

**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

(Gross Revenue of Less Than \$150,000 Each)

**ANNUAL REPORT**

WS509 59  
Alafaya Palm Valley Associates, Ltd.  
% Clayton, Williams & Sherwood  
2500 Maitland Center Parkway, Ste. 105  
Maitland, FL 32751-4165

277-W + 223-S

Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**



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APR - 5 1999

Florida Public Service Commission  
Division of Water and Wastewater

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 1998**

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DIVISION OF  
WATER AND SEWER  
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**FINANCIAL  
SECTION**

**REPORT OF**

**ALAFAYA PALM VALLEY ASSOCIATES, LTD.**

(EXACT NAME OF UTILITY)

<b>P.O. BOX 677277 OVIEDO, FLA. 32867-7277</b>	<b>3751 ALAFAYA TRAIL</b>	<b>OVIEDO, FLA.32867</b>
Mailing Address	Street Address	County
Telephone Number <b>407-365-6651</b>	Date Utility First Organized <b>JUNE 27 1986</b>	

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: **CWS COMMUNITIES TRUST**  
**7777 MARKET CENTER AV. EL PASO, TEXAS 79912 PHO, 915-977-1720**

Name of subdivisions where services are provided **FOX RUN**

**CONTACTS:**

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <b>PAULINA MARVAN</b>	<b>TEAM LEADER</b>	<b>7777 MARKET CTR. AV. EL PASO, TX 79912</b>	
Person who prepared this report: <b>TATTERSALL&amp;TATTERSALL P.A.</b>	<b>CPA</b>	<b>333 N FERN CREEK AV. ORLANDO, FL 32803</b>	
Officers and Managers: <b>HOWARD MATHIS</b>	<b>MANAGER</b>	<b>3751 ALAFAYA TRAIL OVIEDO, FL 32867</b>	

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
<b>J L CLAYTON &amp; ASSOCIATES</b>	<b>99%</b>	<b>800 NEWPORT CT. DR. SUITE 400 NEWPORT BEACH, CALIF. 92660</b>	<b>NONE</b>



UTILITY NAME: ALAFAYA PALM VALLEY ASSOC.

YEAR OF REPORT  
DECEMBER 31, 1998

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
<b>Gross Revenue:</b>					
Residential -----		\$ 38,016	\$ 21,993	_____	\$ 60,009
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues ---		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
<b>Total Gross Revenue</b> ---		<b>38,016</b>	<b>21,993</b>	_____	<b>60,009</b>
<b>Operation Expense (Must tie to pages W-3 and S-3)</b>	W-3 S-3				
		37,753	80,660	_____	118,413
<b>Depreciation Expense</b> ----	F-5	10,606	32,830	_____	43,436
<b>CIAC Amortization Expense</b> _	F-8	2797-	9751-	_____	12548-
<b>Taxes Other Than Income</b> _	F-7	8,049	22,064	_____	30,113
<b>Income Taxes</b> -----	F-7	_____	_____	_____	_____
<b>Total Operating Expense</b>		<b>53,611</b>	<b>125,803</b>	_____	<b>179,414</b>
<b>Net Operating Income (Loss)</b>		<b>15595-</b>	<b>103810-</b>	_____	<b>119405-</b>
<b>Other Income:</b>					
Nonutility Income -----		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Other Deductions:</b>					
Miscellaneous Nonutility Expenses -----		_____	_____	_____	_____
Interest Expense -----		_____	_____	_____	_____
<b>ACQUISITION ADJ.</b>		<b>1,735</b>	<b>2,121</b>	_____	<b>3,856</b>
_____		_____	_____	_____	_____
<b>Net Income (Loss)</b>		<b>\$17,330-</b>	<b>\$105,931-</b>	_____	<b>\$123,261-</b>

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT  
DECEMBER 31, 1998

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	<u>\$1,538,841</u>	<u>\$1,484,646</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-3	<u>507883-</u>	<u>464447-</u>
Net Utility Plant -----		<u>\$1,030,958</u>	<u>\$1,020,199</u>
Cash -----		_____	_____
Customer Accounts Receivable (141) -----		_____	_____
Other Assets (Specify): -----		_____	_____
<b>ACQUISITION ADJUSTMENT</b>		<u>74,109</u>	<u>77,965</u>
		_____	_____
		_____	_____
<b>Total Assets</b> -----		<u><u>\$1,105,067</u></u>	<u><u>\$1,098,164</u></u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	_____	_____
Preferred Stock Issued (204) -----	F-6	_____	_____
Other Paid in Capital (211) -----		_____	_____
Retained Earnings (215) -----	F-6	_____	_____
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>59,666</u>	<u>182,926</u>
Total Capital -----		<u>\$59,666</u>	<u>\$182,926</u>
Long Term Debt (224) -----	F-6	_____	_____
Accounts Payable (231) -----		_____	_____
Notes Payable (232) -----		<u>529</u>	<u>530</u>
Customer Deposits (235) -----		_____	_____
Accrued Taxes (236) -----		_____	_____
Other Liabilities (Specify) -----		_____	_____
<b>DUE TO AFFILIATE</b>		<u>702,181</u>	<u>559,469</u>
		_____	_____
		_____	_____
Advances for Construction -----		_____	_____
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>342,691</u>	<u>355,239</u>
<b>Total Liabilities and Capital</b> -----		<u><u>\$1,105,067</u></u>	<u><u>\$ 1,098,164</u></u>

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT  
DECEMBER 31, 1998

**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) -----	<u>\$281,898</u>	<u>\$1,202,748</u>	_____	<u>\$1,484,646</u>
Construction Work in Progress (105) -----	_____	_____	_____	_____
Other (Specify) -----	_____	_____	_____	_____
<b>PLANT ADDITIONS</b>	<u>6,400</u>	<u>47,795</u>	_____	<u>54,195</u>
<b>Total Utility Plant</b> -----	<u><b>\$288,298</b></u>	<u><b>\$1,250,543</b></u>	<u><b>\$0</b></u>	<u><b>\$1,538,841</b></u>

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

Account 108	Water	Wastewater	A/D & CIAC AM Other Than Reporting Systems	Total
Balance First of Year -----	<u>\$185,550</u>	<u>\$278,897</u>	_____	<u>\$464,447</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account -----	<u>\$10,606</u>	<u>\$32,830</u>	_____	<u>\$43,436</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) -----	_____	_____	_____	_____
<b>Total Credits</b> -----	<u><b>\$196,156</b></u>	<u><b>\$311,727</b></u>	<u><b>\$0</b></u>	<u><b>\$507,883</b></u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired -----	_____	_____	_____	_____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) -----	_____	_____	_____	_____
<b>Total Debits</b> -----	<u><b>\$0</b></u>	<u><b>\$0</b></u>	<u><b>\$0</b></u>	<u><b>\$0</b></u>
<b>Balance End of Year</b> -----	<u><b>\$196,156</b></u>	<u><b>\$311,727</b></u>	<u><b>\$0</b></u>	<u><b>\$507,883</b></u>

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT  
DECEMBER 31, 1998

**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 _____	_____	_____
Changes during the year (Specify):	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	<u>\$0</u>	<u>\$0</u>

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	<u>\$182,926</u>	_____
Changes during the year (Specify):	_____	_____
CURRENT PERIOD LOSS	<u>123260-</u>	_____
_____	_____	_____
Balance end of year _____	<u>\$59,666</u>	<u>\$0</u>

**LONG TERM DEBT (224)**

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	_____	_____	<u>\$0</u>



UTILITY NAME: ALAFAYA PALM VALLEY ASSOC. LT

YEAR OF REPORT  
DECEMBER 31, 1998

**TAXES ACCRUED (236)**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	<u>NONE</u>	<u>NONE</u>	_____	<u>NONE</u>
<b>Add Accruals charged:</b>				
State ad valorem tax _____	<u>\$1,239</u>	_____	_____	<u>\$1,239</u>
Local property tax _____	<u>4,964</u>	<u>21,166</u>	_____	<u>26,130</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>1,846</u>	<u>898</u>	_____	<u>2,744</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
2. Total Taxes Accrued _____	<u>8,049</u>	<u>22,064</u>	<u>-</u>	<u>30,113</u>
<b>Deduct Taxes Paid:</b>				
State ad valorem tax _____	<u>1,239</u>	_____	_____	<u>1,239</u>
Local property tax _____	<u>4,964</u>	<u>21,166</u>	_____	<u>26,130</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>1,846</u>	<u>898</u>	_____	<u>2,744</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
3. Total Taxes Paid _____	<u>\$8,049</u>	<u>\$22,064</u>	<u>\$0</u>	<u>\$30,113</u>
4. Balance end of year _____ (1 + 2 - 3 = 4)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## ALFAYA PALM VALLEY ASSOC. LTD.

31-Dec-98

## ACQUISITION ADJUSTMENT AND CORRESPONDING AMORTIZATION

MEMO: IN 1986 ALAFAYA PALM VALLEY ASSOC. LTD. PURCHASED THIS FACILITY FROM ECO-SUN INC. AS PART OF THIS PURCHASE, A ACQUISITION ADJUSTMENT OF \$123,109 WAS REALIZED. THIS AMOUNT IS DOCUMENTED IN THE PSC STAFF REPORT.

ITEM	WATER	SEWER	TOTAL
ACQUISITION ADJ.	\$55,525	\$ 67,664	\$ 123,189
ACCUMULATED AMORT	(20,443)	(24,781)	(45,224)
AMORT. FOR FY 12-31-98	<u>(1,735)</u>	<u>(2,121)</u>	<u>(3,856)</u>
UNAMORTIZED BALANCE	<u>\$ 33,347</u>	<u>\$ 40,762</u>	<u>\$ 74,109</u>

AMORTIZATION RATE 3.125%

F-8A

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year -----	<u>\$ 89,509</u>	<u>\$ 390,046</u>	<u>\$ 479,555</u>
2) Add credits during year -----			
3) Total -----	<u>89,509</u>	<u>390,046</u>	<u>479,555</u>
4) Deduct charges during the year -----			
5) Balance end of year -----	<u>89,509</u>	<u>390,046</u>	<u>479,555</u>
6) Less Accumulated Amortization -----	<u>43,852-</u>	<u>93,012-</u>	<u>136,864-</u>
7) Net CIAC -----	<u>\$ 45,657</u>	<u>\$ 297,034</u>	<u>\$ 342,691</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total -----		<u>NONE</u>	<u>NONE</u>
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	
TAP FEES	<u>0</u>	<u>\$170</u>	<u>\$0</u>
TAP FEES	<u>0</u>	<u>\$1,835</u>	<u>\$0</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line #2 above.) -----			<u>\$0</u> <u>\$0</u>

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year -----	<u>\$41,055</u>	<u>\$83,261</u>	<u>\$124,316</u>
Add Credits During Year: -----	<u>2,797</u>	<u>9,751</u>	<u>12,548</u>
Deduct Debits During Year: -----			
Balance End of Year (Must agree with line #6 above.)	<u>\$43,852</u>	<u>\$93,012</u>	<u>\$136,864</u>

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

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

**SCHEDULE "A"**

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	_____	_____		_____
Preferred Stock	_____	_____		_____
Long Term Debt	_____	_____		_____
Customer Deposits	_____	_____		_____
Tax Credits - Zero Cost	_____	_____		_____
Tax Credits - Weighted Cost	_____	_____		_____
Deferred Income Taxes	_____	_____		_____
Other (Explain)	_____	_____		_____
<b>Total</b>	<u>\$0</u>	<u>0.00%</u>		<u>0.00%</u>

(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 approving AFUDC rate:	_____





**WATER  
OPERATING  
SECTION**

UTILITY NAME: ALAFAYA PALM VALLEY ASSCIATES, LTD.

YEAR OF REPORT  
DECEMBER , 1998

**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 -----	\$ 2,433	_____	_____	\$ 2,433
304	Structures and Improvements -----	79,576	_____	_____	79,576
305	Collecting and Impounding Reservoirs -----	_____	_____	_____	_____
306	Lake, River and Other Intakes -----	_____	_____	_____	_____
307	Wells and Springs -----	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels -----	_____	_____	_____	_____
309	Supply Mains -----	_____	_____	_____	_____
310	Power Generation Equipment -----	_____	_____	_____	_____
311	Pumping Equipment -----	15,942	6,400	_____	22,342
320	Water Treatment Equipment -----	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes -----	140,910	_____	_____	140,910
331	Transmission and Distribution Lines -----	32,585	_____	_____	32,585
333	Services -----	_____	_____	_____	_____
334	Meters and Meter Installations -----	_____	_____	_____	_____
335	Hydrants -----	7,475	_____	_____	7,475
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 -----	_____	_____	_____	_____
346	Communication Equipment -----	_____	_____	_____	_____
347	Miscellaneous Equipment -----	_____	_____	_____	_____
348	Other Tangible Plant -----	2,977	_____	_____	2,977
	<b>Total Water Plant -----</b>	<b>\$ 281,898</b>	<b>\$ 6,400</b>	<b>\$ -</b>	<b>\$ 288,298</b>

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	40	0.00	2.50	\$ 70,788	\$	\$ 1,989	\$ 72,777
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs							
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment	10	0	10	15,942		320	16,262
320	Water Treatment Equipment							
330	Distribution Reservoirs & Standpipes	20	0	5	83,726		7,045	90,771
331	Trans. & Dist. Mains	31.25	0	3.125	10,230		1,018	11,248
333	Services							
334	Meter & Meter Installations							
335	Hydrants	31.25	0	3.125	1,887		234	2,121
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							
346	Communication Equipment							
347	Miscellaneous Equipment							
348	Other Tangible Plant	10	0	10	2,977		0	2,977
	Totals				\$ 185,550	\$	\$ 10,606	\$ 196,156*

\* This amount should tie to Sheet F-5.



**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 17,892
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	2,899
610	Purchased Water	
615	Purchased Power	1,200
616	Fuel for Power Production	
618	Chemicals	5,061
620	Materials and Supplies	2,026
630	Contractual Services:	
	Operator and Management	
	Testing	
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	6,048
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	2,627
	<b>Total Water Operation And Maintenance Expense</b>	<b>\$ 37,753</b>

\* 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)	
5/8"	D	1.0	56	56	56
3/4"	D	1.5		0	0
1"	D	2.5		0	0
1 1/2"	D,T	5.0		0	0
2"	D,C,T	8.0		0	0
3"	D	15.0		0	0
3"	C	16.0		0	0
3"	T	17.5		0	0
4"	D,C	25.0		0	0
4"	T	30.0		0	0
6"	D,C	50.0		0	0
6"	T	62.5		0	0
Other (Specify):		0.0		0	0
		0.0		0	0
		0.0		0	0
Unmetered Customers			623	619	619
<b>Total</b>			<b>679</b>	<b>675</b>	<b>675</b>

\*\* D = Displacement  
C = Compound  
T = Turbine



UTILITY NAME: ALAFAYA PALM VALLEY ASSOC. LTD.

YEAR OF REPORT  
DECEMBER 31 1998

SYSTEM NAME \_\_\_\_\_

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

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1973	_____	_____
Types of Well Construction and Casing _____	182' STEEL CASING	182' STEEL CASING	_____	_____
Depth of Wells _____	420'	420'	_____	_____
Diameters of Wells _____	10"	10"	_____	_____
Pump - GPM _____	820	820	_____	_____
Motor - HP _____	25	25	_____	_____
Motor Type* _____			_____	_____
Yields of Wells in GPD _____	305,000	305,000	_____	_____
Auxiliary Power _____	EMERG. GEN	175KW	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	CONCRETE	STEEL	_____	_____
Capacity of Tank _____	5,000	10,000	_____	_____
Ground or Elevated _____	6' ELEV.	6' ELEV.	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	UNK	_____	_____	_____
Type _____	ELECT.	_____	_____	_____
Rated Horsepower _____	50	_____	_____	_____
<b>Pumps</b>				
Manufacturer _____	UNK	_____	_____	_____
Type _____	IND DRAFT	AREATOR	_____	_____
Capacity in GPM _____	820	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	EMERG. GEN	175KW	_____	_____



**SOURCE OF SUPPLY**

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Gals. Per day of source	<u>448,000</u>		
Type of Source	<u>FLA ACQUIFER</u>		

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type	<u>PORTABLE WATER</u>	USAGE	
Make	<u>DIXIE TANK</u>		
Gals. Per day capacity	<u>448,000</u>		
High service pumping			
Gallons per minute	<u>225</u>		
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq. Ft			
Disinfection			
Chlorinator	<u>GAS</u>		
Ozone			
Other			
Auxiliary Power	<u>EMER GEN 175KW</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 ERCs \* now being served 700
- Maximum ERCs \*\* that system can efficiently serv 721
- Present system connection capacity (in ERC's) using existing lines 700
- Future connection capacity (in ERC's) upon service area buildout 908
- Estimated annual increase in ERC's \* 10 PER YEAR
- List fire fighting facilities and capacities (including number of fire hydrants) 47 HYDRANTS CONNECTED TO 6" & 8" MAINS
- List percent of certificated area where service connections are installed (total for each county)
- What is the current need for system upgrading and/or expansion? 58000 GAL CAPACITY NEEDED FOR FUTURE EXPANSION. EST. ERC INCREASE 208.
- What are plans for future system upgrading and/or expansion?
- Have questions 8 and 9 been discussed with an engineer? (if so, state name and address)
- Has an application for a construction permit been filed with the DEP? (if so, explain)
- Department of Environmental Protection ID # 3590988  
Water Management District ID # 2-117-0042AVNM2R

\* ERC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day  
\*\* Total Plant Capacity / 350 gallons



**WASTEWATER**

**OPERATING**

**SECTION**

UTILITY NAME: ALAFAYA PALM VALLEY ASSOC. LTD.

YEAR OF REPORT  
DECEMBER 31, 1998

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization -----	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises -----	_____	_____	_____	_____
353	Land and Land Rights -----	116,298	_____	_____	116,298
354	Structures and Improvements -----	114,362	_____	_____	114,362
360	Collection Sewers - Force -----	6,859	_____	_____	6,859
361	Collection Sewers - Gravity -----	200,886	_____	_____	200,886
362	Special Collecting Structures -----	_____	_____	_____	_____
363	Services to Customers -----	_____	_____	_____	_____
364	Flow Measuring Devices -----	275	_____	_____	275
365	Flow Measuring Installations -----	75	_____	_____	75
370	Receiving Wells -----	4,000	_____	_____	4,000
371	Pumping Equipment -----	_____	_____	_____	_____
380	Treatment and Disposal Equipment -----	481,057	_____	_____	481,057
381	Plant Sewers -----	_____	_____	_____	_____
382	Outfall Sewer Lines -----	251,878	47,795	_____	299,673
389	Other Plant and Miscellaneous Equipment -----	1,348	_____	_____	1,348
390	Office Furniture and Equipment -----	_____	_____	_____	_____
391	Transportation Equipment -----	_____	_____	_____	_____
392	Stores Equipment -----	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment -----	_____	_____	_____	_____
394	Laboratory Equipment -----	_____	_____	_____	_____
395	Power Operated Equipment -----	22,733	_____	_____	22,733
396	Communication Equipment -----	_____	_____	_____	_____
397	Miscellaneous Equipment -----	_____	_____	_____	_____
398	Other Tangible Plant -----	2,977	_____	_____	2,977
	Total Wastewater Plant -----	\$ 1,202,748	\$ 47,795	\$ 0	\$ 1,250,543 *

\* This amount should tie to sheet F-5.

UTILITY NAME:  
ALAFAYA PALM VALLEY ASSOC. LTD.

YEAR OF REPORT  
DECEMBER 31, 1998

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

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)
354	Structures and Improvements	40	0.00%	2.50%	\$ 81,829		\$ 2,859	\$ 84,688
360	Collection Sewers - Force	15	0.00%	7.50%	1,285		514	1,799
361	Collection Sewers - Gravity	40	0.00%	2.50%	88,943		5,022	93,965
362	Special Collecting Structures							
363	Services to Customers							
364	Flow Measuring Devices	10	0.00%	10.00%	41		27	68
365	Flow Measuring Installations	10	0.00%	10.00%	12		8	20
370	Receiving Wells	40	0.00%	2.50%	600		100	700
371	Pumping Equipment							
380	Treatment and Disposal Equipment	31.25	0.00%	3.13%	63,405		15,033	78,438
381	Plant Sewers							
382	Outfall Sewer Lines	40	0.00%	2.50%	33,936		6,893	40,829
389	Other Plant and Miscellaneous Equipment	15	0.00%	7.50%	354		101	455
390	Office Furniture and Equipment							
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment	10	0.00%	10.00%	5,515		2,273	7,788
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant	10	0.00%	10.00%	2,977			2,977
	Totals				\$ 278,897	\$ -	\$ 32,830	\$ 311,727

\* This amount should tie to Sheet F-5

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 10,508
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	1,699
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	7,645
715	Purchased Power _____	18,451
716	Fuel for Power Production _____	
718	Chemicals _____	4,341
720	Materials and Supplies _____	32,698
730	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other _____	
740	Rents _____	
750	Transportation Expense _____	3,552
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	1,766
775	Miscellaneous Expenses _____	
	<b>Total Wastewater Operation And Maintenance Expense _____</b>	<b>\$ 80,660</b>

\* This amount should tie to Sheet F-3.

**WASTEWATER 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)	
5/8"	D	1.0	56	56	56
3/4"	D	1.5		0	0
1"	D	2.5		0	0
1 1/2"	D,T	5.0		0	0
2"	D,C,T	8.0		0	0
3"	D	15.0		0	0
3"	C	16.0		0	0
3"	T	17.5		0	0
4"	D,C	25.0		0	0
4"	T	30.0		0	0
6"	D,C	50.0		0	0
6"	T	62.5		0	0
Other (Specify):		0.0		0	0
		0.0		0	0
		0.0		0	0
Unmetered Customers			623	619	619
<b>Total</b>			<b>679</b>	<b>675</b>	<b>675</b>

\*\* D = Displacement  
C = Compound  
T = Turbine



PUMPING EQUIPMENT

Lift Station Number _____ Make or Type and nameplate data on pump _____	FOX RUN	C PALM	EPV			
	UNK	UNK	UNK			
Year installed _____	1,973	1,993	1,994			
Rated capacity _____	140GPM	140GPM	140GPM			
Size _____	3 HP	3 HP	3 HP			
Power:						
Electric _____	X	X	X			
Mechanical _____						
Nameplate data of motor _____	UNK	UNK	UNK			

SERVICE CONNECTIONS

Size (inches) _____	4"					
Type (PVC, VCP, etc.) _____	PVC					
Average length _____	15'					
Number of active service connections _____						
Beginning of year _____	700					
Added during year _____						
Retired during year _____						
End of year _____	700					
Give full particulars concerning inactive connections _____						

COLLECTING AND FORCE MAINS

	Collecting Mains		Force Mains			
	6"	8"				
Size (inches) _____	6"	8"				
Type of main _____	PVC	PVC				
Length of main (nearest foot) _____	5000'	35000'				
Beginning of year _____						
Added during year _____						
Retired during year _____						
End of year _____	5000'	35000'				

MANHOLES

Size (inches) _____	4'			
Type of Manhole _____	CONC			
Number of Manholes:				
Beginning of year _____	47			
Added during year _____				
Retired during year _____				
End of Year _____	47			

UTILITY NAME: ALAFAYA PALM VALLEY ASSOCIATES LTD.

YEAR OF REPORT  
DECEMBER 31, 1998

SYSTEM NAME \_\_\_\_\_

**TREATMENT PLANT**

Manufacturer _____	<u>DEFIANCE MFG.</u>	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	<u>CONC &amp; STEEL</u>	_____	_____
Total Capacity _____	<u>126000 GPD</u>	_____	_____
Average Daily Flow _____	<u>96000 GPD</u>	_____	_____
Effluent Disposal _____	<u>RIPPER, DRIANFIEL</u>	<u>&amp; POND</u>	_____
Total Gallons of Wastewater treated _____	<u>26,000,000</u>	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	<u>HYDRO</u>	_____	_____	_____	_____
Capacity (GPM's) _____	<u>MATIC</u>	_____	_____	_____	_____
Motor: _____	<u>200</u>	_____	_____	_____	_____
Manufacturer _____	<u>M-40</u>	_____	_____	_____	_____
Horsepower _____	<u>5</u>	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>ELECT.</u>	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>3,465</u>	_____	<u>3,465</u>
February _____	<u>3,483</u>	_____	<u>3,483</u>
March _____	<u>3,131</u>	_____	<u>3,131</u>
April _____	<u>2,598</u>	_____	<u>2,598</u>
May _____	<u>1,975</u>	_____	<u>1,975</u>
June _____	<u>1,935</u>	_____	<u>1,935</u>
July _____	<u>1,563</u>	_____	<u>1,563</u>
August _____	<u>2,196</u>	_____	<u>2,196</u>
September _____	<u>2,572</u>	_____	<u>2,572</u>
October _____	<u>3,813</u>	_____	<u>3,813</u>
November _____	<u>3,351</u>	_____	<u>3,351</u>
December _____	<u>2,583</u>	_____	<u>2,583</u>
Total for year _____	<u>32,665</u>	<u>0</u>	<u>32,665</u>

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_

NONE

UTILITY NAME: ALAFAYA PALM VALLEY ASSOCIATES LTD.

YEAR OF REPORT  
DECEMBER 31, 1998

SYSTEM NAME: \_\_\_\_\_

### OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERCs \* now being served 700
2. Maximum ERCs \*\* that system can efficiently serve 807
3. Present system connection capacity (in ERC's) using existing lines 700
4. Future connection capacity (in ERC's) upon service area buildout 807
5. Estimated annual increase in ERCs \* 10 PER YEAR
6. State any plans and estimated completion dates for any enlargements of this system  
INCREASE CAPACITY OF PLANT BY 34,000. COMPLETION DATE IS ESTIMATED TO BE DEC. 1999
7. List percent of certificated area where service connections are installed (total for each county)  
100% SEMINOLE COUNTY
8. If present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code, submit the following:
  - a. Evaluation of the present plant or plants in regard to meeting the DEP's rules.
  - b. Plans for funding and construction of the required upgrading.
  - c. Have these plans been coordinated with the DEP? \_\_\_\_\_
  - d. Do they concur? \_\_\_\_\_
  - e. When will construction begin? \_\_\_\_\_
9. Do you discharge effluent to surface waters? NO
10. Department of Environmental Protection ID # 3059P02830  
Water Management District ID # WS 90-0071

\*  $ERC = (\text{Total Gallons Treated} / 365 \text{ days}) / 280 \text{ Gallons Per Day}$

Note: Total Gallons Treated includes both Wastewater treated and Purchased Wastewater Treatment.

\*\* Total Plant Capacity / 280 gallons

## CERTIFICATE OF ANNUAL REPORT

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

YES  NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES  NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Service Commission.

YES  NO

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES  NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

**Items Certified**

1.  2.  3.  4.

  
(signature of chief executive officer of the utility)

1.  2.  3.  4.

  
(signature of chief financial officer of the utility)

- Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.