

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

Do Not Remove from this Office

ANNUAL REPORT

WS632 38
Mr. Lonnie Parnell
Springside at Manatee, Ltd.
P. O. Box 72
Chiefland, FL 32644-0072

435W/366S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



WS632-00-AR

SPRINGSIDE AT MANATEE, LTD

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
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ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 00

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

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

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

Springside AT MANATEE Ltd.

(EXACT NAME OF UTILITY)

P.O. Box 72
Chiefland FL. 32644

10851 NE 95th St.
Bronson, FL. 32621

Mailing Address

Street Address

County

Telephone Number 352 - 486-2828

Date Utility First Organized 10-6-86

Fax Number 352 - 486-6125

E-mail Address NONE

Sunshine State One-Call of Florida, Inc. Member No. UNKNOWN

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: SAME AS STREET ADDRESS

Name of subdivisions where services are provided: Springside SUBDIVISION

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Lonnie Parnell</u>	<u>Pres.</u>	<u>P.O. Box 72</u> <u>Chiefland, FL.</u> <u>32644</u>	
Person who prepared this report: <u>SAME AS ABOVE</u>			
Officers and Managers: <u>Lonnie Parnell</u> <u>Royanna Parnell</u>	<u>Pres. - Treas.</u> <u>V. Pres. - Sec.</u>	<u>SAME</u> <u>SAME</u>	\$ <u>4,440 -</u> \$ <u>0</u> \$ \$ \$

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
<u>Springside</u>	<u>100%</u>	<u>SAME AS ABOVE</u>	\$ \$ <u>0</u> \$ \$ \$ \$

UTILITY NAME: Springside At Manatee

YEAR OF REPORT DECEMBER 31, 2000

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 11767 -	\$ 23372 -	\$ _____	\$ 35,139
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 11,767	\$ 23,372	\$ _____	\$ 35,139
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 24,966	\$ 21,597	\$ _____	\$ 46,563
Depreciation Expense _____	F-5	2645	2561	_____	5206
CIAC Amortization Expense _____	F-8	291	607	_____	898
Taxes Other Than Income _____	F-7	1044	1353	_____	2397
Income Taxes _____	F-7	2023	2024	_____	4047
Total Operating Expense		\$ 30,969	28,142	_____	\$ 59,111
Net Operating Income (Loss)		\$ (19,202)	\$ (4,770)	\$ _____	\$ (23,972)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (19,202)	\$ (4,770)	\$ _____	\$ (23,972)

UTILITY NAME: Springside AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>286,689</u>	\$ <u>274,537</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>111,753</u>	<u>119,821</u>
Net Utility Plant -----		\$ <u>174,936</u>	\$ <u>154,716</u>
Cash -----		<u>0</u>	<u>145</u>
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
		<u>?</u>	<u>35,218</u>
		<u>?</u>	<u>81,410</u>
		<u>?</u>	<u>49,130</u>
Total Assets -----		\$ <u>174,936</u>	\$ <u>320,619</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		<u>(150,742)</u>
Total Capital -----		\$ -----	\$ <u>(150,742)</u>
Long Term Debt (224) -----	F-6	\$ <u>32,000</u>	\$ <u>172,130</u>
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<u>Loans From Partners</u>			<u>280,860</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		<u>18,371</u>
Total Liabilities and Capital -----		\$ <u>32,000</u>	\$ <u>320,619</u>

UTILITY NAME: Springside at MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	\$ <u>90 595</u>	\$ <u>196 094</u>	\$ _____	\$ <u>286,689</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>90 595</u>	\$ <u>196 094</u>	\$ _____	\$ <u>286,689</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>37136</u>	\$ <u>82685</u>	\$ _____	\$ <u>119 821</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>2645</u>	\$ <u>2561</u>	\$ _____	\$ <u>5206</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>2645</u>	\$ <u>2561</u>	\$ _____	\$ <u>5206</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ <u>8259</u>	\$ <u>5015</u>	\$ _____	\$ <u>13274</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>8259</u>	\$ <u>5015</u>	\$ _____	\$ <u>13274</u>
Balance End of Year _____	\$ <u>31522</u>	\$ <u>80231</u>	\$ _____	\$ <u>111,753</u>

UTILITY NAME: Springside AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2006

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	N	A
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): _____ _____	N	A
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (150,742)	\$ _____
Changes during the year (Specify): _____ _____	_____	_____
Balance end of year _____	\$ 0	\$ 0

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ 32,000
_____	_____	_____	_____
Total _____	_____	_____	\$ _____

UTILITY NAME: Springside AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ 2023	\$ 2024	\$ _____	\$ 4047
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	301	301	_____	602
Local property tax _____	213,37	_____	_____	213,37
Regulatory assessment fee _____	529,53	105,75	_____	1581.28
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 3066.90	\$ 3376.75	\$ _____	\$ 6443.65

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>GULF COAST UTILITIES</u>	\$ _____	\$ 600	<u>Sewerplant operator</u>
<u>Randy Wilkerson</u>	\$ _____	\$ 4500	<u>Sewer Plant Operator</u>
<u>Lonnie Parnell</u>	\$ 4000	\$ _____	<u>WATER Plant Operator</u>
<u>Royanna Parnell</u>	\$ 1600	\$ 1600	<u>Meters/Bookkeeping/ Billing</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: SpringSide AT MANATEE

YEAR OF REPORT
DECEMBER 31 2000

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>5419</u>	\$ <u>12952</u>	\$ <u>18371</u>
2) Add credits during year _____	\$ <u>1500</u>	\$ <u>1500</u>	\$ <u>3000</u>
3) Total _____	<u>6919</u>	<u>14452</u>	<u>21373</u>
4) Deduct charges during the year _____			
5) Balance end of year _____	<u>6919</u>	<u>14452</u>	<u>21373</u>
6) Less Accumulated Amortization _____	<u>2547</u>	<u>5705</u>	<u>8252</u>
7) Net CIAC _____	\$ <u>4372</u>	\$ <u>8747</u>	\$ <u>13121</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 _____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			Water	Wastewater
Description of Charge	Number of Connections	Charge per Connection		
<u>HOOK UP FEE</u>	<u>6</u>	\$ <u>500</u>	\$ <u>1500</u>	\$ <u>1500</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ <u>1500</u>	\$ <u>1500</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>2256</u>	\$ <u>5098</u>	\$ <u>7354</u>
Add Credits During Year: _____	<u>291</u>	<u>607</u>	<u>898</u>
Deduct Debits During Year: _____			
Balance End of Year (Must agree with line #6 above.)	\$ <u>2547</u>	\$ <u>5705</u>	\$ <u>8252</u>

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

UTILITY NAME: Springside AT MANATEE

YEAR OF REPORT DECEMBER 31 2000

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: SPRINGSIDE AT MANATEE

YEAR OF REPORT DECEMBER 31, 2000

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

N/A

**WATER
OPERATING
SECTION**

UTILITY NAME: SPRINGSIDE AT MANATEE

YEAR OF REPORT
DECEMBER 31 2000

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	1522			1522
304	Structures and Improvements	33807			33,807
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	10,284			10,284
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment		6009	4506	1503
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines				
333	Services	42,228	204	153	42,279
334	Meters and Meter Installations		2160	1620	540
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment		2640	1980	660
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				
	Total Water Plant	\$ 87,841	\$ 11,013	\$ 8,259	\$ 90,595

UTILITY NAME: SPRINGSIDE AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

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	33	%	3	\$ 20,528	\$	\$ 1014	\$ 21,542
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	33	%	3	3176		308	3478
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	6.67	0	4506	100	-4406
320	Water Treatment Equipment	17	%	5.88				
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	%	2.63		153	1112	959
333	Services		%					
334	Meter & Meter Installations	12	%	8.33	0	1620	45	-1575
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment	10	%	10	0	1980	66	-1914
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%					
342	Stores Equipment	33	%	3	13,438			13,438
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 37136	\$ 8259	\$ 2645	\$ 31522 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Springside at Manatee

YEAR OF REPORT
DECEMBER 31 2000

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 0
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	2220.00
604	Employee Pensions and Benefits	0
610	Purchased Water	0
615	Purchased Power	550.00
616	Fuel for Power Production	0
618	Chemicals	100.00
620	Materials and Supplies	1006.00
630	Contractual Services:	
	Billing	962 -
	Professional	8084.00
	Testing	765 -
	Other	0
640	Rents	0
650	Transportation Expense	0
655	Insurance Expense	266
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	0
670	Bad Debt Expense	0
675	Miscellaneous Expenses	11,013.00
	Total Water Operation And Maintenance Expense	\$ 24,966.00*

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	52	58	
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			52	58	

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: SpringSide AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	192,280				
February	176,010				
March	263,200				
April	371,700				
May	442,300				
June	275,700				
July	161,000				
August	165,700				
September	169,000				
October	280,200				
November	206,500				
December	197,400				
Total for Year	2,900,990				

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	800			800
PVC	2"	4000			4000

UTILITY NAME: SpringSide AT MANATEE

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1983	1983	_____	_____
Types of Well Construction and Casing _____	IRON PIPE	IRON Pipe	_____	_____
Depth of Wells _____	81'	97'	_____	_____
Diameters of Wells _____	6"	6"	_____	_____
Pump - GPM _____	120	120	_____	_____
Motor - HP _____	5	5	_____	_____
Motor Type * _____	SUBMER	SUBMER	_____	_____
Yields of Wells in GPD _____	172,800	172,800	_____	_____
Auxiliary Power _____	NONE	NONE	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	STEEL	_____	_____	_____
Capacity of Tank _____	4000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	NONE	_____	_____	_____
Type _____		_____	_____	_____
Capacity in GPM _____		_____	_____	_____
Average Number of Hours Operated Per Day _____		_____	_____	_____
Auxiliary Power _____		_____	_____	_____

UTILITY NAME: Springside At MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	<u>UNKNOWN</u>	_____	_____
Type of Source _____	<u>2 wells</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>NA</u>	_____	_____
Make _____	<u>NA</u>	_____	_____
Permitted Capacity (GPD) _____	<u>UNKNOWN</u>	_____	_____
High service pumping _____	<u>NA</u>	_____	_____
Gallons per minute _____	<u>NA</u>	_____	_____
Reverse Osmosis _____	<u>NA</u>	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	<u>NA</u>	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	<u>NA</u>	_____	_____
Gravity GPD/Sq.Ft. _____	<u>NA</u>	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	<u>PULSE-A-TRON</u>	_____	_____
Ozone _____	<u>NA</u>	_____	_____
Other _____	<u>NA</u>	_____	_____
Auxiliary Power _____	<u>NONE</u>	_____	_____

UTILITY NAME: SpringSide AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. 250
2. Maximum number of ERCs * which can be served. 250
3. Present system connection capacity (in ERCs *) using existing lines. 104
4. Future connection capacity (in ERCs *) upon service area buildout. 146
5. Estimated annual increase in ERCs *. 3
6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? NA
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NONE
9. When did the company last file a capacity analysis report with the DEP? UNKNOWN
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? NA
 - c. When will construction begin? NA
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # 2381409
12. Water Management District Consumptive Use Permit # UNKNOWN
 - a. Is the system in compliance with the requirements of the CUP? UNKNOWN
 - b. If not, what are the utility's plans to gain compliance? NA

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Springside AT MANATEE

YEAR OF REPORT DECEMBER 31, 2000

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	5422	_____	_____	5422
354	Structures and Improvements	64,270	1600	0	65870
355	Power Generation Equipment	_____	_____	_____	_____
360	Collection Sewers - Force	_____	_____	_____	_____
361	Collection Sewers - Gravity	_____	_____	_____	_____
362	Special Collecting Structures	_____	_____	_____	_____
363	Services to Customers	123948	_____	_____	123948
364	Flow Measuring Devices	_____	_____	_____	_____
365	Flow Measuring Installations	_____	_____	_____	_____
370	Receiving Wells	_____	_____	_____	_____
371	Pumping Equipment	_____	2472	1854	618
380	Treatment and Disposal Equipment	_____	155	116	39
381	Plant Sewers	_____	_____	_____	_____
382	Outfall Sewer Lines	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
390	Office Furniture and Equipment	_____	_____	_____	_____
391	Transportation Equipment	_____	_____	_____	_____
392	Stores Equipment	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment	_____	_____	_____	_____
394	Laboratory Equipment	_____	_____	_____	_____
395	Power Operated Equipment	_____	788	591	197
396	Communication Equipment	_____	_____	_____	_____
397	Miscellaneous Equipment	_____	_____	_____	_____
398	Other Tangible Plant	_____	_____	_____	_____
	Total Wastewater Plant	\$ 193,640	\$ 5015	\$ 2561	\$ 196094 *

* This amount should tie to sheet F-5.

UTILITY NAME: SPRINGSIDE AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

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	33	%	3	\$ 30,677	\$	\$ 1976	\$ 32,653
355	Power Generation Equipment		%					
360	Collection Sewers - Force		%					
361	Collection Sewers - Gravity		%					
362	Special Collecting Structures		%					
363	Services to Customers	33	%	3	52,008		3718	55,726
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%			1854		-1813
371	Pumping Equipment	15	%	6.67				
380	Treatment and Disposal Equipment	10	%	10		116		-112
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	12	%	8.33		591	16	-575
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 82,685	\$ 5015	\$ 2561	\$ 85,879 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Springside AT MANATEE

YEAR OF REPORT
DECEMBER 31 2000

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 0
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	2220 ⁰⁰
704	Employee Pensions and Benefits	0
710	Purchased Wastewater Treatment	0
711	Sludge Removal Expense	1200 ⁰⁰
715	Purchased Power	3055 ⁰⁰
716	Fuel for Power Production	0
718	Chemicals	200 ⁰⁰
720	Materials and Supplies	400
730	Contractual Services:	
	Billing	963 ⁰⁰
	Professional	6900 ⁰⁰
	Testing	1644 ⁰⁰
	Other	0
740	Rents	0
750	Transportation Expense	0
755	Insurance Expense	0
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	0
770	Bad Debt Expense	0
775	Miscellaneous Expenses	5015 ⁰⁰
	Total Wastewater Operation And Maintenance Expense	\$ 21,597 *

* 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)	
Residential Service					
All meter sizes	D	1.0	52	58	
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	52	58

UTILITY NAME: SpringSIDE AT MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>SUB</u>	_____	_____	_____	_____	_____
Year installed _____	<u>2000</u>	_____	_____	_____	_____	_____
Rated capacity _____	<u>100</u>	_____	_____	_____	_____	_____
Size _____	<u>1HP</u>	_____	_____	_____	_____	_____
Power:						
Electric _____	<u>X</u>	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>50ft.</u>	_____	_____	_____	_____	_____
Number of active service connections _____	<u>52</u>	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	<u>6"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>5900</u>	_____	_____	_____	<u>800</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>5900</u>	_____	_____	_____	<u>800</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>36"</u>	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>17</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>17</u>	_____	_____	_____

UTILITY NAME: Springside AT MANATEE

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, <u>2000</u>
--

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	<u>McNeil</u> <u>Extended Air</u> <u>Concrete</u> <u>30,000</u> <u>10,000</u> <u>Perk Ponds</u> <u>30,000</u> <u>UNKNOWN</u>	_____	_____
---	---	-------	-------

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	<u>ABS</u> <u>100</u> <u>ABS</u> <u>1 H.P.</u> <u>ELEC.</u>	_____	_____	_____	_____	_____
--	---	-------	-------	-------	-------	-------

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Springside At Manatee

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served. 52+

2. Maximum number of ERCs* which can be served. 250

3. Present system connection capacity (in ERCs*) using existing lines. 104

4. Future connection capacity (in ERCs*) upon service area buildout. 146

5. Estimated annual increase in ERCs*. 3

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

NONE

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. NONE

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NO

If so, when? NA

9. Has the utility been required by the DEP or water management district to implement reuse? NO

If so, what are the utility's plans to comply with this requirement? NA

10. When did the company last file a capacity analysis report with the DEP? UNKNOWN

11. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? NA

c. When will construction begin? NA

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? NO

12. Department of Environmental Protection ID # 3138P00411

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: SPRINGSIDE @ MANATEE

YEAR OF REPORT
DECEMBER 31, 2000

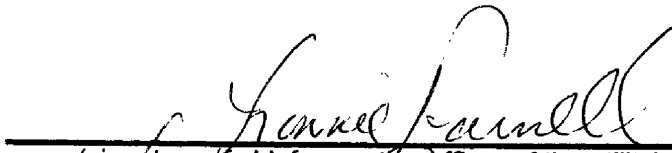
CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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



(signature of chief executive officer of the utility) *

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



(signature of chief financial officer of the utility) *

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

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