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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Pine Island Cove Homeowners Association, Inc.
Exact Legal Name of Respondent

453-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

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WATER AND SEWER
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RECEIVED
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PINE ISLAND COVE H/O ASSOC INC

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2000



Member
American Institute of Certified Public Accountants
Tax Division
Private Companies Practice Section
Management Consulting Services Division
Florida Institute of Certified Public Accountants
National Litigation Support Services Association
Financial Consulting Group

To the Board of Directors
Pine Island Cove Homeowners Association, Inc.
Pine Island, Florida

We have compiled the balance sheet of Pine Island Cove Sewer Treatment Plant as of December 31, 2000 and the related statement of income for the year then ended included in the accompanying prescribed form in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. We have also compiled the supplementary information presented in the prescribed form.

Our compilation was limited to presenting in the form prescribed by the Florida Public Service Commission, information that is the representation of management. We have not audited or reviewed the financial statements and supplementary information referred to above and, accordingly, do not express an opinion or any other form of assurance on them.

The financial statements and supplementary information are presented in accordance with the requirements of the Florida Public Service Commission which differ from generally accepted accounting principles. Accordingly, these financial statements and supplementary information are not designed for those who are not informed about such differences.

MARKHAM NORTON STROEMER & COMPANY, P.A.
February 8, 2001

PINE ISLAND COVE HOMEOWNERS ASSOCIATION, INC.

ANNUAL REPORT

DECEMBER 31, 2000

In addition to the sewer treatment plant, Pine Island Cove Homeowners Association, Inc. also provides, and charges members for, park maintenance services and has one balance sheet for the combined services. This report only covers the sewer treatment lines. The park maintenance activity is reflected only as an adjustment in the equity section of the accompanying balance sheet.

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FINANCIAL SECTION

REPORT OF

PINE ISLAND COVE HOMEOWNERS ASSOCIATION, INC.

(EXACT NAME OF UTILITY)

7290 LADYFISH DRIVE
ST. JAMES CITY, FL 33956

SAME

LEE

Mailing Address

Street Address

County

Telephone Number 941-283-3100

Date Utility First Organized 1988

Fax Number 941-283-3031

E-mail Address PICOVEHA@JUNO.COM

Sunshine State One-Call of Florida, Inc. Member No 407-575-2010

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 7290 LADYFISH DRIVE
ST. JAMES CITY, FL 33956
941-283-3100

Name of subdivisions where services are provided: PINE ISLAND COVE MOBILE HOMES

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: THOMAS MARTENS	PRESIDENT	7290 LADYFISH DRIVE ST. JAMES CITY, FL 33956	
Person who prepared this report: MARKHAM NORTON STROEMER & CO.	CPA'S	8961 CONFERENCE DRIVE FORT MYERS, FL 33919	
Officers and Managers: THOMAS MARTENS	PRESIDENT	7290 LADYFISH DRIVE ST. JAMES CITY, FL 33956	\$ 0
ADRIAN LaBONVILLE	VICE PRESIDENT	"	\$ 0
WILLIAM STEEN	VICE PRESIDENT	"	\$ 0
LAWRENCE McFARLAND	SECRETARY	"	\$ 0
GENEVIEVE GUNN	TREASURER	"	\$ 0

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
THIS CORPORATION IS A HOME OWNERS ASSOCIATION. IT HAS NO VOTING SECURITIES			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT
DECEMBER 31, 2000

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ _____	\$ 42,622	\$ _____	\$ 42,622
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ _____	\$ 42,622	\$ _____	\$ 42,622
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 47,097	\$ _____	\$ 47,097
Depreciation Expense_____	F-5	_____	4,443	_____	4,443
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	_____	4,012	_____	4,012
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ _____	55,552	_____	\$ 55,552
Net Operating Income (Loss)		\$ _____	(12,930)	\$ _____	\$ (12,930)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	4,512	_____	4,512
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	(17,442)	\$ _____	\$ (17,442)

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2000

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>124,761</u>	\$ <u>124,761</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>65,850</u>	<u>61,407</u>
Net Utility Plant -----		\$ <u>58,911</u>	\$ <u>63,354</u>
Cash -----			
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
LOAN COSTS NET OF AMORTIZATION -----		<u>1,145</u>	<u>1,305</u>
ACQUISITION ADJUSTMENT, NET OF AMORTIZATION -----		<u>331,232</u>	<u>345,602</u>
Total Assets -----		\$ <u><u>391,288</u></u>	\$ <u><u>410,261</u></u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	<u>337,934</u>	<u>342,930</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>337,934</u>	\$ <u>342,930</u>
Long Term Debt (224) -----	F-6	\$ <u>51,323</u>	\$ <u>65,339</u>
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		<u>2,032</u>	<u>1,992</u>
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u><u>391,288</u></u>	\$ <u><u>410,261</u></u>

UTILITY NAME PINE ISLAND COVE HOMEOWNERS ASSOC., 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	\$ _____	\$ <u>124,761</u>	\$ _____	\$ <u>124,761</u>

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>_____</u>	\$ <u>124,761</u>	\$ <u>_____</u>	\$ <u>124,761</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>61,407</u>	\$ _____	\$ <u>61,407</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ _____	\$ <u>4,443</u>	\$ _____	\$ <u>4,443</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>_____</u>	\$ <u>4,443</u>	\$ <u>_____</u>	\$ <u>4,443</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>_____</u>	\$ <u>65,850</u>	\$ <u>_____</u>	\$ <u>65,850</u>

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2000

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ 342,930
Changes during the year (Specify):		
NET INCOME(LOSS)	_____	(17,442)
ADJUSTMENT - SEE ATTACHMENT	_____	12,446
_____	_____	_____
Balance end of year _____	\$ _____	\$ 337,934

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
NOTE PAYABLE - NATIONSBANK, PAYABLE IN MONTHLY INSTALLMENTS. ORIGINATION - 2/19/98, MATURITY DATE - 2/19/08	7.7%	_____	\$ 51,323
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT	
DECEMBER 31,	2000

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 _____	_____	1,882	_____	1,882
Regulatory assessment fee _____	_____	1,918	_____	1,918
Other (Specify) _____	_____	_____	_____	_____
PAYROLL TAXES				
_____	_____	212	_____	212
Total Taxes Accrued _____	\$ _____	\$ 4,012	\$ _____	\$ 4,012

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
MARKHAM NORTON STROEMER	\$ _____	\$ 2,875	ACCOUNTING SERVICES
WW WATER SYSTEMS	\$ _____	\$ 4,850	CONTRACTING SERVICES
JJ BAKER ENTERPRISES	\$ _____	\$ 1,314	SLUDGE REMOVAL
SANDERS LABORATORIES	\$ _____	\$ 875	CONTRACTING SERVICES
TKW CONSULTING ENGINEERS	\$ _____	\$ 2,787	CONSULTING SERVICES
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	N/A		
(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	\$ _____	\$ _____	\$ _____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

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

			N/A	
Report below all developers or contractors agreements from which cash or property was received during the year			Water	Wastewater
			Indicate "Cash" or "Property"	
_____			_____	_____
_____			_____	_____
_____			_____	_____
_____			_____	_____
_____			_____	_____
_____			_____	_____
Sub-total _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	N/A		
	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Credits During Year _____	_____	_____	_____
Deduct Debits During Year _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____

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

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2000

SCHEDULE "A"

N/A

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

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

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

APPROVED AFUDC RATE

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

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

Company:

For the Year Ended December 31, 2000

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 42,622	\$ 42,622	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 42,622	\$ 42,622	\$ 0
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 42,622	\$ 42,622	\$ 0

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

THIS COMPANY IS SEWER ONLY

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures and Improvements_____	11,426	_____	_____	11,426
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	65,000	_____	_____	65,000
362	Special Collecting Structures_____	12,527	_____	_____	12,527
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	12,000	_____	_____	12,000
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	1,939	_____	_____	1,939
389	Other Plant and Miscellaneous Equipment_____	15,147	_____	_____	15,147
390	Office Furniture and Equipment_____	2,497	_____	_____	2,497
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_____	4,225	_____	_____	4,225
	Total Wastewater Plant_____	\$ 124,761	\$ _____	\$ _____	\$ 124,761 *

* This amount should tie to sheet F-5.

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT
DECEMBER 31, 2000

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	35	%	2.86 %	\$ 4,080	\$	\$ 326	\$ 4,406
355	Power Generation Equipment		%					
360	Collection Sewers - Force	40	%	2.50 %	21,938		1625	23,563
361	Collection Sewers - Gravity	22	%	4.55 %	7,161		569	7,730
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	18	%	5.56 %	8,338		667	9,005
381	Plant Sewers		%					
382	Outfall Sewer Lines	30	%	3.33 %	878		65	943
389	Other Plant and Miscellaneous Equipment	15	%	6.67 %	12,625		1010	13,635
390	Office Furniture and Equipment	15	%	6.67 %	2,252		166	2,418
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment	10	%	10.00 %	4,135		15	4,150
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 61,407	\$	\$ 4,443	\$ 65,850 *

* This amount should tie to Sheet F-5.

* 395 - should be fully depreciated. Will adjust on next AR.

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC. , INC.

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 2,505
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	1,752
716	Fuel for Power Production	4,701
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	2,116
	Billing	
	Professional	
	Testing	5,662
	Other	875
740	Rents	5,610
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	1,200
770	Bad Debt Expense	
775	Miscellaneous Expenses - REPAIRS & MAINT , AMORTIZATION, TELEPHONE, WATER, OFFICE, TRAVEL, LICENSE, PERMITS	22,676
	Total Wastewater Operation And Maintenance Expense	\$ 47,097 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	319	319	319
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	319	319

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC, INC

YEAR OF REPORT DECEMBER 31, 2000

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	<u>3</u>	_____	_____	_____
Make or Type and nameplate data on pump _____	PEABODY	PEABODY	PEABODY	_____	_____	_____
Year installed _____	1987	1987	1987	_____	_____	_____
Rated capacity _____	200	200	200	_____	_____	_____
Size _____	8'	8'	8'	_____	_____	_____
Power:				_____	_____	_____
Electric _____				_____	_____	_____
Mechanical _____	X	X	X	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	25'	_____	_____	_____	_____	_____
Number of active service connections _____	319	_____	_____	_____	_____	_____
Beginning of year _____	319	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	319	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	VACANT LOT	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	_____	_____	_____	_____
Type of main _____	PVC	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	8125	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	8125	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4'</u>	_____	_____	_____
Type of Manhole _____	CONC	_____	_____	_____
Number of Manholes _____	_____	_____	_____	_____
Beginning of year _____	13	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	13	_____	_____	_____

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2000

TREATMENT PLANT

Manufacturer_____	PAVED	_____	_____
Type_____	EXTENDED AIR	_____	_____
"Steel" or "Concrete"_____	CONCRETE	_____	_____
Total Permitted Capacity_____	50,000	_____	_____
Average Daily Flow_____	35,786	_____	_____
Method of Effluent Disposal_____	EVAPORATING POND	_____	_____
Permitted Capacity of Disposal_____	50,000	_____	_____
Total Gallons of Wastewater treated_____	13,062,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	UNKNOWN	_____	_____	_____	_____	_____
Capacity (GPM's)_____	400 GPM	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	PEABODY	_____	_____	_____	_____	_____
Horsepower_____	1.5	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	ELECTRIC	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	1,412,000	_____	_____
February_____	1,340,000	_____	_____
March_____	1,424,000	_____	_____
April_____	1,145,000	_____	_____
May_____	1,150,000	_____	_____
June_____	902,000	_____	_____
July_____	818,000	_____	_____
August_____	815,000	_____	_____
September_____	1,146,000	_____	_____
October_____	870,000	_____	_____
November_____	1,086,000	_____	_____
December_____	954,000	_____	_____
Total for year_____	13,062,000	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC , INC.

YEAR OF REPORT
DECEMBER 31, 2000

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. _____ 128 _____
2. Maximum number of ERCs* which can be served. _____ 179 _____
3. Present system connection capacity (in ERCs*) using existing lines _____ 179 _____
4. Future connection capacity (in ERCs*) upon service area buildout. _____ N/A _____
5. Estimated annual increase in ERCs*. _____ 1 _____
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system _____ N/A

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. _____ N/A _____
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? _____ January 2000 _____
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 # _____ FLA-014534 _____

* An ERC is determined based on one of the following methods
(a) If actual flow data are available from the preceding 12 months
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day)

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|


 (signature of chief executive officer of the utility) *

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|


 (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.