during the year (All debits charged during the year must be explained below)		\$
Total Contributions In Aid of Construction		\$
Explain all debits charged to Account 271 during the year below:		

S-7 GROUP \_\_\_1\_\_

	_		
YEAR	OF	REPOR	T
Decen	nher	31.00	

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SYSTEM NAME / COUNTY:

Del Tura / Lee

## WASTEWATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
		\$	\$
Total Credits			\$ <u>N/A</u>

ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ <u>N/A</u>
Debits during the year: Accruals charged to Account 272 Other debits (specify):	\$
Total debits	\$
Credits during the year (specify):	\$
Total credits	\$
Balance end of year	\$ <sub></sub>

S-8(a) GROUP \_\_\_1\_\_

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YEAR	OF	REPORT
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Decen	aher	21.00

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SYSTEM NAME / COUNTY:

Del Tura / Lee

## WASTEWATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
NONE		\$
Total Credits		\$

S-8(b) GROUP \_\_\_1\_\_

HTH	ITY	NA	MF:

SYSTEM NAME / COUNTY:

Del Tura / Lee

## WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
(a)	WASTEWATER SALES	(9,	(u) 1	(e)
521.1 521.2 521.3 521.4 521.5 521.6	Flat Rate Revenues: Residential Revenues Commercial Revenues Industrial Revenues Revenues From Public Authorities Multiple Family Dwelling Revenues Other Revenues	1,181		332,977
521	Total Flat Rate Revenues	1,181	1,181	332,977
522.1 522.2 522.3 522.4 522.5 522 523 524 525	Measured Revenues Residential Revenues Commercial Revenues Industrial Revenues Revenues From Public Authorities Multiple Family Dwelling Revenues  Total Measured Revenues  Revenues From Public Authorities Revenues From Other Systems Interdepartmental Revenues  Total Wastewater Sales		1,181	332,977
530 531 532 534 535 536	OTHER WASTEWATER REVENUES  Guaranteed Revenues Sale of Sludge Forfeited Discounts Rents From Wastewater Property Interdepartmental Rents Other Wastewater Revenues (Including Allowance for Funds Prudently Total Other Wastewater Revenues	y Invested or AFPI)	S S	

<sup>\*</sup> Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

YEAR	OF REPORT	
Decen	nber 31,00	

UTILITY NAME:

Chateau Communities, Inc.

SYSTEM NAME / COUNTY:

Del Tura / Lee

## WASTEWATER OPERATING REVENUE

ACCT.	DESCRIPTION	BEGINNING YEAR NO. CUSTOMERS *	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS
(a)	(b)	(c)	(u)	1 (6)
	RECLAIMED WATER SALES			
	Flat Rate Reuse Revenues:			
540.1	Residential Reuse Revenues			ß
540.2	Commercial Reuse Revenues			
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From			
	Public Authorities			
540.5	Other Revenues			
540	Total Flat Rate Reuse Revenues			\$
	Measured Reuse Revenues:			
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues			
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From			
	Public Authorities			<u> </u>
541	Total Measured Reuse Revenues			\$
544	Reuse Revenues From Other Systems			
	Total Reclaimed Water Sales			\$
	Total Wastewater Operating Revenues			\$ 332,977

<sup>\*</sup> Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

VEAR OF REPORT December 31,00

1 1

Chateau Communities, Inc.

SYSTEM NAME / COUNTY: Del Tura / Lee

UTILITY NAME:

	9.	TREATMENT & DISPOSAL EXPENSES -	MAINTENANCE (I)	<b></b>	1				1 1 1				782						:::::::::::::::::::::::::::::::::::::::														787	701
	S.	TREATMENT & DISPOSAL EXPENSES -	OPERATIONS (h)	\$ 58,174			1		12,002	39,221	:		134	. ,				6,452												1,664			<i>LP3 C</i> 11 \$	
	7.	PUMPING EXPENSES -	MAINTENANCE (g)	۵	and a second sec																												4	
COUNT MATRIX	€"	PUMPING EXPENSES -	OPERATIONS (f)	<b>50</b>	:	:				:	: : : : : : : : : : : : : : : : : : : :			,																			4	
TER UTILITY EXPENSE ACCOUNT MATRIX	7'	COLLECTION EXPENSES-	MAINTENANCE (e)	4																														
WASTEWATER UTILI		COLLECTION EXPENSES-	OPERATIONS (d)	\$		: : : : : : : : : : : : : : : : : : : :																	: : : : : : : : : : : : : : : : : : : :										64	
WAS		CURRENT YEAR	(3)	\$ 58,174	 				12,002	39,221			916				15,323	6,452				379		manager and property of the state of the sta								4,135	209 981	
		ACCOUNT NAME	(q)	Salaries and Wages - Employees	Salaries and Wages - Officers,	Directors and Majority Stockholders	Employee Pensions and Benefits	Purchased Sewage Treatment	Sludge Removal Expense	Purchased Power	Fuel for Power Purchased	Chemicals	Materials and Supplies	ngineering	Contractual Services - Accounting	Contractual Services - Legal	Contractual Services - Mgt. Fees	Contractual Services - Testing	Contractual Services - Other	Rental of Building/Real Property	Rental of Equipment	Transportation Expenses	Insurance - Vehicle		Insurance - Workman's Comp	Insurance - Other	Advertising Expense	Regulatory Commission Expenses	- Amortization of Rate Case Expense	Regulatory Commission ExpOther	Bad Debt Expense	Miscellaneous Expenses	Total Wastewater Hillity Expenses	1
:		ACCT. NO.	(a)	701	703	1	704	710	711	715	716	718	720	731	732	733	734	735	736	741	742	750	756_	757	758	759	092	,992		767	770	775	Tot	

S-10(a) GROUP

YEAR OF REPORT December 31,00

Chateau Communities, Inc.

UTILITY NAME:

SYSTEM NAME / COUNTY: Del Tura / Lee

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

MAINTENANCE DISTRIBUTION RECLAIMED EXPENSES-WATER 3 DISTRIBUTION **OPERATIONS** RECLAIMED EXPENSES-WATER Ξ MAINTENANCE RECLAIMED TREATMENT EXPENSES-WATER OPERATIONS **FREATMENT** RECLAIMED EXPENSES-WATER 18,173 15,323 2471 EXPENSES GENERAL ADMIN. & δ. CUSTOMER ACCOUNTS EXPENSE - Amortization of Rate Case Expense Directors and Majority Stockholders Regulatory Commission Exp.-Other Contractual Services - Accounting Regulatory Commission Expenses Contractual Services-Engineering Contractual Services - Mgt. Fees Employee Pensions and Benefits Sludge Removal Expense Rental of Building/Real Property Salaries and Wages - Employees Contractual Services - Testing Insurance - Workman's Comp. Salaries and Wages - Officers, Purchased Sewage Treatment Insurance - General Liability Total Wastewater Utility Expenses Contractual Services - Legal Contractual Services - Other ACCOUNT NAME Fuel for Power Purchased Transportation Expenses\_ Miscellaneous Expenses Materials and Supplies Rental of Equipment Advertising Expense Insurance - Vehicle Bad Debt Expense Insurance - Other Purchased Power Chemicals ACCT. 759 704 716 720 731 734 736 742 NO. 750 741 701 (a)

S-10(b) GROUP \_\_\_1\_\_ **SYSTEM NAME / COUNTY:** 

Del Tura / Lee

## CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

WATER METER SIZE (a)	TYPE OF WATER METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF WATER METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Resident	ial	1.0	1,181	1 101
5/8"	Displacement	1.0	1,101	1,181
3/4"	Displacement	1.5		
1"	Displacement	2.5		
1 1/2"	Displacement or Turbine	5.0		
2"	Displacement, Compound or Turbine	8.0		
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0	7.00	
	Total Wastewater System Meter Equivaler	nts		1,181

## CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC). Use one of the following methods:

- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:

ERC = (Total SFR gallons treated (Omit 000) / 365 days / 280 gallons per day)

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated. Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:		<del></del>
35.293,000 TOTAL GALLONS TREATED	divided by 365 days divided by 280 gpd equals	345

	S-11	
	GROUPI_	
SYSTEM	Del Tura	

		YEAR OF REPORT
UTILITY NAME:	Chateau Communities, Inc.	December 31,00

SYSTEM NAME / COUNTY :	Del Tura / Lee
	<del></del>

## WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	200MGD	
Basis of Permit Capacity (1)	Annual Average	 
Manufacturer	Marloff	 
Type (2)	Extended Aeration	 
Hydraulic Capacity	200MGD	 
Average Daily Flow	96,693	 
Total Gallons of Wastewater Treated	35,293,000	 
Method of Effluent Disposal	Spray Irrigation	

<sup>(1)</sup> Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc.)

<sup>(2)</sup> Contact stabilization, advanced treatment, etc.

UTILITY NAME:

Chateau Communities, Inc.

CVCTEM	NAME	/ COUNTY	
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Del Tura / Lee	
201 1414 14100	

## OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where ne	cessary.
1. Present number of ERCs* now being served 1,881	
2. Maximum number of ERCs* which can be served 1,881	
3. Present system connection capacity (in ERCs*) using existing lines	1,881
4. Future connection capacity (in ERCs*) upon service area buildout	1,881
5. Estimated annual increase in ERCs* None - System is built out	
Describe any plans and estimated completion dates for any enlargements or improvem  NONE	ents of this system
<ol> <li>7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end us provided to each, if known. Del Tura Golf Course irrigation 17,868,000</li> <li>8. If the utility does not engage in reuse, has a reuse feasibility study been complete         If so, when? N/A</li> <li>9. Has the utility been required by the DEP or water management district to implem</li> </ol>	ers and the amount of reuse  N/A  N/A
If so, what are the utility's plans to comply with this requirement?	N/A
10. When did the company last file a capacity analysis report with the DEP? Au  11. If the present system does not meet the requirements of DEP rules:  a. Attach a description of the plant upgrade necessary to meet the DEP rules.  b. Have these plans been approved by DEP? N/A  c. When will construction begin? N/A  d. Attach plans for funding the required upgrading.  e. Is this system under any Consent Order with N/A	gust 1995
12. Department of Environmental Protection ID # FLA014563	

\* An ERC is determined based on the calculation on S-11.

S-13	
GROUP1	
SYSTEMDel Tura	

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