

CLASS "C"

DIVISION OF
ADMINISTRATION

MAR 22 PM 1:14

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS234
Spring Creek Village, Ltd.
24681 Spring Creek Village
Bonita Springs, FL 33134

36

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WATER AND SEWER
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Florida Public Service Commission
Division of Water and Wastewater

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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1999

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 preceding 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)

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**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 RD BONITA SPRINGS, FL 33134, LEE 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, FT MYERS, FL 233901

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.	MANAGING PARTNER	3591 FOWLER STREET FORT MYERS, FL 33901	
Person who prepared this report: ERICA E. TROJAN	CONTROLLER, FLORDECO, INC	SAME	
Officers and Managers: C.M. SYMONDS	GENERAL PARTNER	SAME	\$ 0
THOMAS R. CRONIN, SR	MANAGING PARTNER	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
C. M. SYMONDS	17.777	3591 FOWLER STREET	\$ 0
THOMAS R. CRONIN, SR.	22.2221	SAME	\$ 0
MARVIN BALLENTIVE	6.6666	SAME	\$ 0
			\$
			\$
			\$

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 54,205	\$ _____	\$ _____	\$54,205
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify) <u>RECONNECT FEES</u>		<u>180</u>	_____	_____	<u>180</u>
Total Gross Revenue_____		\$ <u>54,385</u>	\$ _____	\$ _____	\$ <u>54,385</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 50,205	\$ _____	\$ _____	\$50,205
Depreciation Expense_____	F-5	5,697	_____	_____	5,697
CIAC Amortization Expense_____	F-8	(2,188)	_____	_____	(2,188)
Taxes Other Than Income_____	F-7	5,324	_____	_____	5,324
Income Taxes_____	F-7	-	_____	_____	-
Total Operating Expense		\$ <u>59,038</u>	_____	_____	\$ <u>59,038</u>
Net Operating Income (Loss)		\$ <u>(4,653)</u>	\$ _____	\$ _____	\$ <u>(4,653)</u>
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>(4,653)</u>	\$ _____	\$ _____	\$ <u>(4,653)</u>

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 1999

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>146,895</u>	\$ <u>136,738</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>74,297</u>	<u>68,600</u>
Net Utility Plant -----		\$ <u>72,598</u>	\$ <u>68,138</u>
Cash -----		-----	-----
Customer Accounts Receivable (141) -----		-----	-----
Other Assets (Specify): -----		-----	-----
WORKING CAPITAL ALLOWANCE -----		<u>4,130</u>	<u>4,130</u>
-----		-----	-----
-----		-----	-----
Total Assets -----		\$ <u>76,728</u>	\$ <u>72,268</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>(242,258)</u>	<u>(237,605)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>296,576</u>	<u>282,958</u>
Total Capital -----		\$ <u>54,318</u>	\$ <u>45,353</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		<u>729</u>	<u>786</u>
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		<u>0</u>	<u>2,260</u>
Other Liabilities (Specify) -----		-----	-----
-----		-----	-----
-----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>21,681</u>	<u>23,869</u>
Total Liabilities and Capital -----		\$ <u>76,728</u>	\$ <u>72,268</u>

UTILITY NAME: SPRING CREEK VILLAGE

YEAR OF REPORT
DECEMBER 31, 1999

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	\$ 146,895	\$ _____	\$ _____	\$ 146,895
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 146,895	\$ _____	\$ _____	\$ 146,895

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 68,600	\$ _____	\$ _____	\$ 68,600
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 5,697	\$ _____	\$ _____	\$ 5,697
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 5,697	\$ _____	\$ _____	\$ 5,697
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 74,297	\$ _____	\$ _____	\$ 74,297

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

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 _____	\$ _____	\$ (237,605)
Changes during the year (Specify): NET LOSS FOR YEAR _____	_____	(4,653)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ (242,258)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 282,958
Changes during the year (Specify): NET ADJUSTMENTS TO BALNACE SHEET FOR THE YEAR (CONSISTING OF: ADDITIONS TO WATER PLANT, DEPRECIATION & AMORITIZATION: A/P DECREASE, TAX ACCRUAL DECREASE & NET LOSS FOR YEAR)	_____	13,618
_____	_____	_____
Balance end of year _____	\$ _____	\$ 296,576

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, 1999

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	1387	_____	_____	1387
Regulatory assessment fee	2249	_____	_____	2249
Other (Specify) <u>PAYROLL TAXES</u>	1338	_____	_____	1338
<u>WATER PERMIT FEE</u>	350	_____	_____	350
Total Taxes Accrued	\$ <u>5324</u>	\$ _____	\$ _____	\$ <u>5324</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
<u>NEIL HARDEN</u>	\$ 3600	\$ _____	<u>ENGINEERING - SUPERVISION</u>
<u>LEE CO HEALTH DEPARTMENT</u>	\$ 1218	\$ _____	<u>& ANALYSIS</u>
<u>FLORDECO INC.</u>	\$ 2700	\$ _____	<u>WATER ANALYSIS</u>
<u>TKW CONSULTING ENGINEERS</u>	\$ 1605	\$ _____	<u>ACCTG & MANAGEMENT FEE</u>
<u>" " "</u>	\$ 2140	\$ _____	<u>ASSISTANCE '98 ANNUAL RPT</u>
<u>" " "</u>	\$ 2500	\$ _____	<u>WATER PERMIT APPLICATION</u>
	\$ _____	\$ _____	<u>WATER QUALITY REPORT</u>
	\$ _____	\$ _____	

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

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_____	60,600	_____	60,600
5) Balance end of year_____	38,919	_____	38,919
6) Less Accumulated Amortization_____	_____	_____	_____
7) Net CIAC_____	\$ 21,681	\$ _____	\$ 21,681

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_____	\$ 36,731	\$ _____	\$ 36,731
Add Credits During Year:_____	2,188	_____	2,188
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 38,919	\$ _____	\$ 38,919

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

UTILITY NAME: SPRING CREEK VILLAGE, LTD

YEAR OF REPORT DECEMBER 31, 1999

SCHEDULE "A"

N/A

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ % Commission Order Number approving AFUDC rate: _____
--

**WATER
OPERATING
SECTION**

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

 YEAR OF REPORT
 DECEMBER 31, 1999

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	2,900	825		3,725
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	7,860	2,341		10,201
311	Pumping Equipment	19,077	1,201		20,278
320	Water Treatment Equipment	1,160	1,484		2,644
330	Distribution Reservoirs and Standpipes	19,531			19,531
331	Transmission and Distribution Lines	43,316	3,170		46,486
333	Services	9,401			9,401
334	Meters and Meter Installations	15,688			15,688
335	Hydrants	6,821	1,136		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	\$ 136,738	\$ 10,157	\$	\$ 146,895

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

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 %	\$ 664	\$	\$ 104	\$ 767
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70 %	2,560		246	2,806
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88 %	4,209		462	4,671
311	Pumping Equipment	17	%	5.88 %	2,499		1,192	3,691
320	Water Treatment Equipment	17	%	5.88 %	682		155	837
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	8,859		592	9,451
331	Trans. & Dist. Mains	38	%	2.63 %	23,034		1,223	24,257
333	Services	35	%	2.86 %	5,529		269	5,798
334	Meter & Meter Installations	17	%	5.88 %	14,511		923	15,434
335	Hydrants	40	%	2.50 %	3,070		199	3,269
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		290	3,190
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	10	%	10.00 %	84		42	126
	Totals				\$ 68,600	\$	\$ 5,697	\$ 74,297

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 18,435
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	0
604	Employee Pensions and Benefits	1,690
610	Purchased Water	0
615	Purchased Power	3,528
616	Fuel for Power Production	0
618	Chemicals	2,360
620	Materials and Supplies	2,701
630	Contractual Services:	
	Billing	2,700
	Professional	6,887
	Testing	4,917
	Other	0
640	Rents	0
650	Transportation Expense	405
655	Insurance Expense	1,601
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	4,981
	Total Water Operation And Maintenance Expense	\$ 50,205 *

* 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	0	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			<u>305</u>	<u>309</u>	<u>309.5</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 1999

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	_____	1,433	146	1,287	1,130
February	_____	1,485	60	1,425	1,116
March	_____	1,671	171	1,500	1,245
April	_____	1,569	32	1,537	1,044
May	_____	971	12	959	751
June	_____	647	12	635	510
July	_____	577	12	565	414
August	_____	691	12	679	437
September	_____	715	18	697	488
October	_____	901	-	901	752
November	_____	1,272	30	1,242	988
December	_____	1,276	48	1,228	930
Total for Year	_____	13,208	553	12,655	9,805

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

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: _____

**WELLS AND WELL PUMPS
(If Available)**

(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)
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>(Dayton 20kw emergency generator)</u>			_____

UTILITY NAME: SPRING CREEK VILLAGE, LTD.

YEAR OF REPORT DECEMBER 31, 1999

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, 1999

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 STORAGE.
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).

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
<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. CROIN, SR, MANAGING PARTNER

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