CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

SU724-03-AR
Pine Island Cove Homeowners Association, Inc.
7290 Ladyfish Drive
St. James City, FL 33956-2723

453-5

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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



American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
National Litigation Support Services Association
Financial Consulting Group
RAN ONE Business Consulting Network

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, 2003 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.

Malcham Norten Mosteller Wright Company P.A.

MARKHAM NORTON MOSTELLER WRIGHT & COMPANY, P.A. March 18, 2004

Reconciliation of Revenue to Regulatory Assessment Fee Revenue Wastewater Operations Class C

Company:

For the Year Ended December 31, 2003

(a)	(b)	(c)	(d)
	Gross Wastewater Revenues Per	Gross Wastewater Revenues Per	Difference
ccounts	Sch. F-3	RAF Return	(b) - (c)
Gross Revenue: Residential	\$ 45,446	\$ 45,446	s 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 45,446	\$ 45,446	\$ 0
LESS: Expense for Purchased Wastewater			
from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 45,446	\$ 45,446	\$ O

Explanations:		
1		

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).

PINE ISLAND COVE HOMEOWNERS ASSOCIATION, INC.

ANNUAL REPORT

DECEMBER 31, 2003

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 to the retained earnings of the accompanying balance sheet on page F-3. The amount of the adjustment is shown in the retained earnings section of page F-6.

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-6 F-6 F-6 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 VERIFICATION SECTION	S-1 S-2 S-3 S-3 S-4 S-5 S-6
Verification	V-1

FINANCIAL SECTION

REPORT OF

PINE ISLAND COV	E HOMEOWNERS	ASSOCIATION, INC.				
		(EXACT NAMI		,		
7290 LADYFISH DF			s	SAME		LEE
ST. JAMES CITY, F				- Cr. r A LL		
	Mailing Address	5		Street Add	ress	County
Telephone Number	941-283-3100		Date	Utility First C	Organized	1988
Fax Number	941-283-3031		E-ma	ail Address	PICOVEHA@JU	INO.COM
Sunshine State One-Call of Florida, Inc. Member No. 407-575-2010						
Check the business ent	ity of the utility as fi	led with the Internal Rev	venue Serv	ice:		
Individual	Sub Chapter S	S Corporation	X	1120 Corpo	oration	Partnership
Name, Address and pho	one where records	are located:	7290 LAD	YFISH DRIVE		
				S CITY, FL 3	3956	
A			941-283-3	100		
Name of subdivisions w	here services are p	orovided: PINE ISLAND COV	/E MORILE	HOMES	· · · · · · · · · · · · · · · · · · ·	
		FINE ISLAND COV	E MOBILE	HOWES		
		CONTAC	CTS:			
						Salary
Name		Title		Principle Bus	iness Address	Charged Utility
Person to send corresp	ondence:				/FISH DRIVE	
ROBERT EAMES		PRESIDENT		ST. JAMES	S CITY, FL 33956	
Person who prepared the	nia rapart:			9061 CON	FERENCE DRIVE	
	•	I 'RIGHT & CO. CPA'S			ERS, FL 33919	
Officers and Managers:			l		/FISH DRIVE	
ROBERT EAMES		PRESIDENT		ST. JAMES	S CITY, FL 33956	\$ 0
RALPH BROOKHAI		VICE PRESIDENT			"	\$ <u>0</u> \$ 0
BEVERLY ROSSW		VICE PRESIDENT SECRETARY			II .	\$ 0 0
MARIE SCHOENBA LAWRENCE McFAI		TREASURER			"	\$ 0
LAWRENCE MICHAI	RLAND	INEAGUNEN				Ψ
Report every corporation securities of the reporting		or holding directly or in	directly 5 pe	ercent or mor	e of the voting	
		Percent				Salary
		Ownership in				Charged
Name		Utility		Principle Bus	iness Address	Utility
						\$
THIS CORPORATION						\$
OWNERS ASSOCIA			 [°
VOTING SECURITI	E5					^ψ
						\$
						\$

YEAR OF REPORT DECEMBER 31, 2003

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$	\$ <u>45,446</u>	\$	\$ <u>45,446</u>
Total Gross Revenue		\$	\$45,446_	\$	\$ 45,446
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$54,052_	\$	\$54,052_
Depreciation Expense	F-5	-	3,608_		3,608
CIAC Amortization Expense_	F-8				
Taxes Other Than Income	F-7		3,461		3,461
Income Taxes	F-7				
Total Operating Expense		\$	61,121		\$ 61,121
Net Operating Income (Loss)		\$	\$ <u>(15,675)</u>	\$	\$ <u>(15,675)</u>
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$	\$ <u>(15,761)</u>	\$	\$ <u>(15,761)</u>

YEAR OF REPORT DECEMBER 31, 2003

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$138,414	\$138,414_
Amortization (108)	F-5,W-2,S-2	76,498	72,890
Net Utility Plant		\$61,916_	\$65,524
CashCustomer Accounts Receivable (141)			
Other Assets (Specify): LOAN COSTS NET OF AMORTIZATION			825
ACQUISITION ADJUSTMENT,			
NET OF AMORTIZATION		288,122	302,492
Total Assets		\$350,038	\$368,841
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204)	F-6 F-6		
Other Paid in Capital (211)	F-6	345,006	358,423
Retained Earnings (215) Propietary Capital (Proprietary and			330,423
partnership only) (218)	F-6		
Total Capital		\$345,006	\$358,423
Long Term Debt (224)	F-6	\$	\$ <u>3,676</u> 4,550
Accounts Payable (231)Notes Payable (232)		2,700	
Customer Deposits (235)Accrued Taxes (236)		2,279	2,192
Other Liabilities (Specify)			
Advances for Construction Contributions in Aid of			
Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$ 350,038	\$368,841

YEAR OF REPORT	
DECEMBER 31,	2003

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$	\$138,414	\$	\$ <u>138,414</u>
Construction Work in				
Other (Specify)				
Total Utility Plant	\$	\$138,414	\$	\$138,414

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$	\$72,890	\$	\$72,890
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$	\$3,608	\$	\$
Total Credits	\$	\$ 3,608	\$	\$ 3,608
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$76,498	\$	\$76,498

YEAR OF REPORT	
DECEMBER 31,	2003

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$358,423
Changes during the year (Specify): NET INCOME(LOSS) ADJUSTMENT - SEE ATTACHMENT		<u>(15,761)</u> 2,344
Balance end of year	\$	\$ 345,006

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 Rate # of Pymts	Principal per Balance Sheet Date
		\$
Total		\$

YEAR OF REPORT
DECEMBER 31, 2003

TAX EXPENSE

(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) PAYROLL TAXES	\$	\$	\$	\$
Total Taxes Accrued	\$	\$ 3,461	\$	\$ 3,461

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
MARKHAM NORTON STROEMER WW WATER SYSTEMS SANDERS LABORATORIES	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 4,536 \$ 7,590 \$ 1,233 \$	ACCOUNTING SERVICES CONTRACTING SERVICES CONTRACTING SERVICES

YEAR OF REPORT	
DECEMBER 31,	2003

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

N/A

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

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

N/A

Report below all developers or o	contractore			
agreements from which cash or		Indicate "Cash" or	Water	Wastewater
received during the year.		"Property"		
				
Sub-total			\$	\$
		1		
Report below all ca	pacity charges, main		1	
	and customer connec			
charges received d				
	Number of	Charge per	1	
Description of Charge	Connections	Connection	İ	
Description of Charge	Connections	Connection	1	j
		† s	d s	l _s
		\$	Ι Ψ	ΙΨ
	<u> </u>			<u> </u>
			1.	
		- \	I C	I \$
tal Credits During Year (Must agr	ee with line # 2 abov	e.)	\$	Ψ
tal Credits During Year (Must agr	ee with line # 2 abov	s.)	a	3

ACCUMULATED AMORTIZATION OF CIAC (272)

N/A

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
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, 2003

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	\$	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:	PINE ISLAND COVE HOMEOWNERS ASSOC.,	INC.

YEAR OF REPORT
DECEMBER 31, 2003

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

N/A

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):

·	

WATER OPERATING SECTION

UTILITY NAME:

PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT
DECEMBER 31, 2003

WATER UTILITY PLANT ACCOUNTS

N/A

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights				
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				·
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines				
333	Services				
334	Meters and Meter Installations				
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$	\$	\$	\$

PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

UTILITY NAME:

YEAR OF REPORT
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

۷ ۷

Accum. Depr. Balance End of Year (f-g+h=i) (i)	*
Credits (h)	н на
Debits (9)	\$
Accumulated Depreciation Balance Previous Year (f)	\$
Depr. Rate Applied (e)	
Average Salvage in Percent (d)	<pre>% % % % % % % % % % % % % % % % % % %</pre>
Average Service Life in Years (c)	
Account (b)	Structures and Improvements Collecting and Impounding Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries & Tunnels Supply Mains Power Generating Equipment Distribution Reservoirs & Standpipes Trans. & Dist. Mains Services Meter & Meter Installations Hydrants Backflow Prevention Devices Office Furniture and Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Communication Equipment Other Tangible Plant
Acct. No. (a)	304 305 305 307 307 308 307 308 331 331 331 332 333 334 347 348 347 348

YEAR OF REPORT DECEMBER 31, 2003

WATER OPERATION AND MAINTENANCE EXPENSE

N/A

Acct.		
No.	Account Name	Amount
601	Salaries and Wages - Employees	\$
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional	
	Tasting	
	Testing	
640	Other	
	Rents	· · · · · · · · · · · · · · · · · · ·
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
ł	Total Water Operation And Maintenance Expense	*
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

N/A

	Type of	Equivalent	Number of Act Start	tive Customers End	Total Number of Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service	(3)	(-)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\	
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	С	16.0			
3"	Т	17.5			
Unmetered Customers					
Other (Specify)					
	<u> </u>				
** D = Displacement		Total			
C = Compound		10181			
T = Turbine					
				L	

UTILITY NAME:	PINE ISLAND COVE HOMEOWNERS ASSOC., IN	C
---------------	--	---

YEAR OF REPORT	
DECEMBER 31,	2003

N/A

SYSTEM NAME:	

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January February March April May June July August September October November December Total for Year					
				ow:	

MAINS (FEET)

N/A

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year

UTILITY NAME: PINE	YEAR OF RE DECEMBER 31					
SYSTEM NAME:			_			
WELLS AND WELL PUMPS N/A						
(a)	(b)	(c)	(d)	(e)		
Year Constructed Types of Well Construction and Casing						
Diameters of Wells						
A iliam . Daysam						
, , ,	RES	ERVOIRS	N/A			
(a)	(b)	(c)	(d)	(e)		
Description (steel, concrete) Capacity of Tank Ground or Elevated						
	HIGH SER\	/ICE PUMPING	N/A			
(a)	(b)	(c)	(d)	(e)		
Motors Manufacturer Type						
Rated Horsepower						
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power						

YEAR OF REPORT **DECEMBER 31**, 2003

SOURCE OF SUPPLY N/A

List for each source of supply (Ground, Surface, Purchas	ed Water etc.)	
Permitted Gals. per day Type of Source			-

Permitted Gals. per day			
Type of Source			
	WATER TREATMEN	T FACILITIES N/A	
List for each Water Treatment Fa	cility:		
Type			
Make		w	
Permitted Capacity (GPD)			
High service pumping			
Gallons per minute			American State Company of the Compan
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq.Ft			
Disinfection			
Chlorinator		· · · · · · · · · · · · · · · · · · ·	
Ozone			
Other			
Auxiliary Power			

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM	NAME:	1	
· · · · · · ·	,		

GENERAL WATER SYSTEM INFORMATION

N/A

	Furnish information below for each system. A separate page should be supplied where necessary.	
1.	Present ERC's * the system can efficiently serve.	
ber o	of ERCs * which can be served	
3.	Present system connection capacity (in ERCs *) using existing lines.	
4.	Future connection capacity (in ERCs *) upon service area buildout.	
5.	Estimated annual increase in ERCs *.	
6.	Is the utility required to have fire flow capacity?	
7.	Attach a description of the fire fighting facilities.	
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	
9.	When did the company last file a capacity analysis report with the DEP?	
10). If the present system does not meet the requirements of DEP rules, submit the following:	
	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?	
11	Department of Environmental Protection ID #	
12	2. Water Management District Consumptive Use Permit #	
	a. Is the system in compliance with the requirements of the CUP?	
	b. If not, what are the utility's plans to gain compliance?	
	 * 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:	

WASTEWATER OPERATING SECTION

YEAR OF REPORT
DECEMBER 31, 2003

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	78,653			78,653
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			İ	
1	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				150
398	Other Tangible Plant	4,075			4,075
	Total Wastewater Plant	\$138,414_	\$	\$	\$138,414*

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

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

DECEMBER 31,

2003 YEAR OF REPORT

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)	\$ 5,384
Credits (h)	\$ 326 1966 569
Debits (9)	## ## ## ## ## ## ## ## ## ## ## ## ##
Accumulated Depreciation Balance Previous Year (f)	\$ 5,058 25,728 8,868 10,339 1,073 1,073 15,147 2,497 2,497 2,497 2,497
Depr. Rate Applied (e)	2.86 % % % % % % % % % % % % % % % % % % %
Average Salvage in Percent (d)	
Average Service Life in Years (c)	35 40 40 22 30 30 15 15
Account (b)	Structures and Improvements 355 360 Collection Sewers - Force 361 362 363 364 365 365 365 365 366 Services to Customers 365 366 Services to Customers 367 Services to Customers 368 369 Flow Measuring Installations 370 Pumping Equipment 380 Equipment 381 Plant Sewers 382 Outfall Sewer Lines 384 Confice Furniture and 387 Transportation Equipment 387 Transportation Equipment 388 Equipment 390 Equipment 391 Transportation Equipment 392 Tools, Shop and Garage Equipment 394 Communication Equipment 395 Communication Equipment 396 Communication Equipment 397 Miscellaneous Equipment 398 Other Tangible Plant
Acct. No. (a)	354 355 360 361 362 363 363 371 381 382 382 383 393 394 395 395 396

* This amount should tie to Sheet F-5.

YEAR OF REPORT DECEMBER 31, 2003

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701 703 704 710 711 715 716	Salaries and Wages - Employees_ Salaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits_ Purchased Wastewater Treatment Sludge Removal Expense Purchased PowerELECTRIC UTIL. Fuel for Power Production	\$ 4,471
718 720 730	Chemicals	3,521 4,636 1,233 7,590
740 750 755 765 770 775	Rents	1,200 26,614 \$ 54,052 *

WASTEWATER CUSTOMERS

	Type of	Equivalent	Number of Act Start	ive Customers End	Total Number of Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)		(C X e) (f)
Residential Service	(b)	(0)	(u)	(e)	(1)
	_	1.0	240	240	240
All meter sizes	D	1.0	319	319	319
General Service					<u></u>
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"	С	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
			-		
** D = Displacement					
C = Compound		Total	<u>319</u>	<u>319</u>	<u>319</u>
T = Turbine					

YEAR OF REPORT	
DECEMBER 31,	2003

PUMPING EQUIPMENT

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

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

		Collecting	Mains		Force M	lains	
Size (inches) Type of main Length of main (nearest foot) Begining of year Added during year Retired during year End of year	8" PVC 8125						

MANHOLES

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

UTILITY NAME: PI	NE ISLAND COVE HOMEOWNERS ASSOC.			YEA	, INC. YEAR OF REPORT DECEMBER 31, 2003		
STSTEW NAME.		TREATMENT	DI ANT	DECEIV	IDEN 31,	2003	
Manufacturer Type "Steel" or "Concrete" Total Permitted Capacity Average Daily Flow Method of Effluent Disposal_ Permitted Capacity of Disposal Total Gallons of Wastewater treated	PAVED EXTENDED AIR CONCRETE 50,000 26,090 EVAPORATING POND 50,000 9,523,000						
	MAST	ER LIFT STAT	ION PUMPS				
Manufacturer Capacity (GPM's) Motor: Manufacturer Horsepower Power (Electric or Mechanical)	UNKNOWN 400 GPM PEABODY 1.5 ELECTRIC						
	PUMPING	S WASTEWAT	ER STATISTI	cs			
Months	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		839,000 778,000 980,000 857,000 691,000 823,000 619,000 791,000 877,000 708,000 696,000 864,000					
If Wastewater Treatment is pur	rchased, indica	ate the vendor:	N/A	4			

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

YEAR OF REPORT DECEMBER 31, 2003

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 93	
2. Maximum number of ERCs* which can be served	
3. Present system connection capacity (in ERCs*) using existing lines	
4. Future connection capacity (in ERCs*) upon service area buildoutN/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	
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? August 2003	
 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 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).	

YEAR OF	REPORT	
DECEMB	ER 31,	2003

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 in Rule 25-30.115 (1), Florida Administrative Code.			
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 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 report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.			
Items Ce	ertified					
1.	2.	3.	1 A. Potent C. Earnes	*		
1.	2.	3.	(signature of chief executive officer of the utility) 4. (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.