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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS234-01-AR
Spring Creek Village, Ltd.
P. O. Box 6966
Ft. Myers, FL 33911-6966

Submitted To The

STATE OF FLORIDA



ECONOMIC REGULATION

02 MAR 25 AM 11:39

PUBLIC SERVICE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

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 34134 LEE	
Mailing Address		Street Address	County
Telephone Number	239-936-8888	Date Utility First Organized	OCT 1970
Fax Number	239-936-0105	E-mail Address	FLOACCTG@OLSUSA.COM

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

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 ST</u> <u>FT MYERS, FL 33901</u>	
Person who prepared this report: <u>ERICA E. TROJAN</u>	<u>CONTROLLER</u> <u>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>MANAGING 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-
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 50,600	\$ _____	\$ _____	\$ 50,600
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify) <u>RECONNECT</u>		45	_____	_____	45
<u>FEEES</u>		_____	_____	_____	_____
Total Gross Revenue_____		\$ 50,645	\$ _____	\$ _____	\$ 50,645
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 39,972	\$ _____	\$ _____	\$ 39,972
Depreciation Expense_____	F-5	4,706	_____	_____	4,706
CIAC Amortization Expense_____	F-8	(2,188)	_____	_____	(2,188)
Taxes Other Than Income_____	F-7	5,304	_____	_____	5,304
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 47,794	_____	_____	\$ 47,794
Net Operating Income (Loss)		\$ 2,851	\$ _____	\$ _____	\$ 2,851
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 2,851	\$ _____	\$ _____	\$ 2,851

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>158,392</u>	\$ <u>151,072</u>
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	<u>81,948</u>	<u>77,242</u>
Net Utility Plant-----		\$ <u>76,444</u>	\$ <u>73,830</u>
Cash-----			
Customer Accounts Receivable (141)-----		5,602	5,789
Other Assets (Specify):-----			
WORKING CAPITAL ALLOWANCE		<u>4,130</u>	<u>4,130</u>
Total Assets -----		\$ <u>86,176</u>	\$ <u>83,749</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	(231,091)	(233,942)
Proprietary Capital (Proprietary and partnership only) (218)-----	F-6	<u>295,857</u>	<u>294,244</u>
Total Capital-----		\$ <u>64,766</u>	\$ <u>60,302</u>
Long Term Debt (224)-----	F-6	\$	\$
Accounts Payable (231)-----		1,826	1,568
Notes Payable (232)-----			
Customer Deposits (235)-----		2,279	2,386
Accrued Taxes (236)-----			
Other Liabilities (Specify)-----			
Advances for Construction-----			
Contributions in Aid of Construction - Net (271-272)-----	F-8	<u>17,305</u>	<u>19,493</u>
Total Liabilities and Capital -----		\$ <u>86,176</u>	\$ <u>83,749</u>

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 151,072	\$ _____	\$ _____	\$ 151,072

Construction Work in PROGRESS (NEW TREATMENT SYSTEM OPERATIONAL MAR. 2002)	7,320	_____	_____	7,320
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 158,392	\$ _____	\$ _____	\$ 158,392

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 77,242	\$ _____	\$ _____	\$ 77,242
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 4,706	\$ _____	\$ _____	\$ 4,706
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 4,706	\$ _____	\$ _____	\$ 4,706
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ -0-	\$ _____	\$ _____	\$ -0-
Balance End of Year _____	\$ 81,948	\$ _____	\$ _____	\$ 81,948

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 2001

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_____	1,558	_____	_____	1,558
Regulatory assessment fee_____	2,503	_____	_____	2,503
Other (Specify) <u>PAYROLL TAXES</u> _____	1,243	_____	_____	1,243
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense_____	\$ <u>5,304</u>	\$ _____	\$ _____	\$ <u>5,304</u>

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
NEAL HARDEN	\$ 6,046	\$ _____	ENGINEERING-SUPERVISION & ANALYSIS
LEE COUNTY HEALTH DEPT	\$ 773	\$ _____	WATER ANALYSIS
FLORDECO INC.	\$ 2,475	\$ _____	ACCTG & MANAGEMENT FEES
LEE CO. ENVIROMENTAL LAB	\$ 497	\$ _____	WATER ANALYSIS
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31 2001

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>60,600</u>	\$ _____	\$ <u>60,600</u>
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 _____	<u>43,295</u>	_____	<u>43,295</u>
7) Net CIAC _____	\$ <u>17,305</u>	\$ _____	\$ <u>17,305</u>

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 _____	\$ <u>41,107</u>	\$ _____	\$ <u>41,107</u>
Add Debits During Year: _____	2,188	_____	2,188
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>43,295</u>	\$ _____	\$ <u>43,295</u>

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

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31 2001

N/A
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: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31 2001

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 _____	4,395	_____	_____	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 _____	10,201	_____	_____	10,201
310	Power Generation Equipment _____	20,795	_____	_____	20,795
311	Pumping Equipment _____	2,644	_____	_____	2,644
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	19,531	_____	_____	19,531
331	Transmission and Distribution Lines _____	48,456	_____	_____	48,456
333	Services _____	9,401	_____	_____	9,401
334	Meters and Meter Installations _____	16,708	_____	_____	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 _____	2,900	_____	_____	2,900
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	423	_____	_____	423
	Total Water Plant _____	\$ 151,072	\$ _____	\$ _____	\$ 151,072

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 2001

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%	953		157	1,110
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70%	3,052		246	3,298
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88%	5,006		361	5,367
311	Pumping Equipment	17	%	5.88%	4,914		1,223	6,137
320	Water Treatment Equipment	17	%	5.88%	993		155	1,148
330	Distribution Reservoirs & Standpipes	33	%	3.03%	10,042		592	10,634
331	Trans. & Dist. Mains	38	%	2.63%	25,531		1,274	26,805
333	Services	35	%	2.86%	6,067		269	6,336
334	Meter & Meter Installations	17	%	5.88%	14,148		187	14,335
335	Hydrants	40	%	2.50%	3,468		199	3,667
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous		%					
340	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	10	%	10.00%	2,900			2,900
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	10	%	10.00%	168		42	210
	Totals				\$ 77,242	\$	\$ 4,705	\$ 81,947 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19,114
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	1,403
610	Purchased Water	
615	Purchased Power	4,392
616	Fuel for Power Production	
618	Chemicals	2,172
620	Materials and Supplies	44
630	Contractual Services:	
	Billing	2,475
	Professional	
	Testing	7,316
	Other	
640	Rents	
650	Transportation Expense	618
655	Insurance Expense	1,822
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	616
	Total Water Operation And Maintenance Expense	\$ 39,972 *

* 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)					
Total			309	309	309.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_____	_____	1,422	20	1,402	1,161
February_____	_____	1,399	-	1,399	1,241
March_____	_____	1,438	10	1,428	1,399
April_____	_____	1,268	12	1,256	1,037
May_____	_____	1,081	15	1,066	910
June_____	_____	666	12	654	569
July_____	_____	513	12	501	389
August_____	_____	507	12	495	385
September_____	_____	757	12	745	538
October_____	_____	1,055	14	1,041	766
November_____	_____	1,196	18	1,178	931
December_____	_____	1,188	12	1,176	1,099
Total for Year_____	_____	12,490	149	12,341	10,425

If water is purchased for resale, indicate the following:
 Vendor _____
 Point of delivery _____

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

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 TRUNK)	_____	_____	_____
PVC_____	4"_____	(FEEDER LINES)	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: SPRING CREEK VILLAGE

YEAR OF REPORT DECEMBER 31, 2001

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>27'</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 = 39,000GPD</u>			
Auxiliary Power_____	<u>(DIESEL POWERED EMERGENCY GENERATOR)</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)
Motors				
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>		
Pumps				
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>(DAYTONA 20KW EMERGENCY GENERATOR)</u>			

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 2001

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 2001

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. 38 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-COMPLETLY 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 SYSTEMS, PLUS DRY HYDRANTS TO 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 TO ENLARGE. WE ARE CHANGING OUR DISINFECTION SYSTEM, THIS WAS COMPLETED MARCH 7, 2002
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).

WASTEWATER OPERATING SECTION

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

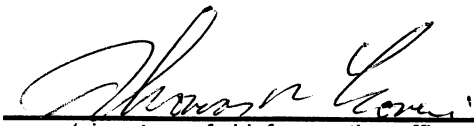
CERTIFICATION OF ANNUAL REPORT

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

- YES 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 NO 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES 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 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 Certified

1. 2. 3. 4.



 (signature of chief executive officer of the utility) *

1. 2. 3. 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.