

CLASS "C"

WATER and/or SEWER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

ANNUAL REPORT

OF

SU353

SU 36

Mr. Hank Landis
L.C.M. Sewer Authority
% Water Spectrum, Inc.
1391 Timberlane Road, Suite 103
Tallahassee, FL 32312-1719

*Corrected
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for Official
File*

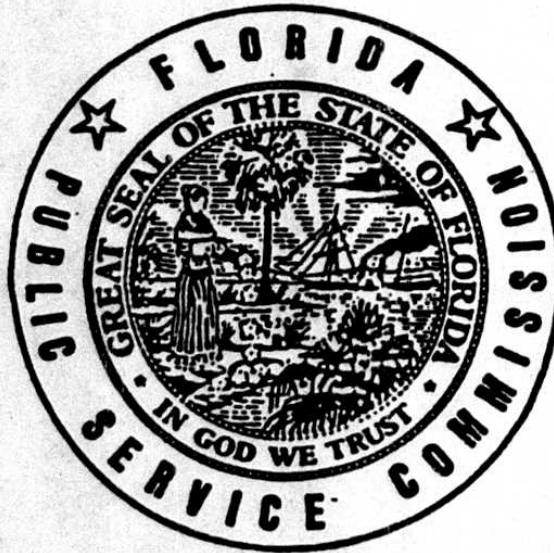
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Florida Public Service Commission
Division of Water and Wastewater

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FOR THE
YEAR ENDED DECEMBER 31, 19 93

REPORT OF

LCM SEWER AUTHORITY, INC. C/O Water Spectrum, Inc., Receiver
(Exact name of utility)

1391 Timberlane Rd., Suite 103

Tallahassee, FL 32312-1719
(Address)

(County)

Telephone Number (904)893-8040

Date Utility First Organized: 1-1-83

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Partnership Sub Chapter S Corporation 1120 Corporation

Location where books and records are located: 1391 Timberlane Rd., Suite 103
Tallahassee, FL 32312-1719

Names of subdivisions where service is provided: Leitner Creek Manor, Spanish Gardens and Forest Creek Villas in Bonita Springs, FL

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Water Spectrum, Inc.</u>	<u>Receiver</u>	<u>1391 Timberlane Rd, Ta</u>	<u>XXXXXXXXXXXX</u>
Person who prepared this report: <u>Hank Landis</u>	<u>President</u>	<u>Water Spectrum, Inc.</u>	<u>XXXXXXXXXXXX</u>
Officers and Managers:			\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----

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

Name	Percent Ownership In Utility	Principal Business Address	Salary Charged Utility
<u>Utility is in Receivership</u>			\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----
-----	-----	-----	\$-----

INCOME STATEMENT

Account Name	Ref. Page	Water	Sewer	Other	Total Company
Gross Revenue:					
Residential		\$ N/A	\$ 39512	\$	\$39512
Commercial					
Industrial					
Multiple Family			10519		10519
Guaranteed Revenues					
Other (Specify)					
Total Gross Revenue		\$	\$ 50,031	\$	\$50,031
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	\$	\$ 87592	\$	\$87592
Depreciation Expense	F-5		6937		6937
Amortization Expense			(3230)		(3230)
Taxes Other Than Income	F-7		4326		4326
Income Taxes	F-7				
Total Operating Expense		\$	\$ 95625	\$	\$95625
Net Operating Income (Loss)		\$	\$ (45594)	\$	\$45594)
Other Income:					
Nonutility Income		\$	\$ 52.74	\$	\$52.74
Other Deductions:					
Miscellaneous Nonutility Expenses		\$	\$	\$	\$
Interest Expense					
Net Income (Loss)		\$	\$ (45541.26)	\$	\$45541.26)

UTILITY NAME: LCM Sewer Authority Inc.

YEAR OF REPORT
DECEMBER 31, 1993

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant In Service (101-105)	F-5,W-1,S-1	\$217,912	\$163,440
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	(80,407)	39,861
Net Utility Plant		\$137,505	\$123,579
Cash		2,152	2,152
Customer Accounts Receivable (141)		3,099	3,099
Other Assets (Specify)			

Total Assets		\$142,756	\$230,360
Liabilities And Capital:			
Common Stock Issued (201)	F-6	\$6,000	\$116,000
Preferred Stock Issued (204)	F-6		
Other Paid In Capital (211)			
Retained Earnings (215)	F-6	(91,208)	45,667
Proprietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$(85,208)	\$70,333
Long-Term Debt (224)	F-6	\$30,909	\$
Accounts Payable (231)			
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)		12,439	10,364
Other Liabilities (Specify)		128,892	

Advances For Construction			
Contributions In Aid Of Construction - Net (271-272)	F-8	55,724	
Total Liabilities And Capital		\$142,736	\$80,697

UTILITY NAME: LCM Utility Plant

YEAR OF REPORT
DECEMBER 31, 1993

NET UTILITY PLANT

Plant Accounts: (101-107) Inclusive	Water	Sewer	W & S Other Than Reporting Systems	Total
Utility Plant In Service (101)				
Construction Work In Progress (105)	\$	\$ 163,440*	\$	\$163,440
Other (Specify) and 30,000 GPD		23,722		23,722
		30,750		30,750
Total Utility Plant	\$	\$ <u>217,912</u>	\$	\$ <u>217,912</u>

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Sewer	W & S Other Than Reporting Systems	Total
Balance First Of Year	\$	\$ 73,470	\$	\$73,740
Credits During Year:				
Accruals charged to depreciation account	\$	\$ 6,937	\$	\$6,937
Salvage				
Other credits (specify)				
Total credits	\$	\$ 6,937	\$	\$6,937
Debits During Year:				
Book cost of plant retired	\$	\$	\$	\$
Cost of removal				
Other debits (specify)				
Total debits	\$	\$	\$	\$
Balance End Of Year	\$	\$ <u>80,407</u>	\$	\$ <u>80,407</u>

UTILITY NAME: LCM Sewer Authority, Inc.

YEAR OF REPORT
DECEMBER 31, 19 93

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share -----	1.00	-----
Shares authorized -----	100	-----
Shares issued and outstanding -----	60	-----
Total par value of stock issued -----	6,000	-----
Dividends declared per share for year -----	-----	-----

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year -----	\$ (45,667)	\$ -----
Changes during the year (specify): -----	(45,541)	-----
-----	-----	-----
-----	-----	-----
Balance end of year -----	\$ (91,208)	\$ -----

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 Nominal Date of Issue and Date of Maturity):	Interest		Principal Per Balance Sheet Date
	Rate	Pymts	
<u>Water Spectrum, Inc.</u> -----	12%	-----	30,909
-----	-----	-----	-----
Total -----	-----	-----	\$ 30,909

UTILITY NAME: LCM Sewer Authority, Inc.

YEAR OF REPORT
DECEMBER 31, 1993

TAXES ACCRUED (236)

(a)	Water (b)	Sewer (c)	Other (d)	Total (e)
Balance first of year	\$	\$10,364	\$	\$10,364
Accruals charged:				
State ad valorem tax	\$	\$	\$	\$
Local property tax		2,075		2,075
Federal income tax				
State income tax				
Regulatory assessment fee		2,251		2,251
Other (Specify)				

Total Taxes Accrued	\$	\$4,326	\$	\$4,326
Taxes Paid:				
State ad valorem tax	\$	\$	\$	\$
Local property tax				
Federal income tax				
State income tax				
Regulatory assessment fee		2,251		2,251
Other (Specify)				

Total Taxes Paid	\$	\$2,251	\$	\$2,251
Balance end of year	\$	\$12,439	\$	\$12,439

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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	Amount	Description of Service
Water Spectrum, Inc.	\$56,439	Certified Operation Management
	\$	Engineering, Legal, Power Purchase
	\$	Chemical Purchase, Maintenance
	\$	and other operational expenses
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Sewer (c)	Total (d)
Balance first of year	\$	\$100,579	\$100,579
Add credits during year			
Total	\$	\$1,000	\$1,000
Deduct charges during year			
Balance end of year		101,579	101,579
Less Accumulated Amortization		(45,855)	(45,855)
Net CIAC	\$	\$55,724	\$55,724

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	Sewer
Sub-total		\$	\$
Report below all capacity charges, main extension charges and customer connections charges recieved during the year.			
Description of Charge	Number of Connections	Charge per Connection	
Gulf Harbor Development	2	\$ 500	\$ 1,000
Total Credits During Year		\$	\$ 1,000

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

UTILITY NAME: LCM Sewer Authority, Inc.

YEAR OF REPORT DECEMBER 31, 19 ⁹³

SCHEDULE 'A'

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

Class of Capital (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ N/A	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$ _____	100.00 %		%

- (1) Should equal amounts on Schedule B, Column (f), Page F-25.
- (2) 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 approving AFUDC rate:	_____

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

UTILITY NAME: LCM Sewer Authority, Inc.

YEAR OF REPORT DECEMBER 31, 19 <u>93</u>

SCHEDULE 'B'

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$	\$	\$	\$	\$
Preferred Stock					
Long Term Debt					
Customer Deposits					
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$	\$	\$	\$	\$

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

SEWER 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	23,722			23,722
354	Structures and Improvements				
360	Collection Sewers - Force	14,566			
361	Collection Sewers - Gravity	65,857			
362	Special Collecting Structures				
363	Services to Customers	8,156			
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells	54,816	2,750		57,566
371	Pumping Equipment		28,000		28,000
380	Treatment and Disposal Equipment	20,045			
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 Sewer Plant	\$ *187,162	\$ 30,750	\$	\$217,912

*Adjusted to agree with Order No. PSC-93-1824-FOF-WS
S-1

UTILITY NAME: LCM Sewer Authority, Inc.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - SEWER

YEAR OF REPORT
DECEMBER 31, 1993

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)	Accumulated Depreciation Balance End of Year (i)
354	Structures and Improvements							
360	Collection Sewers - Force	27	%	3.70%	6,556		539	7,095
361	Collection Sewers - Gravity	40	%	2.50%	29,413		1,646	31,059
362	Special Collecting Structures							
363	Services to Customers	35	%	2.86%	3,650		233	3,883
364	Flow Measuring Devices							
365	Flow Measuring Installations							
370	Receiving Wells	25	%	4.00%	24,692		2,248	26,940
371	Pumping Equipment	15	%	6.67%	9,159		934	9,34
380	Treatment and Disposal Equipment							
381	Plant Sewers	15	%	6.67%	9,159		1,337	10,496
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				\$ 73,470	\$	\$ 6,937	\$ 80,407

*Adjusted to agree with Order No. PSC-93-1824-FOF-MS at 9/30/92 plus additional accumulated depreciation total 12/92. Accumulated depreciation total per order pro-rated since accumulated totals of primary accounts are not available \$71,984 accumulated depreciation @ 9/92 + 1,486

UTILITY NAME: ICM Sewer Authority, Inc.

SEWER 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 Sewage Treatment	N/A
711	Sludge Removal Expense	-
715	Purchased Power	5,061
716	Fuel for Power Production	-
718	Chemicals	1,568
720	Materials and Supplies	2,194
730	Contractual Services	75,505
740	Rents	3,020
750	Transportation Expense	-
755	Insurance Expense	-
765	Regulatory Commission Expenses	-
770	Bad Debt Expense	244
775	Miscellaneous Expenses	-
	Total Sewer Operation And Maintenance Expense	\$ 87,592 ✓

SEWER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Measured Service				
Customers By Water				
Meter Size:				
5/8 X 3/4"				
1"				
1 - 1/2"				
2"				
2 - 1/2"				
3"				
Other (Specify):				
Flat Rate (No Meters)	221	2	1	222
Unmetered Customers				
Total Customers	221	2	1	222 ✓

PUMPING EQUIPMENT

	1	2	3			
Lift station number	1	2	3			
Make or type and nameplate data of pump	FLYGT	FLYGT	FLYGT			
Year installed	1985	1986	1986			
Rated capacity	100 gpm	100 gpm	100 gpm			
Size	2"	2"	2"			
Power:	3/4 hp	3/4 hp	3/4 hp			
Electric						
Mechanical						
Nameplate data of motor						

SERVICE CONNECTIONS

	4"	4"	4"			
Size (inches)	4"	4"	4"			
Type (PVC, VCP, etc.)	VCP	PVC	PVC			
Average length	25'	25'	25'			
Number of active service connections	150	46	24			
Beginning of year	150	46	24			
Added during year			2			
Retired during year						
End of year	150	46	26			
Give full particulars concerning inactive connections						

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains			Force Mains			
	8"	8"	8"	4"	4"	4"	
Size (inches)	8"	8"	8"	4"	4"	4"	
Type of main	VCP	PVC	PVC	PVC	PVC	PBV	
Length of main (nearest foot):							
Beginning of year	3,300	1,500	3,500	1,200	1,200	1,200	
Added during year							
Retired during year							
End of year	3,500	1,500	3,500	1,200	1,200	1,200	
Manholes							
Size	3'	3'	3'				
Type							
Number:							
Beginning of year	12	12	4				
Added during year							
Retired during year							
End of year	12	12	4				

UTILITY NAME: CM Sewer Authority, Inc.

YEAR OF REPORT DECEMBER 31, 19 <u>93</u>

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer	Custom Built		
Type	Extended Aeration		
"Steel" or "Concrete"	Concrete		
Total Capacity	50,000 GPD		
Average Daily Flow	31,000 GPD		
Effluent Disposal	Ponds		
Total Gallons of Sewage Treated	10,372,000		

MASTER LIFT STATION PUMPS

Manufacturer	Flygt				
Capacity	100 gpm				
Motor : Mfr.					
Horsepower	3/4 HP				
Power (Electric or Mechanical)	230 ac				

OTHER SEWER SYSTEM INFORMATION

1. Present number of ERC's * being served 103
2. Maximum number of ERC's * which can be 182
3. Estimated annual increase in ERC's * 3
4. List permit numbers required by Chapter 17-4, Rules of the Department of Environmental Regulation (DER) for systems in operation. _____
5. State any plans and estimated completion dates for any enlargements of this system 30,000 gpd per DEP mandate in 1994
6. If present systems do not meet the requirements of Chapter 17-4, Rules of the DER, submit the following:
 - a. Evaluation of the present plant or plants in regard to meeting the DER's rules. _____
 - b. Plans for funding and construction of the required upgrading. _____
 - c. Have these plans been coordinated with the DER? _____
 - d. Do they concur? _____
 - e. When will construction begin? _____
7. In what percent of your certificated area have service connections been installed? 80 %

* $ERC = (Total\ Gallons\ Treated / 365\ days) / 275\ Gallons\ Per\ Day$


Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment

CERTIFICATION OF ANNUAL REPORT

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

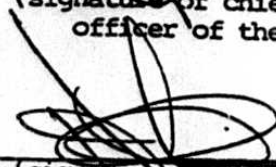
- YES NO
(X) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.
- YES NO
(X) () 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES NO
() (X) 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.
- YES NO
(X) () 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.
(X)	(X)	(X)	(X)



(signature of chief executive officer of the utility) *

1.	2.	3.	4.
(X)	(X)	(X)	(X)



(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.