

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION

CLASS "C"

01 MAR -6 PM 4:09

# WATER AND/OR WASTEWATER UTILITIES

OFFICIAL COPY

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

DIVISION OF

WATER AND SEWER

Do Not Remove from this file

# ANNUAL REPORT

WS234 36  
Spring Creek Village, Ltd.  
P. O. Box 6999  
Ft. Myers, FL 33911-6966

RECEIVED

MAR 06 2001

Florida Public Service Commission  
Division of Water and Wastewater

271W

Certificate Number(s)

Submitted To The

## STATE OF FLORIDA



WS234-00-AR

SPRING CREEK VILLAGE, LTD.

# PUBLIC SERVICE COMMISSION

FOR THE

## YEAR ENDED DECEMBER 31, 00

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

# **FINANCIAL SECTION**



**REPORT OF**

SPRING CREEK VILLAGE LTD.

(EXACT NAME OF UTILITY)

P. O. BOX 6966 FORT MYERS, FL 33911	24681 SPRING CREEK VILLAGE ROAD BONITA SPRINGS, FL 33134, LEE
Mailing Address	Street Address                      County

Telephone Number    941-936-8888                      Date Utility First Organized    OCT 1970

Fax Number            941-936-0105                      E-mail Address \_\_\_\_\_

Sunshine State One-Call of Florida, Inc. Member No. \_\_\_\_\_

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: SPRING CREEK VILLAGE (C/O FLORDECO INC.)  
3591 FOWLER STREET, FORT MYERS, FL 33901

Name of subdivisions where services are provided: SPRING CREEK VILLAGE

**CONTACTS:**

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>THOMAS R. CRONIN, SR.</u>	<u>MANAGING PARTNER</u>	<u>3591 FOWLER STREET FORT MYERS, FL 33901</u>	
Person who prepared this report: <u>ERICA E. TROJAN</u>	<u>CONTROLLER, FLORDECO, INC.</u>	<u>SAME</u>	
Officers and Managers: <u>C.M. SYMONDS</u>	<u>GENERAL PARTNER</u>	<u>SAME</u>	\$ 0
<u>THOMAS R. CRONIN, SR.</u>	<u>MANAGEING PARTNER</u>	<u>SAME</u>	\$ 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
<u>C.M. SYMONDS</u>	<u>17.7777</u>	<u>3591 FOWLER STREET</u>	\$ 0
<u>THOMAS R. CRONIN, SR.</u>	<u>22.2221</u>	<u>SAME</u>	\$ 0
<u>MARVIN BALLENTINE</u>	<u>6.6666</u>	<u>SAME</u>	\$ 0
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT  
DECEMBER 31, 2000

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ 52,984	\$ _____	\$ _____	\$ 52,984
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues		_____	_____	_____	_____
Other (Specify) <u>RECONNECT FEE</u>		45	_____	_____	45
Total Gross Revenue		\$ 53,029	\$ _____	\$ _____	\$ 53,029
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 38,744	\$ _____	\$ _____	\$ 38,744
Depreciation Expense	F-5	<del>2,670</del> 2,775	_____	_____	<del>2,670</del> 2,778
CIAC Amortization Expense	F-8	(2,188)	_____	_____	(2,188)
Taxes Other Than Income	F-7	5,212	_____	_____	5,212
Income Taxes -----	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <del>44,438</del> <sup>546</sup>	_____	_____	\$ <del>44,438</del> <sup>546</sup>
Net Operating Income (Loss)		\$ <del>8,591</del> <sup>483</sup>	\$ _____	\$ _____	\$ <del>8,591</del> <sup>483</sup>
Other Income:					
Nonutility Income -----		\$ _____	\$ _____	\$ _____	\$ _____
-----		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		_____	_____	_____	_____
-----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Net Income (Loss)		\$ <del>8,591</del> <sup>483</sup>	\$ _____	\$ _____	\$ <del>8,591</del> <sup>483</sup>



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

**Company:** SPRING CREEK VILLAGE, LTD

**For the Year Ended December 31, 2000**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 52,984	\$ 52,984	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other RECONNECTING FEE	45	45	0
<b>Total Water Operating Revenue</b>	<b>\$ 53,029</b>	<b>\$ 53,029</b>	<b>\$ 0</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Water Operating Revenues</b>	<b>\$ 53,029</b>	<b>\$ 53,029</b>	<b>\$ 0</b>

Explanations:

Instructions:

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



COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>151,072</u>	\$ <u>146,895</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<del>77,015</del> <del>76,967</del>	<del>74,297</del>
Net Utility Plant -----		<del>74,105</del> 73,997	\$ <u>72,598</u>
Cash -----		-----	-----
Customer Accounts Receivable (141) -----		5,789	0
Other Assets (Specify): -----		-----	-----
WORKING CAPITAL ALLOWANCE -----		4,130	4,130
-----		-----	-----
-----		-----	-----
Total Assets -----		<del>84,024</del> 83,916	\$ <u>76,728</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	-----	-----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid in Capital (211) -----		-----	-----
Retained Earnings (215) -----	F-6	(233,667)	(242,258)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	294,244	296,576
Total Capital -----		\$ <u>60,577</u>	\$ <u>54,318</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		1,568	729
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		2,386	0
Other Liabilities (Specify) -----		-----	-----
-----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	19,493	21,681
Total Liabilities and Capital -----		\$ <u>84,024</u>	\$ <u>76,728</u>

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

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 (101)_____	\$ 151,072	\$ _____	\$ _____	\$ 151,072
Construction Work in Progress (105)_____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant_____	\$ <u>151,072</u>	\$ _____	\$ _____	\$ <u>151,072</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year_____	\$ 74,297	\$ _____	\$ _____	\$ 74,297
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account_____	\$ <u>4,354</u> <del>2,670</del>	\$ _____	\$ _____	\$ <u>4,354</u> <del>2,670</del>
Salvage_____	_____	_____	_____	_____
Other Credits (specify)_____	_____	_____	_____	_____
Total Credits_____	\$ <u>4,354</u> <del>2,670</del>	\$ _____	\$ _____	\$ <u>4,354</u> <del>2,670</del>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired_____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal_____	_____	_____	_____	_____
Other debits (specify) <i>Prior Year Adj</i> _____	_____	_____	_____	_____
Total Debits_____	\$ <u>1,576</u> <del>1,576</del>	\$ _____	\$ _____	\$ <u>1,576</u> <del>1,576</del>
Balance End of Year_____	\$ <u>77,015</u> <del>76,967</del>	\$ _____	\$ _____	\$ <u>77,015</u> <del>76,967</del>

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

<b>YEAR OF REPORT</b> 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 _____	\$ _____	\$ (242,258)
Changes during the year (Specify): <div style="text-align: center; margin-left: 100px;">NET INCOME FOR YEAR</div>	_____	8,591
_____	_____	_____
Balance end of year _____	\$ _____	\$ (233,667)

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 296,576
Changes during the year (Specify): NET ADJUSTMENTS TO BALANCE SHEET FOR THE YEAR (CONSISTING OF: A/R INCREASE, ADDITIONS TO WATER PLANT, DEPRECIATION & AMORTIZATION, INCREASE IN A/P, TAX ACCRUAL INCREASE AND NET INCOME FOR YEAR	_____	(2,332)
Balance end of year _____	\$ _____	\$ 294,244

LONG TERM DEBT ( 224 )

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

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

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	1,456	_____	_____	_____
Regulatory assessment fee	2,386	_____	_____	2,386
Other (Specify)	_____	_____	_____	_____
	1,370	_____	_____	_____
Total Taxes Accrued	\$ <del>2,386</del> 5,212	\$ _____	\$ _____	\$ 2,386

**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
NEIL HARDEN	\$ 4,338	\$ _____	ENGINEERING - SUPERVISION & ANALYSIS
LEE CO HEALTH DEPARTMENT	\$ 1,217	\$ _____	WATER ANALYSIS
FLORDECO INC.	\$ 2,700	\$ _____	ACCTG & MANAGEMENT FEE
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT  
DECEMBER 31, 2000

**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 60,600	\$ _____	\$ 60,600
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	60,600	_____	60,600
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	60,600	_____	60,600
6) Less Accumulated Amortization _____	41,107	_____	41,107
7) Net CIAC _____	\$ 19,493	\$ _____	\$ 19,493

**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	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 38,919	\$ _____	\$ 38,919
Add Credits During Year: _____	2,188	_____	2,188
Deduct Debits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ 41,107	\$ _____	\$ 41,107

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

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31
-------------------------------

**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, \_\_\_\_\_

**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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**WATER  
OPERATING  
SECTION**

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT  
DECEMBER 31, 2000

**WATER UTILITY PLANT ACCOUNTS**

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	1,000			1,000
304	Structures and Improvements	3,725	670		4,395
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	6,661			6,661
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment	10,201			10,201
311	Pumping Equipment	20,278	517		20,795
320	Water Treatment Equipment	2,644			2,644
330	Distribution Reservoirs and Standpipes	19,531			19,531
331	Transmission and Distribution Lines	46,486	1,970		48,456
333	Services	9,401			9,401
334	Meters and Meter Installations	15,688	1,020		16,708
335	Hydrants	7,957			7,957
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	2,900			2,900
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	423			423
	<b>Total Water Plant</b>	<b>\$146,895</b>	<b>\$ 4,177</b>	<b>\$</b>	<b>\$151,072</b>

UTILITY NAME: SPRING CREEK VILLAGE, LTD

YEAR OF REPORT  
DECEMBER 31, 2000

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

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)
304	Structures and Improvements	28	%	3.57	\$ 767	\$	157	\$ 924
305	Collecting and Impounding Reservoirs		%				<del>185</del>	<del>959</del>
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70	2,806		246	3,052
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88	4,671		<del>197</del>	<del>4,731</del>
311	Pumping Equipment	17	%	5.88	3,691		1,223	4,913
320	Water Treatment Equipment	17	%	5.88	837		155	993
330	Distribution Reservoirs & Standpipes	33	%	3.03	9,451		592	10,042
331	Trans. & Dist. Mains	38	%	2.63	24,257		1,274	25,530
333	Services	35	%	2.86	5,798		269	6,067
334	Meter & Meter Installations	17	%	5.88	15,434	1,286		14,148
335	Hydrants	40	%	2.50	3,269		199	3,467
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment		%					
342	Transportation Equipment		%					
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment	10	%	10.00	3,190	290		2,900
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
347	Other Tangible Plant	10	%	10.00	126		42	169
348	Totals				\$ 74,297	\$ 1,576 *	\$ 4,354	\$ 76,965 *

\* This amount should tie to Sheet F-5.

\*PRIOR YEAR DEPREC. INCORRECT

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT  
DECEMBER 31, 2000

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 18,446
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	1,659
610	Purchased Water	
615	Purchased Power	4,125
616	Fuel for Power Production	
618	Chemicals	2,287
620	Materials and Supplies	287
630	Contractual Services:	
	Billing	2,700
	Professional	292
	Testing	5,555
	Other	
640	Rents	
650	Transportation Expense	357
655	Insurance Expense	2,271
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	765
	Total Water Operation And Maintenance Expense	\$ 38,744 *

\* This amount should tie to Sheet F-3.

**WATER 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					
5/8"	D	1.0	304	304	304
3/4"	D	1.5	1	1	1.5
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	4	4	4
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		
			309	309	309.5

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 2000</b>
---

SYSTEM NAME: \_\_\_\_\_

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January	_____	1,447	15	1,432	1,218
February	_____	1,474	15	1,459	1,224
March	_____	1,660	12	1,648	1,345
April	_____	1,373	4	1,371	1,205
May	_____	1,110	15	1,095	890
June	_____	764	12	752	609
July	_____	739	21	717	551
August	_____	695	12	682	589
September	_____	693	26	667	592
October	_____	1,125	30	1,095	914
November	_____	1,247	14	1,233	1,065
December	_____	1,226	12	1,214	1,060
<b>Total for Year</b>	_____	<u>13,553</u>	<u>188</u>	<u>13,365</u>	<u>11,262</u>

If water is purchased for resale, indicate the following:

Vendor \_\_\_\_\_ N/A  
 Point of delivery \_\_\_\_\_

If water is sold to other water utilities for redistribution, list names of such utilities below:

N/A

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	(MAIN TRUCK)	_____	_____	_____
PVC	4"	(FEEDER LINES)	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: SPRING CREEK VILLAGE, LTD

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 2000</b>
---

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1971</u>	<u>1971</u>	<u>1989</u>	<u>1989</u>
Types of Well Construction and Casing _____	<u>GALV</u> <u>STEEL</u> <u>CASING</u>	<u>GALV</u> <u>STEEL</u> <u>CASING</u>	<u>PVC</u> <u>CASING</u>	<u>PVC</u> <u>CASING</u>
Depth of Wells _____	<u>27'</u>	<u>30'</u>	<u>95'</u>	<u>95'</u>
Diameters of Wells _____	<u>2"</u>	<u>2"</u>	<u>4"</u>	<u>4"</u>
Pump - GPM _____	<u>30</u>	<u>30</u>	<u>50</u>	<u>50</u>
Motor - HP _____	<u>0.5</u>	<u>0.5</u>	<u>1.0</u>	<u>1.0</u>
Motor Type * _____				
Yields of Wells in GPD _____	<u>(WELLS ARE ROTATED. TOTAL YIELD = 39,000 GPD</u>			
Auxiliary Power _____	<u>(DIESEL POWERED EMERGENCY GENERATORS)</u>			
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>CONCRETE</u>	<u>CONCRETE</u>	<u>STEEL</u>	
Capacity of Tank _____	<u>15,000 GALS</u>	<u>8,000 GALS</u>	<u>5,000 GALS</u>	
Ground or Elevated _____	<u>GROUND</u>	<u>GROUND</u>	<u>ELEVATED</u>	

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	<u>BALDER</u>	<u>BALDER</u>		
Type _____	<u>CONST. SPEED</u>	<u>CONST. SPEED</u>		
Rated Horsepower _____	<u>7.5</u>	<u>7.5</u>		
<b>Pumps</b>				
Manufacturer _____	<u>GOULDS</u>	<u>GOULDS</u>		
Type _____	<u>CENTRIFUGAL</u>	<u>CENTRIFUGAL</u>		
Capacity in GPM _____	<u>160 TO 200</u>	<u>160 TO 200</u>		
Average Number of Hours Operated Per Day _____	<u>2</u>	<u>2</u>		
Auxiliary Power _____	<u>(DAYTON 20KW EMERGENCY GENERATOR)</u>			

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 2000
-------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )		
Permitted Gals. per day_____	<u>86,000 GALLONS PER DAY</u>	_____
Type of Source_____	<u>(4) WELLS</u>	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	<u>AERATION AND</u>	_____	_____
Make_____	<u>CHLORINATION</u>	_____	_____
Permitted Capacity (GPD)_____	<u>86,000 GPD</u>	_____	_____
High service pumping			
Gallons per minute_____	<u>180 GPM</u>	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment			
Unit Rating_____	_____	_____	_____
Filtration			
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection			
Chlorinator_____	<u>CHLORINATION</u>	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	<u>DAYTON-20 KW</u>	_____	_____



UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT  
DECEMBER 31, 2000

SYSTEM NAME: \_\_\_\_\_

**GENERAL WATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's \* the system can efficiently serve. 1 RECREATION FACILITY & 304 HOMES
2. Maximum number of ERCs \* which can be served. 380 HOMES (EST)
3. Present system connection capacity (in ERCs \*) using existing lines. SEE ABOVE
4. Future connection capacity (in ERCs \*) upon service area buildout. NONE - COMPLETELY DEVELOPED
5. Estimated annual increase in ERCs \*. NONE - SEE ABOVE
6. Is the utility required to have fire flow capacity? NO  
If so, how much capacity is required? \_\_\_\_\_
7. Attach a description of the fire fighting facilities. WE HAVE 5 HYDRANTS ON THE DISTRIBUTION SYSTEM PLUS DRY HYDRANTS TO A LAKE WITH A 1,000,000 GALLON CAPACITY
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
NONE - SYSTEM OVERDESIGNED BY 25%
9. When did the company last file a capacity analysis report with the DEP? AUGUST 1988
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. Water Management District Consumptive Use Permit # 80-00188W
  - a. Is the system in compliance with the requirements of the CUP? YES
  - 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 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/350 gallons per day).

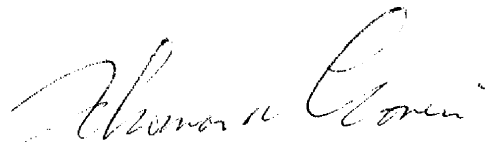
# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

  
\_\_\_\_\_  
(signature of chief executive officer of the utility)  
THOMAS R. CRONIN SR., MANAGING PARTNER

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