

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

WS234-04-AR
Dennis M. Waltchack
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, 2004

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
05 MAR -7 PM 2:58
DIVISION OF
ECONOMIC REGULATION

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

Company:

For the Year Ended December 31, 2004

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 51,543	\$ 51,543	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 51,543	\$ 51,543	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 51,543	\$ 51,543	\$ _____

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 CREEK 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	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>THOMAS R. CRONIN SR.</u>	<u>CEO, FLORDECO INC.</u> <u>GEN. PTRN. SCV, LTD</u>	<u>8359 BEACON BLVD</u> <u>FORT MYERS, FL 33907</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>FLORDECO INC.</u>	<u>GENERAL PARTNER</u>	<u>SAME</u>	\$ _____
<u>THOMAS R. CRONIN, SR.</u>	<u>CEO, FLORDECO INC.</u>	<u>SAME</u>	\$ 0
<u>ALLAN E. FOX</u>	<u>PRES., FLORDECO INC</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	Principal Business Address	Salary Charged Utility
<u>MARVIN BALLANTINE</u>	<u>6.97</u>	<u>8359 BEACON BLVD.</u> <u>FT MYERS, FL 33907</u>	\$ 0
<u>THOMAS R. CRONIN, SR.</u>	<u>18.61</u>	<u>SAME</u>	\$ 0
<u>V LAVERNE SYMONDS, TRUSTEE</u>	<u>18.60</u>	<u>SAME</u>	\$ 0
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 51,543	\$ _____	\$ _____	\$ 51,543
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 51,543	\$ _____	\$ _____	\$ 51,543
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 47,091	\$ _____	\$ _____	\$ 47,091
Depreciation Expense_____	F-5	6,987	_____	_____	6,987
CIAC Amortization Expense_____	F-8	(2,188)	_____	_____	(2,188)
Taxes Other Than Income_____	F-7	6,402	_____	_____	6,402
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 58,292	_____	_____	\$ 58,292
Net Operating Income (Loss)		\$ (6,749)	\$ _____	\$ _____	\$ (6,749)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (6,749)	\$ _____	\$ _____	\$ (6,749)

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 201,395	\$ _____	\$ _____	\$ 201,395
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 201,395	\$ _____	\$ _____	\$ 201,395

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _ 2004 _	\$ 93,470	\$ _____	\$ _____	\$ 93,470
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 6,987	\$ _____	\$ _____	\$ 6,987
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 6,987	\$ _____	\$ _____	\$ 6,987
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 0	\$ _____	\$ _____	\$ 0
Balance End of Year _ 2004 _	\$ 100,457	\$ _____	\$ _____	\$ 100,457

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT DECEMBER 31, 2004

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 _____	\$ _____	\$ (243,130)
Changes during the year (Specify):		
NET (LOSS) FOR YEAR		(6,749)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ (249,879)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 305,546
Changes during the year (Specify):		
NET ADJUSTMENTS TO THE BALANCE SHEET FOR THE YEAR, (CONSISTING OF: A/R INCREASE, INCREASE IN PLANT, INCREASE IN ACCRUED TAXES, DECREASE IN A/P & NET LOSS FOR YEAR)		40,633
_____	_____	_____
Balance end of year _____	\$ _____	\$ 346,179

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, 2004

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 _____	2,440	_____	_____	2,440
Regulatory assessment fee _____	2,220	_____	_____	2,220
Other (Specify) <u>PAYROLL TAXES</u> _____	1,742	_____	_____	1,742
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 6,402	\$ _____	\$ _____	\$ 6,402

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
<u>NEIL HARDEN</u>	\$ 4,389	\$ _____	<u>ENGINEERING - SUPERVISION</u>
	\$ _____	\$ _____	<u>AND WATER ANALYSIS</u>
<u>LEE COUNTY HEALTH DEPT.</u>	\$ 680	\$ _____	<u>WATER ANALYSIS</u>
	\$ _____	\$ _____	
<u>FLORDECO INC.</u>	\$ 2,700	\$ _____	<u>MANAGEMENT FEE</u>
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	
	\$ _____	\$ _____	

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2004

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 _____	49,859	_____	49,859
7) Net CIAC _____	\$ 10,741	\$ _____	\$ 10,741

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 _____	\$ 47,671	\$ _____	\$ 47,671
Add Debits During Year: _____	2,188	_____	2,188
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ 49,859	\$ _____	\$ 49,859

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

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, 2004

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: SRPING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2004

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	5,763	16,067		21,830
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	21,950			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	19,125		71,364
333	Services	9,401			9,401
334	Meters and Meter Installations	17,604	1,283		18,887
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	\$ 164,920	\$ 36,475	\$	\$ 201,395

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2004

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 %	\$ 1,489	\$	\$ 779	\$ 2,268
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70 %	3,790		246	4,036
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88 %	6,328		122	6,450
311	Pumping Equipment	17	%	5.88 %	8,683		1,291	9,974
320	Water Treatment Equipment	17	%	5.88 %	2,065		459	2,524
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	11,818		592	12,410
331	Trans. & Dist. Mains	38	%	2.63 %	29,553		1,877	31,430
333	Services	35	%	2.86 %	6,874		269	7,143
334	Meter & Meter Installations	17	%	5.88 %	15,610		1,111	16,721
335	Hydrants	40	%	2.50 %	4,065		199	4,264
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 %	295		42	337
	Totals				\$ 93,470	\$	\$ 6,987	\$100,457 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 19,611
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	4,203
610	Purchased Water	
615	Purchased Power	4,883
616	Fuel for Power Production	
618	Chemicals	5,450
620	Materials and Supplies	
630	Contractual Services:	
	Billing	2,700
	Professional	
	Testing	5,069
	Other	
640	Rents	
650	Transportation Expense	60
655	Insurance Expense	3,472
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,643
	Total Water Operation And Maintenance Expense	\$ 47,091 *

* 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.

YEAR OF REPORT DECEMBER 31, 2004

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		1,318	100	1,218	1,195
February		1,257	0	1,257	1,258
March		1,404	92	1,312	1,284
April		1,251	60	1,191	1,160
May		987	150	837	798
June		901	200	702	656
July		987	380	607	575
August		768	170	598	579
September		647	110	537	517
October		1,053	90	963	918
November		1,223	102	1,121	1,088
December		1,223	60	1,163	1,129
Total for Year		13,020	1,514	11,506	11,157

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, 2004

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</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 = 39,000 GPD</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 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 EMERGENCY GENERATOR)</u>			

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT DECEMBER 31, 2004

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 & _____	_____	_____
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, 2004

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. 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 # 80-11188W
 - 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**

UTILITY NAME: SPRING CREEK VILLAGE LTD.

YEAR OF REPORT
DECEMBER 31, 2004


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. | 2. | 3. | 4. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <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 1, 2005

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