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WATER AND SEWER

CLASS "C"

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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS234-03-AR
Spring Creek Village, Ltd.
P. O. Box 6966
Ft. Myers, FL 33911-6966

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

RECEIVED
FLORIDA PUBLIC SERVICE
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DIVISION OF
ECONOMIC REGULATION

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

Company: SPRING CREEK VILLAGE LTD.
For the Year Ended December 31, 2003

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 49,327	\$ 49,327	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 49,327	\$ 49,327	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 49,327	\$ 49,327	\$ _____

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).

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 Mailing Address	24681 SPRING VILLAGE ROAD BONITA SPRINGS, FL 34134, LEE Street Address County
---	---

Telephone Number 239-936-8888 Date Utility First Organized OCT 1970

Fax Number 239-936-8820 E-mail Address FLOACCTG@FLORDECO.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 LTD. (C/O FLORDECO INC.)
8359 BEACON BLVD, FORT MYERS, FL 33907

Name of subdivisions where services are provided: SPRING CREEK VILLAGE

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: THOMAS R. CRONIN, SR	CEO, FLORDECO, INC. GEN. PARTNR, SCV	8359 BEACON BLVD FORT MYERS, FL 33907	
Person who prepared this report: ERICA TROJAN	CONTROLLER, FLORDECO INC.	SAME	
Officers and Managers: FLORDECO INC.	GENERAL PARTNER	SAME	\$ 0
THOMAS R. CRONIN, SR.	CEO, FLORDECO INC.	SAME	\$ 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
THOMAS R. CRONIN, TRUSTEE	18.60	8359 BEACON BLVD FORT MYERS, FL 33907	\$ 0
V. LAVERNE SYMONDS, TRUSTEE	18.60	SAME	\$ 0
MARVIN BALLANTINE	6.97	SAME	\$ 0
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: SPRING CREEK VILLAGE LTD

YEAR OF REPORT DECEMBER 31, 2003

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 49,327	\$ _____	\$ _____	\$ 49,327
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 49,327	\$ _____	\$ _____	\$ 49,327
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 50,280	\$ _____	\$ _____	\$ 50,280
Depreciation Expense_____	F-5	6,487	_____	_____	6,487
CIAC Amortization Expense_____	F-8	(2,188)	_____	_____	(2,188)
Taxes Other Than Income_____	F-7	6,281	_____	_____	6,281
Income Taxes_____	F-7	0	_____	_____	0
Total Operating Expense_____		\$ 60,860	_____	_____	\$ 60,860
Net Operating Income (Loss)		\$ (11,533)	\$ _____	\$ _____	\$ (11,533)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (11,533)	\$ _____	\$ _____	\$ (11,533)

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT DECEMBER 31, 2003

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>164,920</u>	\$ <u>163,402</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>93,470</u>	<u>86,983</u>
Net Utility Plant _____		\$ <u>71,450</u>	\$ <u>76,419</u>
Cash _____			
Customer Accounts Receivable (141) _____		<u>5,334</u>	<u>4,861</u>
Other Assets (Specify): _____			
WORKING CAPITAL _____		<u>4,130</u>	<u>4,130</u>

Total Assets _____		\$ <u>80,914</u>	\$ <u>85,410</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>(243,130)</u>	<u>(231,597)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>305,546</u>	<u>297,086</u>
Total Capital _____		\$ <u>62,416</u>	\$ <u>65,489</u>
Long Term Debt (224) _____	F-6	\$ _____	\$ _____
Accounts Payable (231) _____		<u>3,349</u>	<u>2,245</u>
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>2,220</u>	<u>2,559</u>
Other Liabilities (Specify) _____			

Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>12,929</u>	<u>15,117</u>
Total Liabilities and Capital _____		\$ <u>80,914</u>	\$ <u>85,410</u>

UTILITY NAME: SPRING CREEK VILLAGE LTD.

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 (101)	\$ 164,920	\$ _____	\$ _____	\$ 164,920
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 164,920	\$ _____	\$ _____	\$ 164,920

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 86,983	\$ _____	\$ _____	\$ 86,983
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 6,487	\$ _____	\$ _____	\$ 6,487
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 6,487	\$ _____	\$ _____	\$ 6,487
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 0	\$ _____	\$ _____	\$ 0
Balance End of Year _____	\$ 93,470	\$ _____	\$ _____	\$ 93,470

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT DECEMBER 31, 2003

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 _____	\$ _____	\$ (231,597)
Changes during the year (Specify):		
<u>NET (LOSS) FOR YEAR</u>		(11,533)
Balance end of year _____	\$ _____	\$ (243,130)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 297,086
Changes during the year (Specify):		
<u>NET ADJUSTMENTS TO THE BALANCE SHEET FOR THE YEAR,</u>		
<u>(CONSISTING OF" A/R INCREASE, INCREASE IN PLANT, DECREASE</u>		
<u>IN ACCRUED TAXES, INCREASE IN A/P & NET LOSS FOR YEAR)</u>		8,460
Balance end of year _____	\$ _____	\$ 305,546

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, 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 _____	2,660	_____	_____	2,660
Regulatory assessment fee _____	2,264	_____	_____	2,264
Other (Specify) <u>PAYROLL TAXES</u> _____	1,357	_____	_____	1,357
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 6,281	\$ _____	\$ _____	\$ 6,281

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
<u>NEIL HARDEN</u>	\$ 10,393	\$ _____	<u>ENGINEERING - SUPERVISION</u>
<u>LEE CO HEALTH DEPARTMENT</u>	\$ 795	\$ _____	<u>AND WATER ANALYSIS</u>
<u>FLORDECO INC.</u>	\$ 2,700	\$ _____	<u>WATER ANALYSIS</u>
<u>TKW CONSULTING & ENGR.</u>	\$ 1,722	\$ _____	<u>ACCTG & MANAGEMENT FEES</u>
_____	\$ _____	\$ _____	<u>CONSULTING & ENGINEERING</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT DECEMBER 31 2003

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 _____	47,671	_____	47,671
7) Net CIAC _____	\$ 12,929	\$ _____	\$ 12,929

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 _____	\$ 45,483	\$ _____	\$ 45,483
Add Debits During Year: _____	2,188	_____	2,188
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ 47,671	\$ _____	\$ 47,671

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31 2003

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 2003

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_____	4,845	918	_____	5,763
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_____	21,350	600	_____	21,950
320	Water Treatment Equipment_____	9,290	_____	_____	9,290
330	Distribution Reservoirs and Standpipes_____	19,531	_____	_____	19,531
331	Transmission and Distribution Lines_____	52,239	_____	_____	52,239
333	Services_____	9,401	_____	_____	9,401
334	Meters and Meter Installations_____	17,604	_____	_____	17,604
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
	Total Water Plant_____	\$ 163,402	\$ 1,518	\$ _____	\$ 164,920

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2003

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 %	\$ 1,283	\$	\$ 206	\$ 1,489
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70 %	3,544		246	3,790
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88 %	5,728		600	6,328
311	Pumping Equipment	17	%	5.88 %	7,392		1,291	8,683
320	Water Treatment Equipment	17	%	5.88 %	1,432		633	2,065
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	11,226		592	11,818
331	Trans. & Dist. Mains	38	%	2.63 %	28,179		1,374	29,553
333	Services	35	%	2.86 %	6,605		269	6,874
334	Meter & Meter Installations	17	%	5.88 %	14,575		1,035	15,610
335	Hydrants	40	%	2.50 %	3,866		199	4,065
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	10	%	10.00 %	2,900			2,900
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	10	%	10.00 %	253		42	295
	Totals				\$ 86,983	\$	\$ 6,487	\$ 93,470 *

* This amount should tie to Sheet F-5.

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2003

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 20,427
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	0
604	Employee Pensions and Benefits	2,182
610	Purchased Water	0
615	Purchased Power	4,316
616	Fuel for Power Production	0
618	Chemicals	3,399
620	Materials and Supplies	309
630	Contractual Services:	
	Billing	2,700
	Professional	1,722
	Testing	11,188
	Other	
640	Rents	
650	Transportation Expense	270
655	Insurance Expense	2,094
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,673
	Total Water Operation And Maintenance Expense	\$ 50,280 *

* 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, 2003

SYSTEM NAME: SPRING CREEK VILLAGE

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_-----	_____	1,425	50	1,375	972
February_-----	_____	1,263	40	1,223	1,175
March_-----	_____	1,369	70	1,299	1,131
April_-----	_____	1,167	50	1,117	1,061
May_-----	_____	919	30	889	774
June_-----	_____	707	50	657	573
July_-----	_____	656	40	616	522
August_-----	_____	730	50	680	596
September_-----	_____	753	20	733	506
October_-----	_____	970	40	930	809
November_-----	_____	1,059	8	1,051	1,023
December_-----	_____	1,200	30	1,170	932
Total for Year_-----	_____	12,218	478	11,740	10,074

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 LTD

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: SPRING CREEK VILLAGE

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. STEEL CASING</u>	<u>GALV STEEL CASING</u>	<u>PVC CASING</u>	<u>PVC 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 = 39,000 GPD</u>			
Auxiliary Power _____	<u>DIESEL POWERD 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 GAL</u>	<u>8,000 GAL</u>	<u>5,000 GAL</u>	
Ground or Elevated _____			<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</u>	<u>EMERGENCY GENERATOR)</u>		

UTILITY NAME: SPRING CREEK VILLAGE LTD

YEAR OF REPORT DECEMBER 31, 2003

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_____	AREATON &		
Make_____	CHLORINATION		
Permitted Capacity (GPD)_____	86,000 GPD		
High service pumping			
Gallons per minute_____	180 GPM		
Reverse Osmosis_____			
Lime Treatment			
Unit Rating_____			
Filtration			
Pressure Sq. Ft._____			
Gravity GPD/Sq.Ft._____			
Disinfection			
Chlorinator_____	CHLORINATION		
Ozone_____			
Other_____	AMONIA		
Auxiliary Power_____	DAYTONA - 20KW		

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2003

SYSTEM NAME: SPRING CREEK VILLAGE

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

Items Certified

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



(signature of chief executive officer of the utility)
THOMAS R. CRONIN SR., CEO FLORDECO INC,
GENERAL PARTNER OF SPRING CREEK VILLAGE LTD.
Date: MARCH 18, 2004

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

(signature of chief financial officer of the utility)
Date: _____

* 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.