

CLASS "B"

WATER and/or SEWER UTILITIES

(Gross Revenue of \$150,000 or More but Less Than \$750,000 Each)

ANNUAL REPORT

OF

IHC Realty Partnership, L. P.

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

FOR THE

YEAR ENDED DECEMBER 31, 1998

Cronin, Jackson, Nixon & Wilson

CERTIFIED PUBLIC ACCOUNTANTS, P.A.

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December 28, 1999

Officers and Directors
IHC Realty Partnership, L.P.

We have compiled the 1998 Annual Report of IHC Realty Partnership, L.P. in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of IHC Realty Partnership, L.P. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

Cronin, Jackson, Nixon & Wilson
CRONIN, JACKSON, NIXON & WILSON

General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Sewer Utilities.
2. Interpret all accounting words and phrases in accordance with the USOA.
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 should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which will create a permanent record, such as by typewriter.
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 of the page with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
- 10 The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

Florida Public Service Commission
Division of Water and Sewer
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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EXECUTIVE SUMMARY

CERTIFICATION OF ANNUAL REPORT

YEAR OF REPORT
December 31, 1998

UTILITY NAME: IHC Realty Partnership, L. P.

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

- YES NO
(X) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.
- YES NO
(X) () 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES NO
(X) () 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
(X) () 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.
(X) (X) (X) (X)



(signature of the chief executive officer of the utility)

1. 2. 3. 4.
() () () ()

N/A
(signature of the 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.

ANNUAL REPORT OF

IHC Realty Partnership, L. P.
 (Exact Name of Utility)

County: Martin

List below the exact mailing address of the utility for which normal correspondence should be sent:

Indian River Plantation
555 N.E. Ocean Blvd
Stuart, Florida 34996
 Telephone: (561) 225-6801

Name and address of person to whom correspondence concerning this report should be addressed:

Terri Barnett
555 N.E. Ocean Blvd
Stuart, Florida 34996
 Telephone: (561) 225-6801

List below the address of where the utility's books and records are located:

555 N.E. Ocean Blvd
Stuart, Florida 34996
 Telephone: (561) 225-6801

List below any groups auditing or reviewing the records and operations:

N/A

Date of original organization of the utility: 09 / 22 / 76

Check the appropriate business entity of the utility as filed with the Internal Revenue Service:

Individual Partnership Sub S Corporation 1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the utility:

	Name	Percent Ownership
1.	IHC Member Corporation	98.9667 %
2.		%
3.		%
4.		%
5.		%
6.		%
7.		%
8.		%
9.		%
10.		%

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
December 31, 1998

DIRECTORY OF PERSONNEL WHO CONTACT THE FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY REPRESENTATIVE (1)(2)	TITLE OR POSITION	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Frederick J. Kleisner	President	IHC Realty Partnership, L.P.	Rate hearings and operations
Richard L. Mahoney	V.P./ Treasurer	IHC Realty Partnership, L.P.	Rate hearings and operations
Timothy Digby	Property & Operations General Manager	IHC Realty Partnership, L.P. (Indian River Plantation)	Rate hearings and operations
Terri Barnett	Controller	IHC Realty Partnership, L.P.	Utility accounting
Robert C. Nixon, C.F.A.	Partner	Cronin, Jackson, Nixon & Wilson, CPA's. P.A.	Rate hearings
D. Bruce May (850 - 224 - 7000)	Attorney	Holland & Knight, P.A.	Rate hearings

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

UTILITY NAME: IHC Realty Partnership, L. P.

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.**
- B. Public services rendered.**
- C. Major goals and objectives.**
- D. Major operating divisions and functions.**
- E. Current and projected growth patterns.**
- F. Major transactions having a material effect on operations.**

(A) Utility operations began in September, 1976, under the name Indian River Plantation Company d/b/a Plantation Utilities. The purpose of the Company was to provide water and sewer utility service to the Indian River Plantation Resort Development.

On December 31, 1985, Indian River Plantation Company was purchased by the Radnor/Plantation Corporation. Since that time, the water and sewer operations were operated under the name Radnor/Plantation Corporation d/b/a Plantation Utilities.

In 1997 the Company, including the utility, was sold to IHC Realty Partnership, L.P. which is currently operating all resort facilities and the utility. As of this filing date, the Company was granted a certificate transfer in 1998 by the Florida Public Service Commission.

- (B) Water and sewer service
- (C) To provide adequate water and sewer service and provide a fair rate of return to the partnership
- (D) Water and sewer utilities, resort, marina and hotel and real estate development
- (E) Approximately six more connections will be added over the next three years to reach buildout
- (F) None

UTILITY NAME: IHC Realty Partnership, L. P.

PARENT / AFFILIATE ORGANIZATION CHART
Current as of 12 / 31 / 98

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT December 31, 1998
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COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.

NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF UTILITY (c)	OFFICERS COMPENSATION (d)
Frederick J. Kleisner	President	2 %	\$ None
Richard L. Mahoney	Vice President / Treasurer	2 %	\$ None
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$
		%	\$

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as a director from the respondent.

NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
N/A			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: IHC Realty Partnership, L. P.

BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, or other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
None			

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: IHC Realty Partnership, L. P.

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principle occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
N/A			

UTILITY NAME: IHC Realty Partnership, L. P.

BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT OF PROVIDING WATER OR SEWER SERVICE

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT December 31, 1998
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BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provided

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 - management, legal and accounting services
 - material and supplies furnished
 - computer services
 - leasing of structures, land and equipment
 - engineering & construction services
 - rental transactions
 - repairing and servicing of equipment
 - sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)
IHC Realty Partnership, L.P.	Operations management, accounting & tax services, admin. overhead costs	1998	P	\$ 60,000

BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)

Part II. Specific Instructions: Sale, Purchase and Transfer of Assets

1. Enter in this part all transactions relating to the purchase, sale or transfer of assets.
2. Below are examples of some types of transactions to include:
 - purchase, sale or transfer of equipment.
 - purchase, sale or transfer of land and structures.
 - purchase, sale or transfer of securities.
 - noncash transfers of assets.
 - noncash dividends other than stock dividends.
 - writeoff of bad debts or loans.
3. The columnar instructions follow:
 - (a) Enter name of related party or company.
 - (b) Describe briefly the type of assets purchased, sold or transferred.
 - (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
 - (d) Enter the net book value for each item reported.
 - (e) Enter the net profit or loss for each item (column (c) - column (d)).
 - (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$	\$	\$	\$

UTILITY NAME: IHC Realty Partnership, L. P.

**COMPOSITE STATISTICS FOR ALL
PRIVATELY OWNED WATER AND SEWER UTILITIES UNDER AGENCY JURISDICTION**

DESCRIPTION (a)	WATER (b)	SEWER (c)
PLANT (Intrastate Only)(000's Omitted):		
Plant in Service _____	\$ 1,754	\$ 1,502
Construction Work In Progress _____		
Plant Acquisition Adjustment _____		
Plant Held For Future Use _____		
Materials and Supplies _____		
Less:		
Accumulated Depreciation and Accumulated Amortization _____	553	566
Contributions In Aid Of Construction (Net) _____	165	317
Net Book Cost _____	\$ 1,036	\$ 619
REVENUES AND EXPENSES (Intrastate Only)(000's Omitted):		
Operating Revenues _____	\$ 387	\$ 361
Depreciation and Amortization Expense _____	\$ 51	\$ 39
Income Tax Expense _____		
Taxes Other Than Income _____	42	40
Other Operating Expenses _____	243	269
Total Operating Expenses _____	\$ 336	\$ 348
Net Operating Income _____	\$ 51	\$ 13
Other Income _____	\$ 14	\$ 13
Other Income Deductions _____		
Net Income _____	\$ 65	\$ 26
CUSTOMERS (Intrastate Only):		
Residential - Yearly Average _____	33	33
Commercial - Yearly Average _____	101	82
Industrial - Yearly Average _____		
Others - Yearly Average _____		
Total _____	134	115
OTHER STATISTICS (Intrastate Only):		
Average Annual Residential Use Per 1,000 Gallons (1) _____	382	643
Average Annual Residential Cost Per 1,000 Gallons (1) _____	\$ 6.55	\$ 4.71
Average Residential Monthly Bill _____	\$ 12.12	\$ 25.40
Gross Plant Investment Per Customer _____	\$ 13,090	\$ 13,061

Note (1): Averages for all customers since data is not available for "Residential Only" customers

FINANCIAL

SECTION

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
December 31, 1998

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	UTILITY PLANT			
101-105	Utility Plant _____	F-5	\$ 3,255,438	\$ 3,247,304
108-110	Less: Accumulated Depreciation and Amortization _____	F-6	(1,119,860)	(1,011,750)
	Net Plant _____		2,135,578	2,235,554
114-115	Utility Plant Acquisition _____			
	Adjustments (Net) _____	F-5		
	Other Plant Adjustments (specify) _____			
	Total Net Utility Plant _____		2,135,578	2,235,554
	OTHER PROPERTY AND INVESTMENTS			
121	Nonutility Property _____	F-7	72,961	72,961
122	Less: Accumulated Depreciation and Amortization _____		(18,739)	(15,091)
	Net Nonutility Property _____		54,222	57,870
123	Investment in Associated Companies _____	F-8		
124	Utility Investments _____	F-8		
125	Other Investments _____	F-8		
127	Special Funds _____	F-8		
	Total Other Property and Investments _____		54,222	57,870
	CURRENT AND ACCRUED ASSETS			
131	Cash _____		53,013	40,765
132	Special Deposits _____	F-7		
134	Working Funds _____			
135	Temporary Cash Investments _____			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectable Accounts _____	F-9	74,983	34,368
145	Accounts Receivable from Associated Companies _____	F-10	8,064	8,064
146	Notes Receivable from Associated Companies _____	F-10		
151	Materials and Supplies _____			
162	Prepayments _____	F-11		
171	Accrued Interest and Dividends Receivable _____			
174	Misc. Current and Accrued Assets _____		8,500	8,510
	Total Current and Accrued Assets _____		144,560	91,707

UTILITY NAME: IHC Realty Partnersh

YEAR OF REPORT
December 31, 1998

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense _____	F-12	_____	_____
182	Extraordinary Property Losses _____	F-12	_____	_____
186	Misc. Deferred Debits _____	F-11	_____	_____
190	Accumulated Deferred Income Taxes _____		_____	_____
	Total Deferred Debits _____		_____	_____
	TOTAL ASSETS AND OTHER DEBITS _____		\$ 2,334,360	\$ 2,385,131

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

UTILITY NAME: IHC Realty Partnership, L. P.

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued _____	F-14		\$ _____
204	Preferred Stock Issued _____	F-14		_____
211	Other Paid-in Capital _____			_____
212	Discount on Capital Stock _____			_____
213	Capital Stock Expense _____			_____
214-215	Retained Earnings (Deficit) _____	F-15		_____
216	Reacquired Capital Stock _____			_____
218	Proprietary Capital (Proprietorship and Partnership Only) _____		1,651,086	1,746,993
	Total Equity Capital _____		1,651,086	1,746,993
LONG TERM DEBT				
221	Bonds _____	F-16		_____
223	Advances from Associated Companies _____	F-16		_____
224	Other Long Term Debt _____	F-14		_____
	Total Long Term Debt _____			_____
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable _____		22,080	33,611
232	Notes Payable _____	F-13		_____
233	Accounts Payable to Associated Co. _____	F-13	144,860	66,750
234	Notes Payable to Associated Co. _____	F-13		_____
235	Customer Deposits _____			_____
236	Accrued Taxes _____	F-17	33,657	35,325
237	Accrued Interest _____	F-18		_____
238	Accrued Dividends _____			_____
239	Matured Long Term Debt _____			_____
240	Matured Interest _____			_____
241	Miscellaneous Current and Accrued Liabilities _____	F-19		_____
	Total Current and Accrued Liabilities _____		200,597	135,686

UTILITY NAME: IHC Realty Partnersh

YEAR OF REPORT
December 31, 1998

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium on Debt _____	F-12		\$ _____
252	Advances for Construction _____	F-19		_____
253	Other Deferred Credits _____			_____
255	Accumulated Deferred Investment Tax Credits _____			_____
	Total Deferred Credits _____			_____
OPERATING RESERVES				
261	Property Insurance Reserve _____			_____
262	Injuries and Damages Reserve _____			_____
263	Pensions and Benefits Reserve _____			_____
265	Miscellaneous Operating Reserves _____			_____
	Total Operating Reserves _____			_____
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction _____	F-20	594,731	594,731
272	Accumulated Amortization of Contributions in Aid of Construction _____	F-21	(112,054)	(92,279)
	Total Net C.I.A.C. _____		482,677	502,452
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation _____			_____
282	Accumulated Deferred Income Taxes - Liberalized Depreciation _____			_____
283	Accumulated Deferred Income Taxes - Other _____			_____
	Total Accum. Deferred Income Taxes _____			_____
	TOTAL EQUITY CAPITAL AND LIABILITIES _____		\$ 2,334,360	\$ 2,385,131

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
December 31, 1998

COMPARATIVE OPERATING INCOME

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	REF. PAGE (d)	CURRENT YEAR (e)
	UTILITY OPERATING INCOME			
400	Operating Revenues _____	\$ 784,298	F-3(b)	\$ 747,926
401	Operating Expenses _____	425,148	F-3(b)	512,088
403	Depreciation Expense _____	89,220	F-6/F-21	89,633
406	Amortization of Utility Plant Acquisition Adjustment _____			
407	Amortization Expense _____			
408.1	Taxes Other Than Income _____	98,193	F-17	82,344
409.1	Income Taxes _____		F-17	
410.10	Deferred Federal Income Taxes _____			
411.10	Provision for Deferred Income Taxes - Credit _____			
412.10	Investment Tax Credits Deferred to Future Periods _____			
412.11	Investment Tax Credits Restored to Operating Income _____			
	Utility Operating Expenses _____	612,561		684,065
	Utility Operating Income _____	171,737		63,861
413	Income From Utility Plant Leased To Others _____			
414	Gains (Losses) From Disposition of Utility Property _____			
	Total Utility Operating Income [Enter here and on Page F-3(c)] _____	171,737		63,861

COMPARATIVE OPERATING INCOME

REF. PAGE (f)	WATER (g)	REF. PAGE (h)	SEWER (c)	OTHER (e)
W-3	\$ 387,168	S-3	\$ 360,758	\$ N/A
W-2	242,793	S-2	269,295	
F-6/F-21	51,021	F-6/F-21	38,612	
F-6		F-6		
F-17	41,805	F-17	40,539	
F-17		F-17		
	335,619		348,446	
	51,549		12,312	
	\$ 51,549		\$ 12,312	\$ N/A

UTILITY NAME: IHC Realty Partnership, L. P.

COMPARATIVE OPERATING INCOME (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	REF. PAGE (d)	CURRENT YEAR (e)
	Total Utility Operating Income [From Page F-3(a)]	171,737		63,861
	OTHER INCOME AND DEDUCTIONS			
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income			
420	Allowance for Funds Used During Construction			
421	Nonutility Income	37,781		29,016
426	Miscellaneous Nonutility Expenses	(128,424)		(1,875)
	Total Other Income and Deductions	(90,643)		27,141
	TAXES APPLICABLE TO OTHER INCOME			
408.20	Taxes Other Than Income		F-17	
409.20	Income Taxes		F-17	
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
	Total Taxes Applicable to Other Income			
	INTEREST EXPENSE			
427	Interest Expense		F-18	
428	Amortization of Debt Discount & Expense		F-12	
429	Amortization of Premium on Debt		F-12	
	Total Interest Expense			
	EXTRAORDINARY ITEMS			
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
	Total Extraordinary Items			
	NET INCOME	\$ 81,094		\$ 91,002

UTILITY NAME: IHC Realty Partnership, L. P.

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	SEWER UTILITY (e)
101	Utility Plant In Service _____	F-5	\$ 1,753,601	\$ 1,501,837
	Less:			
	Nonused and Useful Plant (1) _____			
108.1	Accumulated Depreciation _____	F-6	553,492	566,368
110.1	Accumulated Amortization _____	F-6		
271	Contributions in Aid of Construction _____	F-20	187,549	407,182
252	Advances for Construction _____	F-19		
	Subtotal _____		1,012,560	528,287
	Additions:			
272	Accumulated Amortization of Contributions in Aid of Construction _____	F-21	22,094	89,960
	Subtotal _____		1,034,654	618,247
	Plus or Minus:			
114	Acquisition Adjustments (2) _____	F-5		
115	Accumulated Amortization of Acquisition Adjustments (2) _____	F-5		
	Working Capital Allowance (3) _____		30,349	33,662
	Other (Specify): _____			

	RATE BASE _____		\$ 1,065,003	\$ 651,909
	UTILITY OPERATING INCOME _____		\$ 51,549	\$ 12,312
	ACHIEVED RATE OF RETURN _____		4.84 %	1.89 %

NOTES:

- (1) Estimated if not known.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculated using the 1/8th of O & M method.

UTILITY NAME: IHC Realty Partnership, L. P.

UTILITY PLANT (ACCTS. 101 - 106)

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
	Plant Accounts				
101	Utility Plant In Service _____	\$ 1,753,601	\$ 1,501,837	\$ N/A	\$ 3,255,438
102	Utility Plant Leased to Others _____				
103	Property Held for Future Use _____				
104	Utility Plant Purchased or Sold _____				
105	Construction Work in Progress _____				
	Total Utility Plant _____	\$ 1,753,601	\$ 1,501,837	\$	\$ 3,255,438

UTILITY PLANT ACQUISITION ADJUSTMENTS (ACCTS. 114 - 115)

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustment approved by the Commission, include the Order Number.

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACQUISITION ADJUSTMENTS (114):				
N/A	\$	\$	\$	\$
Total Plant Acquisition Adjs. _____				
ACCUMULATED AMORTIZATION (115):				
N/A				
Total Accumulated Amortization _____				
Net Acquisition Adjustments _____	\$	\$	\$	\$

UTILITY NAME: IHC Realty Partnership, L. P.

ACCUMULATED DEPRECIATION (ACCT. 108)

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
Balance first of year	\$ 498,092	\$ 513,658	\$ N/A	\$ 1,011,750
Credits during year:				
Accruals charged:				
to Account 108	55,502	53,906		109,408
Accruals charged other accounts (specify)				
Salvage				
Other Credits (specify)				
Total credits	55,502	53,906		109,408
Debits during year:				
Book cost of plant retired				
Cost of removal				
Other debits (specify), Note(1)	102	1,196		1,298
Total debits	102	1,196		1,298
Balance end of year	\$ 553,492	\$ 566,368	\$ N/A	\$ 1,119,860

Note(1): Correction of prior period over-accrual.

ACCUMULATED AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
Balance first of year	N/A			
Credits during year:				
Accruals charged:				
to Account 110				
Accruals charged other accounts (specify)				
Total credits				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
Total debits				
Balance end of year				

UTILITY NAME: IHC Realty Partnership, L. P.

ACCOUNTS AND NOTES RECEIVABLE - NET (ACCTS. 141 - 144)

Report hereunder all accounts and notes receivable included in Accounts 141, 142 and 144. Amounts included in Accounts 142 and 144 should be listed individually.		
DESCRIPTION (a)		TOTAL (b)
ACCOUNTS RECEIVABLE:		
Customer Accounts Receivable (Acct. 141):		
Water & Sewer Combined _____	\$ 74,983	
Sewer _____		
Other _____		
Total Customer Accounts Receivable _____		74,983
OTHER ACCOUNTS RECEIVABLE (Acct. 142):		
N/A _____	\$	

Total Other Accounts Receivable _____		
NOTES RECEIVABLE (Acct. 144):		
N/A _____	\$	

Total Notes Receivable _____		
Total Accounts and Notes Receivable _____		74,983
ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Acct. 143):		
Balance First of Year _____ N/A _____	\$	
Add: Provision for uncollectables for current year _____		
Collections of accounts previously written off _____		
Utility accounts _____		
Others _____		
Total Additions _____		
Deduct accounts written off during year:		
Utility accounts _____		
Others _____		
Total accounts written off _____		
Balance end of year _____		
Total Accounts and Notes Receivable - Net _____	\$	74,983

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
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ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES (ACCT. 145)

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
A/R - Related Company	\$ 8,064
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total _____	\$ 8,064

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES (ACCT. 146)

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
N/A	_____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total _____	_____	\$ _____

UTILITY NAME: IHC Realty Partnership, L. P.

PREPAYMENTS (ACCT. 162)

DESCRIPTION (a)	TOTAL (b)
Prepaid Insurance _____	\$ NONE
Prepaid Rents _____	_____
Prepaid Interest _____	_____
Prepaid Taxes _____	_____
Other Prepayments (Specify): _____	_____
_____	_____
Total Prepayments _____	\$ NONE

MISCELLANEOUS DEFERRED DEBITS (ACCT. 186):

DESCRIPTION (a)	TOTAL (b)
MISCELLANEOUS DEFERRED DEBITS (Acct. 186):	
Deferred Rate Case Expense (Acct. 186.1) _____	\$ _____
Other Deferred Debits (Acct 186.2) _____	_____
_____	_____
Total Miscellaneous Deferred Debits _____	\$ NONE

UTILITY NAME: IHC Realty Partnership, L. P.

UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT (ACCTS. 181 AND 251)

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Acct. 181):		
N/A	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense _____	\$ _____	\$ _____
UNAMORTIZED PREMIUM ON DEBT (Acct. 251):		
N/A	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
Total Unamortized Premium on Debt _____	\$ _____	\$ _____

EXTRAORDINARY PROPERTY LOSSES (ACCT. 182)

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ _____
_____	_____
_____	_____
Total Extraordinary Property Losses _____	\$ _____

UTILITY NAME: IHC Realty Partnership, L. P.

NOTES PAYABLE (ACCTS. 232 AND 234)

DESCRIPTION (a)	NOMINAL DATE OF ISSUE (b)	DATE OF MATURITY (c)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (f)
			RATE (d)	FREQUENCY OF PAYMENT (e)	
ACCOUNT 232 - NOTES PAYABLE:					
N/A			_____%	_____	\$ _____
_____	_____	_____	_____%	_____	_____
_____	_____	_____	_____%	_____	_____
_____	_____	_____	_____%	_____	_____
Total Account 232 _____					\$ _____
ACCOUNT 234 - NOTES PAYABLE TO ASSOCIATED COMPANIES:					
N/A			_____%	_____	\$ _____
_____	_____	_____	_____%	_____	_____
_____	_____	_____	_____%	_____	_____
_____	_____	_____	_____%	_____	_____
Total Account 234 _____					\$ _____

ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES (ACCT. 233)

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
IHC Realty Partnership, L.P. - Parent Corporation (management & accounting services)	\$ 144,860
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total _____	\$ 144,860

UTILITY NAME: IHC Realty Partnership, L. P.

STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock.
Show amounts of dividends per share.
2. Show separately the state and federal income tax effect of items shown in
Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance beginning of year _____	\$ N/A
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____ _____ Total Credits _____ Debits: _____ _____ Total Debits _____	
435	Balance transferred from Income _____	
436	Appropriations of Retained Earnings: _____ _____	
	Total appropriations of Retained Earnings _____	
437	Dividends declared: Preferred stock dividends declared _____	
438	Common stock dividends declared _____ _____	
	Total Dividends Declared _____	
	Balance end of year _____	
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____ _____ _____	
	Total Appropriated Retained Earnings _____	
	Total Retained Earnings _____	\$ N/A

Notes to Statement of Retained Earnings:

Note: The Company is a partnership; therefore, this schedule is not applicable.

UTILITY NAME: IHC Realty Partnership, L. P.

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ACCRUED TAXES (ACCT. 236)

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER (e)	TOTAL (f)
	Balance First of Year -----	\$ 19,425	\$ 15,900	\$ N/A	\$ 35,325
	Accruals Charged:				
408.10	Utility Regulatory Assessment Fees -----	17,423	16,234		33,657
408.11	Property Taxes -----	14,404	14,404		28,808
408.12	Payroll Taxes -----	9,903	9,826		19,729
408.13	Other Taxes & Licenses -----	75	75		150
409.10	Federal Income Taxes -----				
409.11	State Income Taxes -----				
	Taxes Applicable to Other Income (Accts. 408.2, 409.2, 409.3, 410.2) -----				
	Total Taxes Accrued -----	41,805	40,539		82,344
	Taxes Paid During Year:				
408.10	Utility Regulatory Assessment Fees -----	19,409	15,885		35,294
408.11	Property Taxes -----	14,404	14,404		28,808
408.12	Payroll Taxes -----	9,919	9,841		19,760
408.13	Other Taxes & Licenses -----	75	75		150
409.10	Federal Income Taxes -----				
409.11	State Income Taxes -----				
	Taxes Applicable to Other Income (Accts. 408.2, 409.2, 409.3, 410.2) -----				
	Total Taxes Paid -----	43,807	40,205		84,012
	Balance End of Year -----	\$ 17,423	\$ 16,234	\$ N/A	\$ 33,657

UTILITY NAME: IHC Realty Partnership, L. P.

ACCRUED INTEREST (ACCT. 237)

DESCRIPTION OF DEBT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - ACCRUED INTEREST ON LONG TERM DEBT: N/A	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Total Account No. 237.1	_____	_____	_____	_____	NONE
ACCOUNT NO. 237.2 - ACCRUED INTEREST ON OTHER LIABILITIES: N/A	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Total Account 237.2	_____	_____	_____	_____	_____
Total Account 237	\$ _____	_____	\$ _____	\$ _____	\$ NONE

**REGULATORY COMMISSION EXPENSE - AMORTIZATION
OF RATE CASE EXPENSE (ACCTS. 666 and 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	AMOUNT TRANSFERRED TO ACCT. NO. 186.1 (c)	CHARGED OFF DURING YEAR	
			ACCT. (d)	AMOUNT (e)
N/A	\$ _____	\$ _____	_____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	_____	\$ _____

UTILITY NAME: IHC Realty Partnership, L. P.

SCHEDULE "A"
**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN
 EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR**

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	WATER (d)	SEWER (e)
None		\$	\$	\$
Total Credits		\$	\$	\$

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION (ACCT. 272)

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & S OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ 17,613	\$ 74,666	\$ N/A	\$ 92,279
Debits during year:				
Accruals charged to Account 272	4,481	15,294		19,775
Other debits (specify):				
Total debits	4,481	15,294		19,775
Credits during year (specify):				
Total Credits				
Balance end of year	\$ 22,094	\$ 89,960	\$ N/A	\$ 112,054

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
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**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES
(UTILITY OPERATIONS)**

1. The reconciliation should include the same detail as furnished on schedule M-1 of the federal income tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals.

2. If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among group members.

DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year -----		\$ N/A
Reconciling items for the year:		
Taxable income not reported on the books:		
-----		-----
-----		-----
-----		-----
-----		-----
Deductions recorded on books not deducted for return:		
-----		-----
-----		-----
-----		-----
-----		-----
Income recorded on books not deducted for return:		
-----		-----
-----		-----
-----		-----
-----		-----
Deduction on return not charged against book income:		
-----		-----
-----		-----
-----		-----
Federal tax net income -----		\$ N/A
Computation of tax:		
The Company is an operating division of IHC Realty Partnership L.P. ;		
therefore, this schedule is not applicable.		

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

YEAR OF REPORT
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UTILITY NAME: IHC Realty Partnership, L. P.

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (1) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (d)	WEIGHTED COST [c x d] (e)
Common Equity	\$ N/A	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	%	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$ <u>N/A</u>	<u> </u> %		<u> </u> %

- (1) Should equal amounts on Schedule B, Column (f), page F-25.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: 8.21 %
 Commission order approving AFUDC rate: 20853

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

YEAR OF REPORT December 31, 1998
--

UTILITY NAME: IHC Realty Partnership, L. P.

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	\$ N/A	\$	\$	\$	\$
Preferred Stock					
Long Term Debt					
Customer Deposits					
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost					
Deferred Income Taxes					
Other (Explain)					
Total	\$ <u>N/A</u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>

(1) Explain below all adjustments made in Column (e):

WATER

OPERATION

SECTION

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
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WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)
301	Organization_____	\$ 18,815	\$ 3,831	\$ _____
302	Franchises_____			
303	Land and Land Rights_____	164,510		
304	Structure and Improvements_____	539,054		
305	Collecting and Impounding Reservoirs_____			
306	Lake, River and Other Intakes_____			
307	Wells and Springs_____	42,590		
308	Infiltration Galleries and Tunnels_____			
309	Supply Mains_____			
310	Power Generation Equipment_____			
311	Pumping Equipment_____	69,353		
320	Water Treatment Equipment_____	381,383		
330	Distribution Reservoirs and Standpipes_____	94,797		
331	Transmission and Distribution Mains_____	231,765		
333	Services_____	49,326		
334	Meters and Meter Installations_____	44,852		
335	Hydrants_____	7,800		
339	Other Plant and Miscellaneous Equipment_____	95,476		
340	Office Furniture and Equipment_____	2,622		
340	Computer Equipment_____	2,809		
341	Transportation Equipment_____	938		
342	Stores Equipment_____			
343	Tools, Shop and Garage Equipment_____	184		
344	Laboratory Equipment_____	984		
345	Power Operated Equipment_____	420		
346	Communication Equipment_____			
347	Miscellaneous Equipment_____	1,495		
348	Other Tangible Plant_____	597		
	Total Water Plant_____	\$ 1,749,770	\$ 3,831	\$ _____

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

WATER UTILITY PLANT MATRIX

CURRENT YEAR (f)	.1 INTANGIBLE PLANT (g)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (h)	.3 WATER TREATMENT PLANT (i)	.4 TRANSMISSION AND DISTRIBUTION PLANT (j)	.5 GENERAL PLANT (k)
\$ 22,646	\$ 22,646				
164,510		\$	\$ 164,510	\$	\$
539,054			539,054		
42,590			42,590		
69,353			69,353		
381,383			381,383		
94,797				94,797	
231,765				231,765	
49,326				49,326	
44,852				44,852	
7,800				7,800	
95,476				95,476	
2,622					2,622
2,809					2,809
938					938
184					184
984					984
420					420
1,495					1,495
597					597
\$ 1,753,601	\$ 22,646	\$ 111,943	\$ 1,084,947	\$ 524,016	\$ 10,049

UTILITY NAME: IHC Realty Partnership, L. P.

WATER UTILITY EXPENSE ACCOUNTS

WATER EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 80,327	\$	\$
603	Salaries and Wages - Officers, Directors and Majority Stockholders			
604	Employee Pensions and Benefits			
610	Purchased Water			
615	Purchased Power	35,521		
616	Fuel for Power Purchased			
618	Chemicals	16,707		
620	Materials and Supplies	13,145		
631	Contractual Services - Engineering			
632	Contractual Services - Accounting	2,510		
633	Contractual Services - Legal	4,197		
634	Contractual Services - Management Fees	30,000		
635	Contractual Services - Other	43,219		
641	Rental of Building/Real Property			
642	Rental of Equipment	443		
650	Transportation Expense	370		
656	Insurance - Vehicle			
657	Insurance - General Liability	9,963		
658	Insurance - Workmens Compensation	4,557		
659	Insurance - Other			
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case Expense			
667	Regulatory Commission Expenses Other			
670	Bad Debt Expense			
675	Miscellaneous Expenses	1,834		
	Total Water Utility Expenses	\$ 242,793	\$	\$

WATER EXPENSE ACCOUNT MATRIX

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMINISTRATIVE & GENERAL EXPENSES (k)
\$ 80,327	\$	\$	\$	\$	\$
35,521					
16,707					
	13,145				
					2,510
					4,197
					30,000
2,965	20,425		15,575		4,254
443					
370					
					9,963
					4,557
					1,834
\$ 136,333	\$ 33,570	\$	\$ 15,575	\$	\$ 57,315

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
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WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
	Operating Revenues:			
460	Unmetered Water Revenue _____			\$ _____
	Metered Water Revenue:			
461.1	Metered Sales to Residential Customers _____	33	33	4,799
461.2	Metered Sales to Commercial Customers _____	101	101	382,369
461.3	Metered Sales to Construction Customers _____			
461.4	Metered Sales to Public Authorities _____			
461.5	Metered Sales to Multiple Family Dwellings _____			
	Total Metered Sales _____	134	134	387,168
	Fire Protection Revenue:			
462.1	Public Fire Protection _____			
462.2	Private Fire Protection _____			
	Total Fire Protection Revenue _____			
464	Other Sales to Public Authorities _____			
465	Sales to Irrigation Customers _____			
466	Sales for Resale _____			
467	Interdepartmental Sales _____			
	Totals _____	134	134	387,168
	Other Water Revenues:			
469	Guarenteed Revenues _____			
470	Forfeited Discounts _____			
471	Miscellaneous Service Revenues _____			
472	Rents From Water Property _____			
473	Interdepartmental Rents _____			
474	Other Water Revenues _____			
	Total Other Water Revenues _____			
	Total Water Operating Revenues _____			\$ 387,168

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
December 31, 1998

BASIS FOR WATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (f)
301	Organization _____	40	%	2.50 %
302	Franchises _____		%	%
304	Structure and Improvements _____	33	%	3.03 %
305	Collecting and Impounding Reservoirs _____		%	%
306	Lake, River and Other Intakes _____		%	%
307	Wells and Springs _____	30	%	3.33 %
308	Infiltration Galleries and Tunnels _____		%	%
309	Supply Mains _____		%	%
310	Power Generation Equipment _____		%	%
311	Pumping Equipment _____	20	%	5.00 %
320	Water Treatment Equipment _____	22	%	4.55 %
330	Distribution Reservoirs and Standpipes _____	37	%	2.70 %
331	Transmission and Distribution Mains _____	43	%	2.33 %
333	Services _____	40	%	2.50 %
334	Meters and Meter Installations _____	20	%	5.00 %
335	Hydrants _____	45	%	2.22 %
339	Other Plant and Miscellaneous Equipment (Fire Mains) _____	25	%	4.00 %
340	Office Furniture and Equipment _____	15	%	6.67 %
340	Computer Equipment _____	6	%	16.67 %
341	Transportation Equipment _____	6	%	16.67 %
342	Stores Equipment _____		%	%
343	Tools, Shop and Garage Equipment _____	16	%	6.25 %
344	Laboratory Equipment _____	15	%	6.67 %
345	Power Operated Equipment _____	6	%	16.67 %
346	Communication Equipment _____		%	%
347	Miscellaneous Equipment _____	15	%	6.67 %
348	Other Tangible Plant _____	15	%	6.67 %
	Water Plant Composite Depreciation Rate *		%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
December 31, 1998

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
301	Organization _____	\$ 417	\$ 518	\$ _____	\$ 518
302	Franchises _____				
304	Structure and Improvements _____	145,312	16,335		16,335
305	Collecting and Impounding Reservoirs _____				
306	Lake, River and Other Intakes _____				
307	Wells and Springs _____	9,068	1,420		1,420
308	Infiltration Galleries and Tunnels _____				
309	Supply Mains _____				
310	Power Generation Equipment _____				
311	Pumping Equipment _____	40,639	3,468		3,468
320	Water Treatment Equipment _____	149,902	17,336		17,336
330	Distribution Reservoirs and Standpipes _____	46,165	2,562		2,562
331	Transmission and Distribution Mains _____	44,237	5,390		5,390
333	Services _____	3,769	1,233		1,233
334	Meters and Meter Installations _____	17,405	2,243		2,243
335	Hydrants _____	1,556	173		173
339	Other Plant and Miscellaneous Equipment _____	34,170	3,819		3,819
340	Office Furniture and Equipment _____	1,736	175		175
340	Computer Equipment _____	1,115	468		468
341	Transportation Equipment _____	390	156		156
342	Stores Equipment _____				
343	Tools, Shop and Garage Equipment _____	196			0
344	Laboratory Equipment _____	510			0
345	Power Operated Equipment _____	93	66		66
346	Communication Equipment _____				
347	Miscellaneous Equipment _____	1,172	100		100
348	Other Tangible Plant _____	240	40		40
	Total Depreciable Water Plant In Service _____	\$ 498,092	\$ 55,502	\$ _____	\$ 55,502

* Specify nature of transaction.

Note(1): Correction of prior period depreciation over accrual.

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (Cont'd)

PLANT RETIRED (g)	ASSOCIATED SALVAGE AND INSURANCE (h)	ASSOCIATED COST OF REMOVAL (i)	OTHER CHARGES(1) (j)	TOTAL CHARGES (g-h+i+j) (k)	BALANCE AT END OF YEAR (c+f-k) (l)
\$	\$	\$	\$	\$	\$ 935
					161,647
					10,488
					44,107
					167,238
					48,727
					49,627
					5,002
					19,648
					1,729
					37,989
					1,911
					1,583
					546
			(12)	(12)	184
			(90)	(90)	420
					159
					1,272
					280
\$	\$	\$	\$ (102)	\$ (102)	\$ 553,492

YEAR OF REPORT
December 31, 1998

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January		6,570	350	6,220	5,746
February		7,005		7,005	5,239
March		7,780	350	7,430	5,173
April		6,530		6,530	4,986
May		4,927	400	4,527	3,820
June		4,943		4,943	4,294
July		5,334	350	4,984	4,135
August		5,003		5,003	3,302
September		4,756	400	4,356	2,817
October		5,084		5,084	3,479
November		4,673	350	4,323	4,229
December		4,384		4,384	3,991
Total for year		66,989	2,200	64,789	51,211

If water is purchased for resale, indicate the following:

Vendor N/A
Point of delivery N/A

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

N/A

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

WATER TREATMENT PLANT INFORMATION

Type of treatment (reverse osmosis, etc.): Reverse Osmosis
Methods used (sedimentation, chemical, aerated, etc.): Chemical pretreatment

LIME TREATMENT

Unit rating (GPM): N/A Manufacturer: N/A

FILTRATION

Type and area: Pressure - Square Feet: 200 PSI/450 FT²
 Gravity - GPM/Square Feet: _____

MAINS

TYPE OF PIPE (Galvanized, Cast Iron, PVC, Etc.)	DIAMETER OF PIPE (in inches)	MAINS BEGINNING OF YEAR (in feet)	ADDITIONS	RETIREMENTS	MAINS END OF YEAR (in feet)
PVC	12"	1,200			1,200
PVC	8"	6,547			6,547
PVC	6"	10,697			10,697
Ductile	8"	220			220
PVC	4"	20			20
Total feet of mains		18,684			18,684

SERVICES AND METERS

METERS IN SERVICE	METERS BEGINNING OF YEAR	ADDITIONS	RETIREMENTS	METERS END OF YEAR
5/8" - 3/4"	61			61
1"	15			15
1 1/2"	22			22
2"	23			23
3"	8			8
4"	5			5
6"				
8"				
Other (Specify): _____				
Total meters in service	134			134
Total meters in stock	20			20
Number of services in use	134			134

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1978	1978		
Types of Well Construction and Casing _____	Rotary	Rotary		
Depth of Wells _____	1,000'	1,000'		
Diameters of Wells _____	8"	8"		
Pump - GPM _____	420gpm@120'	420gpm@120'		
Motor - HP _____	20 HP	20 HP		
Yields of Wells in GPD _____	Standby	403,200		
Auxiliary Power _____	Diesel	Diesel		

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete, or pneumatic) _____	Prestressed Concrete	Steel		
Capacity of Tank _____	400,000	20,000		
Ground or Elevated _____	Ground 16'5" height	Ground 10' height		

HIGH SERVICE PUMPING

MOTORS (a)	(b)	(c)	(d)	(e)
Manufacturer _____	Peerless	Peerless	Peerless	Peerless
Type _____	Turbine	Turbine	Turbine	Turbine
Rated Horsepower _____	15 HP	15 HP	15 HP	15 HP
PUMPS				
Manufacturer _____	Peerless	Peerless	Peerless	Peerless
Type _____	Vertical Turbine	Vertical Turbine	Vertical Turbine	Vertical Turbine
Capacity in GPM _____	250	250	250	250
Average Number of Hours Operated Per Day _____	3.3 Peak	3.3 Peak	3.3 Peak	3.3 Peak
Auxiliary Power _____	Diesel Generator	Diesel Generator	Diesel Generator	Diesel Generator

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

SOURCE OF SUPPLY

List for each source of supply:			
Gallons per day of source _____ Type of source _____	<u>Floridian aquifer</u> <u>1,000"</u>	<u>Wells</u>	

WATER TREATMENT FACILITIES

List for each water treatment facility:			
Type _____ Make _____ Gallons per day capacity _____ Method of measurement _____	<u>Reverse Osmosis Permit - Hydropro mfg.</u> <u>Dow Hollow Fiber - Low pressure membrane</u> <u>400,000 gallons per day design</u> <u>Electric & remote</u>		

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

- Present ERC's * that system can efficiently serve. 401
- Estimated annual increase in ERC's * . None - 1 connection remaining
- List fire fighting facilities and capacities. 3 high service pumps @ 250 gallons per minute
- List percent of certificate area where service connection are installed (total for each county). 99 %
- What is the current need for system upgrading and/or expansion? Assessment ongoing for retrofit of existing reverse osmosis units for modification and not for expansion
- What are plans for future upgrading and/or expansion? See No. 5 above
- Have questions 6 and 7 been discussed with an engineer (if so, state name and address)? CPH / Von Whitmer
- Have questions 6 and 7 been discussed with appropriate state sanitary engineering office? CPH / Von Whitmer

* ERC = (Total Gallons Sold / 365 Days) / 350 Gallons Per Day

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

CALCULON OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
5/8"	Displacement	1.0	61	61
3/4"	Displacement	1.5		
1"	Displacement	2.5	15	38
1 1/2"	Displacement or Turbine	5.0	22	110
2"	Displacement, Compound or Turbine	8.0	23	184
3"	Displacement	15.0		
3"	Compound	16.0	8	128
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	5	125
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents -----				646

CALCULATION OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL CONNECTIONS

$$\left(\frac{51,211,000}{\text{(total gallons sold)}} / 365 \text{ days} \right) / 350 \text{ gpd} = 401$$

**SEWER
OPERATION
SECTION**

UTILITY NAME: IHC Realty Partnership, L. P.

SEWER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)
351	Organization _____	\$ 18,814	\$ 3,831	\$ _____
352	Franchises _____			
353	Land and Land Rights _____	165,091		
354	Structure and Improvements _____	476,758	216	
360	Collection Sewers - Force _____	91,434		
361	Collection Sewers - Gravity _____	149,052		
362	Special Collecting Structures _____			
363	Services to Customers _____	8,203		
364	Flow Measuring Devices _____	3,066		
365	Flow Measuring Installations _____			
370	Receiving Wells _____			
371	Pumping Equipment _____	28,119		
380	Treatment and Disposal Equipment _____	341,105	29	
381	Plant Sewers _____	33,318		
382	Outfall Sewer Lines _____			
389	Other Plant and Miscellaneous Equipment _____	173,200		
390	Office Furniture and Equipment _____	2,534		
390	Computer Equipment _____	934	227	
391	Transportation Equipment _____	938		
392	Stores Equipment _____			
393	Tools, Shop and Garage Equipment _____	1,066		
394	Laboratory Equipment _____	3,769		
395	Power Operated Equipment _____			
396	Communication Equipment _____			
397	Miscellaneous Equipment _____	133		
398	Other Tangible Plant _____			
	Total Sewer Plant _____	\$ 1,497,534	\$ 4,303	\$ _____

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

SEWER UTILITY PLANT MATRIX

	.1	.2	.3	.4	.5
CURRENT YEAR (f)	INTANGIBLE PLANT (g)	COLLECTION PLANT (h)	SYSTEM PUMPING PLANT (i)	TREATMENT AND DISPOSAL PLANT (j)	GENERAL PLANT (k)
\$ 22,645	\$ 22,645				
165,091		\$	\$	\$ 165,091	\$
476,974				476,974	
91,434		91,434			
149,052		149,052			
8,203		8,203			
3,066		3,066			
28,119			28,119		
341,134				341,134	
33,318				33,318	
173,200				173,200	
2,534					2,534
1,161					1,161
938					938
1,066					1,066
3,769					3,769
133					133
\$ 1,501,837	\$ 22,645	\$ 251,755	\$ 28,119	\$ 1,189,717	\$ 9,601

UTILITY NAME: IHC Realty Partnership, L. P.

SEWER UTILITY EXPENSE ACCOUNTS

SEWER EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	SEWER EXPENSE ACCOUNT MATRIX	
			.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 COLLECTION EXPENSES - MAINTENANCE (e)
701	Salaries and Wages - Employees	\$ 80,327	\$	\$
703	Salaries and Wages - Officers, Directors and Majority Stockholders			
704	Employee Pensions and Benefits			
710	Purchased Sewage Treatment			
711	Sludge Removal Expense	8,895		
715	Purchased Power	18,199		
716	Fuel for Power Purchased			
718	Chemicals	5,269		
720	Materials and Supplies			
731	Contractual Services - Engineering	7,916		
732	Contractual Services - Accounting	2,510		
733	Contractual Services - Legal	4,197		
734	Contractual Services - Management Fees	30,000		
735	Contractual Services - Other	81,385		
741	Rental of Building/Real Property			
742	Rental of Equipment	1,020		
750	Transportation Expense	528		
756	Insurance - Vehicle			
757	Insurance - General Liability	9,963		
758	Insurance - Workmens Compensation	4,557		
759	Insurance - Other			
760	Advertising Expense			
766	Regulatory Commission Expenses - Amortization of Rate Case Expense			
767	Regulatory Commission Expenses Other			
770	Bad Debt Expense			
775	Miscellaneous Expenses	14,529		
	Total Sewer Utility Expenses	\$ 269,295	\$	\$

SEWER EXPENSE ACCOUNT MATRIX

.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 Treatment & DISPOSAL EXPENSES - OPERATIONS (h)	.6 Treatment & DISPOSAL EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMINISTRATIVE & GENERAL EXPENSES (k)
\$ _____	\$ _____	\$ 80,327	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
18,199	_____	8,895	_____	_____	_____
_____	_____	5,269	_____	_____	_____
_____	_____	_____	_____	_____	7,916
_____	_____	_____	_____	_____	2,510
_____	_____	_____	_____	_____	4,197
_____	_____	_____	_____	_____	30,000
_____	_____	7,049	74,336	_____	_____
1,020	_____	_____	_____	_____	_____
_____	_____	528	_____	_____	9,963
_____	_____	_____	_____	_____	4,557
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	12,386	_____	2,143
\$ 19,219	\$ _____	\$ 102,068	\$ 86,722	\$ _____	\$ 61,286

UTILITY NAME: IHC Realty Partnership, L. P.

SEWER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
	Operating Revenues:			
	Fiat Rate Revenues:			
521.1	Residential Revenues -----			\$ -----
521.2	Commercial Revenues -----			-----
521.3	Industrial Revenues -----			-----
521.4	Revenues From Public Authorities -----			-----
521.5	Multiple Family Dwelling Revenues -----			-----
521.6	Other Revenues -----			-----
	Total Fiat Rate Revenues -----			-----
	Measured Revenues:			
522.1	Residential Revenues -----	33	33	10,058
522.2	Commercial Revenues -----	82	82	350,700
522.3	Industrial Revenues -----			-----
522.4	Revenues From Public Authorities -----			-----
522.5	Multiple Family Dwelling Revenues -----			-----
	Total Measured Revenues -----	115	115	360,758
523	Revenues From Public Authorities -----			-----
524	Revenues From Other Systems -----			-----
525	Interdepartmental Revenues -----			-----
	Totals -----	115	115	360,758
	Other Sewer Revenues:			
530	Guarenteed Revenues -----			-----
531	Sale of Sludge -----			-----
532	Forfeited Discounts -----			-----
534	Rents From Sewer Property -----			-----
535	Interdepartmental Rents -----			-----
536	Other Sewer Revenues -----			-----
	Total Other Sewer Revenues -----			-----
	Total Sewer Operating Revenues -----			\$ 360,758

UTILITY NAME: IHC Realty Partnership, L. P.

BASIS FOR SEWER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (f)
351	Organization	40	%	2.50 %
352	Franchises		%	%
354	Structure and Improvements	32	%	3.13 %
360	Collection Sewers - Force	30	%	3.33 %
361	Collection Sewers - Gravity	45	%	2.22 %
362	Special Collecting Structures		%	%
363	Services to Customers	40	%	2.50 %
364	Flow Measuring Devices	38	%	2.63 %
365	Flow Measuring Installations		%	%
370	Receiving Wells		%	%
371	Pumping Equipment	18	%	5.56 %
380	Treatment and Disposal Equipment	18	%	5.56 %
381	Plant Sewers	35	%	2.86 %
382	Outfall Sewer Lines		%	%
389	Other Plant and Miscellaneous Equipment	18	%	5.56 %
390	Office Furniture and Equipment	15	%	6.67 %
390	Computer Equipment	6	%	16.67 %
391	Transportation Equipment	6	%	16.67 %
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment	16	%	6.25 %
394	Laboratory Equipment	15	%	6.67 %
395	Power Operated Equipment	6	%	16.67 %
396	Communication Equipment		%	%
397	Miscellaneous Equipment	15	%	6.67 %
398	Other Tangible Plant	15	%	6.67 %
	Sewer Plant Composite Depreciation Rate		%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: IHC Realty Partnership, L. P.

YEAR OF REPORT
December 31, 1998

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 558	\$ 518	\$	\$ 518
352	Franchises				14,899
354	Structure and Improvements	141,069	14,899		3,048
360	Collection Sewers - Force	37,087	3,048		3,312
361	Collection Sewers - Gravity	34,398	3,312		
362	Special Collecting Structures				216
363	Services to Customers	689	216		0
364	Flow Measuring Devices	4,262			
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment	4,933	1,562		1,562
380	Treatment and Disposal Equipment	224,666	18,950		18,950
381	Plant Sewers	7,524	952		952
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment	54,183	9,622		9,622
390	Office Furniture and Equipment	1,759	169		169
390	Computer Equipment	(292)	175		175
391	Transportation Equipment	390	156		156
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	486	67		67
394	Laboratory Equipment	1,866	251		251
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	80	9		9
398	Other Tangible Plant				
	Total Depreciable Sewer Plant In Service	\$ 513,658	\$ 53,906	\$	\$ 53,906

- * Specify nature of transaction.
Use () to denote reversal entries.

Note(1) Correction of prior period over-accrual.

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (Cont'd)

PLANT RETIRED (g)	ASSOCIATED SALVAGE AND INSURANCE (h)	ASSOCIATED COST OF REMOVAL (i)	OTHER CHARGES(1) (j)	TOTAL CHARGES (g-h+i+j) (k)	BALANCE AT END OF YEAR (c+f-k) (l)
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ 1,076
_____	_____	_____	_____	_____	155,968
_____	_____	_____	_____	_____	40,135
_____	_____	_____	_____	_____	37,710
_____	_____	_____	_____	_____	905
_____	_____	_____	(1,196)	(1,196)	3,066
_____	_____	_____	_____	_____	6,495
_____	_____	_____	_____	_____	243,616
_____	_____	_____	_____	_____	8,476
_____	_____	_____	_____	_____	63,805
_____	_____	_____	_____	_____	1,928
_____	_____	_____	_____	_____	(117)
_____	_____	_____	_____	_____	546
_____	_____	_____	_____	_____	553
_____	_____	_____	_____	_____	2,117
_____	_____	_____	_____	_____	89
\$ _____	\$ _____	\$ _____	\$ (1,196)	\$ (1,196)	\$ 566,368

UTILITY NAME: IHC Realty Partnership, L. P.
 SYSTEM NAME: Same

YEAR OF REPORT
 December 31, 1998

PUMPING EQUIPMENT

	#1	#2	#3	#4	#5	#6
Lift station number	R.O. Plant	Store	Hotel	River Village	Fairway Villas	River Bend
Make or type and nameplate data of pump	Peabody Barnes 45EH302	Peabody Barnes HSE 101	ABS AF40-4U-4	PER/EMU FA104-180	Hydromatic 53HRC	Peabody Barnes 36E203
Year installed						
Rated capacity (GPM)	400gpm@37tdh	400gpm/25tdh	102gpm/40tdh	60gpm/30tdh	125gpm/30tdh	275gpm/25tdh
Size						
Power:						
Electric	X	X	X	X	X	X
Mechanical						
Nameplate data of motor	4.5 HP 230V/30A	1 HP 230V/10A	5.4 HP 230V/208V 30A	5.4 HP 230V/30A	2 HP 230V/10A	2 HP 230V/10A

	#7	#8	#9	#10	#11	#12
Lift station number	Inlet Village	Club Villas	Porch	Triangle	Plantation House	P.B.C
Make or type and nameplate data of pump	Htdromatic SPGF500	ABS AF-22-4-3	Hydromatic SK100	Hydromatic SK100	Peabody Barnes 45EH502	Hydromatic SK100
Year installed						
Rated capacity (GPM)	25gpm/27tdh	35gpm/43tdh	40gpm/30tdh	40gpm/30tdh	200GPM/55tdh	125gpm/12tdh
Size						
Power:						
Electric	X	X	X	X	X	X
Mechanical						
Nameplate data of motor	5 HP 230V/30A	3 HP 208V/30A	1 HP 200V/10A	1 HP 200V/10A	7.5 HP 208V/10A	1 HP 208V/30A

SERVICE CONNECTIONS

Size (inches)	6"					
Type (PVC, VCP, etc)	PVC					
Average length	30'					
Number of active service connections	115					
Beginning of year	115					
Added during year						
Retired during year						
End of year	115					
Give full particulars concerning inactive connections	None					

UTILITY NAME: IHC Realty Partnership, L. P.
 SYSTEM NAME: Same

YEAR OF REPORT
 December 31, 1998

COLLECTING MAINS

COLLECTING MAINS:						
Size (inches) _____	8"	6"	8"	4"	8"	
Type of main _____	PVC	PVC	DIP	PVC	DIP	
Length of main (nearest foot):						
Beginning of year _____	4,958	1,085	300	50	51	
Added during year _____						
Retired during year _____						
End of year _____	4,958	1,085	300	50	51	
MANHOLES:						
Size (inches) _____	4'					
Type _____	STD					
Number:						
Beginning of year _____	59					
Added during year _____						
Retired during year _____						
End of year _____	59					

FORCE MAINS

FORCE MAINS:						
Size (inches) _____	2"	2 1/2"	3"	4"		
Type of main _____	PVC	PVC	PVC	PVC		
Length of main (nearest foot):						
Beginning of year _____	500	875	920	1,695		
Added during year _____						
Retired during year _____						
End of year _____	500	875	920	1,695		

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

TREATMENT PLANT

Manufacturer _____	<u>Marolf</u>	_____	_____
Type _____	<u>Tertiary with filters</u>	_____	_____
"Steel" or "Concrete" _____	<u>Concrete</u>	_____	_____
Total Capacity _____	<u>300,000 GPD</u>	_____	_____
Average Daily Flow _____	<u>202,732</u>	_____	_____
Effluent Disposal _____	<u>Evaporation/Spray Irrigation</u>	_____	_____
Total Gallons of Sewage Treated _____	<u>73,997,000</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Peabody Barnes</u>	_____	_____	_____	_____
Ca (GPM) _____	<u>200gpm/37ldh</u>	_____	_____	_____	_____
Motor: Mfr. _____	<u>Peabody/Barnes</u>	_____	_____	_____	_____
Horsepower _____	<u>4.5</u>	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>Electric</u>	_____	_____	_____	_____

OTHER SEWER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

- Maximum number of ERC's * which can be served. 737
- Estimated annual increase in ERC's * None - 1 connection remaining
- List permit numbers required by Chapter 14-17, Rules of the Department of Environmental Regulation (DER) for systems in operation. GMS 5143 POOL3
- State any plans and estimated completion dates for any enlargements of this system. None
- If the present systems do not meet the requirements of Chapter 17-4, Rules of the DER, submit the following:
 - Evaluation of the present plant or plants in regard to meeting the DER's rules.
 - Plans for funding and construction of the required upgrading.
 - Have these plans been coordinated with the DER? N/A
 - Do they concur? _____
 - When will construction begin? _____
- In what percent of your certificated area have service connections been installed? 99 %

* ERC = (Total Gallons Treated / 365 Days) / 275 Gallons Per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment.

UTILITY NAME: IHC Realty Partnership, L. P.
SYSTEM NAME: Same

CALCULON OF THE SEWER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
5/8"	Displacement	1.0	44	44
3/4"	Displacement	1.5		
1"	Displacement	2.5	15	38
1 1/2"	Displacement or Turbine	5.0	22	110
2"	Displacement, Compound or Turbine	8.0	21	168
3"	Displacement	15.0		
3"	Compound	16.0	8	128
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0	5	150
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total SEWER System Meter Equivalents -----				638

CALCULATION OF THE SEWER SYSTEMS EQUIVALENT RESIDENTIAL CONNECTIONS

$$\left(\frac{73,997,000}{\text{(total gallons treated)}} \right) / 365 \text{ days} / 275 \text{ gpd} = \underline{737}$$