CLASS "C"

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WATER AND/OR WASTEWATER UTILITIES

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

Witer and sever

ANNUAL REPORT

OF

SU720 RESORT VILLAGE UTILITY, INC.

Exact Legal Name of Respondent

4928

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED

MAR 2 9 2001

SU720-00-AR

RESORT VILLAGE UTILITY

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,2000

Form PSC/WAW 6 (Rev. 12/99)

GENERAL INSTRUCTIONS

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

Florida Public Service Commission Division of Water and Wastewater 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF

RESORT VILLAGE	UTILITY, INC.					
2252 KILLEARN CE	ENTER BLVD.	(EXACT NAMI		TILITY) 00 LEISURE LANE		=
TALLAHASSEE, FL 32308			ST. GEORGE ISLAND, FL 32328 FRANKLIN			
Mailing Address				Street Address	County	-
Telephone Number	850-893	- 8600	Da	te Utility First Organized ***	* 10/5/93	_
Fax Number	850-66	8-2731	E-	mail Address <u>by@microeco</u>	nomics.com	
Sunshine State One-C	all of Florida, Inc.	Member No.				
Check the business en	itity of the utility as	s filed with the Internal	Revenu	e Service:		
Individual	X Sub Chapter	S Corporation		1120 Corporation	Partnership	
Name, Address and ph TALLAHASSEE, FL			ESORT	/ILLAGE UTILITY, INC., 3122	252 KILLEARN CE	NTER BLVD.
Name of subdivisions v	where services are	e provided:				-
						-
		CONTAC	TS:			_
					Salary]
Name		Title		Principle Business Address	Charged Utility	ŀ
Person to send corresp	ondence:	7100		1 Interpre Business Address	Othity	i
Ben Johnson		President		2252 Killearn Center Blvd.	N/A	
Person who prepared t	his report			Tallahassee, FL 32308		
David E. Wilder	ino ropore.	Treasurer	l	3110 Capital Circle, NE		
				Tallahassee, FL 32308	N/A	
Officers and Managers Ben Johnson	:	Drooidant Cooratan		Cama an abawa	 N/A	ĺ
David E. Wilder		President, Secretary Treasurer	<u>у</u>	Same as above	\$ <u>N/A</u> \$ N/A	
				Came as above	\$	
	·				\$	
	······				\$	
Report every corporation	n or person ownir	og or holding directly or	r indirect	ly 5 percent or more of the vo	-ting	ſ
securities of the reporting	ng utility:	ig of Holding directly of	i iiidii eci	ly 5 percent of more of the vo	Jung	
		Percent			Salary	1
		Ownership in			Charged	
Name Ren Johnson		Utility 100%		Principle Business Address	Utility	
Ben Johnson		100%]	Same as above	\$ N/A \$	
					\$	
					\$	
]		\$	
			[]	

INCOME STATEMENT

Account Name	Ref. Page	Water	Mastawatar	Other	Total
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)	raye	\$	\$	\$	\$
Total Gross Revenue		\$	\$0	\$	\$0
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$	\$	\$
Depreciation Expense	F-5				
CIAC Amortization Expense_	F-8			<u>-</u>	
Taxes Other Than Income	F-7				
Income Taxes	F-7				
Total Operating Expense		\$	0		\$0
Net Operating Income (Loss)		\$	\$0	\$	\$0
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$ 	\$	\$
Net Income (Loss)		\$	\$0	\$	\$0

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$505,738	\$ 489,970
Amortization (108)	F-5,W-2,S-2	0	0
Net Utility Plant		\$505,738	\$489,970
CashCustomer Accounts Receivable (141) Other Assets (Specify):		3,182	3,185
Total Agosto	- - -	\$ 508920	402.155
Total Assets	1	\$ 508920	\$ 493,155
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204)	F-6	482	495,000
Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and	F-6	494,518 (1,845)	(1,845
partnership only) (218)	F-6		
Total Capital		\$ 493,155	\$ 493,155
Long Term Debt (224)		15,765	\$0
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$508,920	\$ 493,155

UTILITY NAME RESORT VILLAGE UTILITY, INC.

YEAR OF REPORT DECEMBER 31, ,2000

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service Construction Work in	\$	\$ 505,738	\$	\$505,738
Other (Specify)			 	
Total Utility Plant	\$	\$505,738	\$	\$ 505,738

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$	\$ 0	\$	\$0
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	1	\$	\$	\$
Total Credits		\$	\$	\$
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$0	\$	\$0

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorizedShares issued and outstanding Total par value of stock issued Dividends declared per share for year	1000 482 482	

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of yearChanges during the year (Specify):	\$	\$ (1,845)
Balance end of year	\$	\$ (1,845)

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
		\$
Total		\$0

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 Other (Specify) Total Taxes Accrued	\$	\$	\$	\$

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
Volenec Tecnical Services	\$	\$ 12,774	Engineering consulting
Williams & Gautier	\$	\$ 2,145	Legal
	\$ \$ \$	\$ \$ \$	
	\$ \$	\$ \$	
- · · · · · · · · · · · · · ·	\$ \$	\$ 	
	\$	\$	

UTILITY NAME:	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$	\$	\$
3)	Total	\$	\$	\$
'' -	Deduct charges during the year			
)	Balance end of year			
(i)	Less Accumulated Amortization	-		
')	Net CIAC	\$	\$	\$

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or		Indicate		Wastewater
agreements from which cash or	property was		"Cash" or Water	
received during the year.	·	"Property"		
		}		
		-		
			ļ	
		=]
				-
Sub-total			\$	l _s
odb total	-		• ———	•
Report below all ca	pacity charges, mair	_ 	┪	
extension charges	and customer conne	ction	ŀ	
charges received d				
	Number of	Charge per	1	
Description of Charge	Connections	Connection		
•				
		\$	 1₅	s
				-
				-
otal Credits During Year (Must ag	ree with line # 2 abov	ve.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME:	YEAR OF REPORT
	DECEMBER 31 2000

SCHEDULE "A" SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME:	YEAR OF REPORT
•	DECEMBER 31, ,2000

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 Calculatio (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):

THIS COMPANY IS SEWER ONLY

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351 352 353 354 355 360 361 362 363 364 365 370 371 380 381 382 389 390 391 392 393 394 395 396 397 398	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 Receiving Wells Pumping Equipment Treatment and Disposal Equipment Plant Sewers Outfall Sewer Lines Other Plant and Miscellaneous Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Laboratory Equipment Power Operated Equipment Communication Equipment Miscellaneous Equipment Miscellaneous Equipment Other Tangible Plant Other Tangible Plant		\$	\$	\$ 398,300
	Total Wastewater Plant	\$	\$	\$	\$505,738_*

^{*} This amount should tie to sheet F-5.

UTILITY NAME:	

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum Depr Balance End of Year (f-g+h=i) (I)
354	Structures and Improvements		%	%	\$	\$	s	s
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		%	%				
380	Treatment and Disposal					=		
	Equipment		%	%				1
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		_ ,					
1 1	Equipment	i	%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	——— %.		-		
397	Miscellaneous Equipment		%	%		_		
398	Other Tangible Plant		%	%				
	Totals				\$	\$	\$	\$*

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Coloring and Manage Franks	
701	Salaries and Wages - Employees	\$
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
710	Employee Pensions and Benefits	
	Fuichased wastewater freatment	
711	Sludge Removal Expense	
715	Fulchased Fowel	
716	Tuchion Tower Todaction	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services.	
i	Billing	
	Professional	
	Testing	
	Other	
740	Rents	- ·
750	Transportation Expense	•
755	I illisulative expense	
765	Regulator Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	,	
	Total Wastewater Operation And Maintenance Expense	c *
	* This amount should tie to Sheet F-3.	· ·

WASTEWATER CUSTOMERS

	Type of	Equivalent	Number of Active Custom ers tal N umber of Start End r Equivalents				
Description	Meter **	Factor	of Year	of Year	(c x e)		
(a)	(b)	(c)	(d)	(e)	(f)		
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" 3"	D	15.0					
3"	C T	16.0 17.5					
l - 1	·	17.5	·				
Unmetered Customers							
Other (Specify)	-			——————————————————————————————————————			
** D = Displacement C = Compound T = Turbine		Total					

UTILITY NAME:

PUMPING EQUIPMENT

Lift Station Number Make or Type and nar data on pump Year installed Rated capacity Size Power. Electric Mechanical_ Nameplate data of mo	meplate							
		SE	RVICE CON	NECTIONS				
Size (inches) Type (PVC, VCP, etc Average length Number of active serviconnections Beginning of year Added during year Retired during year	ice							
End of year Give full particulars co inactive connections	 ncerning					·		
		COL	LECTING A	ND FORCE	MAINS			
		Collectin	g Mains			Force	Mains	
Size (inches) Type of main Length of main (neared foot) Begining of year Added during year_ Retired during year_ End of year						 		
			MANH	OLES				
	Retired du	nhole Manholes:						

UTILITY NAME:						
SYSTEM NAME: YEAR OF REPORT DECEMBER 31,2000						
		TREATME	NT PLANT			
Manufacturer Type "Steel" or "Concrete" Total Permitted Capacity Average Daily Flow Method of Effluent Disposal_ Permitted Capacity of Disposal Total Gallons of Wastewater treated						
	MAS	TER LIFT S	TATION PU	MPS		
ManufacturerCapacity (GPM's) Motor: Manufacturer Horsepower_ Power (Electric or Mechanical)						
	PHMPIN	G WASTEW	VATER STA	TISTICS		L.,
Months	PUMPING WASTEV Gallons of Treated Wastewater		Effluent Reuse Gallons to Customers		Effluent Gallons Disposed of on site	
January February March April May June July August September October November December Total for year						
If Wastewater Treatment is purc	hased, indi	cate the ven	dor:			-

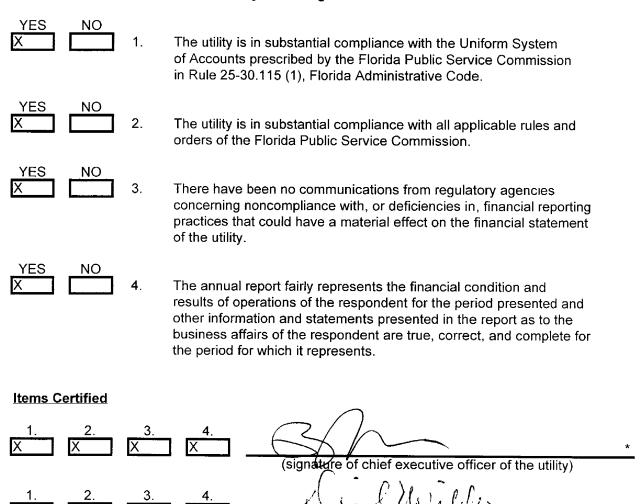
SYSTEM NAME:		

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system A separate page should be supplied where necessary
1 Present number of ERCs* now being served None
2. Maximum number of ERCs* which can be served. System is currently under construction
3 Present system connection capacity (in ERCs*) using existing lines es 0
4. Future connection capacity (in ERCs*) upon service area buildout 321,4
5 Estimated annual increase in ERCs* 15
6 Describe any plans and estimated completion dates for any enlargements or improvements of this system
Capacity equal to 107 ERC's is currently under construction and is approximately 90 percent complete
7 If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known
8 If the utility does not engage in reuse, has a reuse feasibility study been completed?No
If so, when?
9 Has the utility been required by the DEP or water management district to implement reuse? No
If so, what are the utility's plans to comply with this requirement?
10. When did the company last file a capacity analysis report with the DEP? N/A
11 If the present system does not meet the requirements of DEP rules, submit the following N/A
a. Attach a description of the plant upgrade necessary to meet the DEP rules b. Have these plans been approved by DEP?
c When will construction begin?
d. Attach plans for funding the required upgrading. e. Is this system under any Consent Order with DEP?
12 Department of Environmental Protection ID # FLA010069-001
 * An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days
(b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day)

CERTIFICATION OF ANNUAL REPORT

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



* 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.

(signature of chief financial officer of the utility)

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.