

OFFICIAL COPY

DIVISION

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS632-03-AR
Mr. Lonnie Parnell
Springside at Manatee, Ltd.
P. O. Box 72
Chiefland, FL 32644-0072

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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

Class C

Company: *SPRINGSIDE AT MAHATPE, LTD (✓)*

For the Year Ended December 31, 2003

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>11,614</u>	\$ <u>11,614</u>	\$ <u>-0-</u>
Commercial	<u> </u>	<u> </u>	<u> </u>
Industrial	<u> </u>	<u> </u>	<u> </u>
Multiple Family	<u> </u>	<u> </u>	<u> </u>
Guaranteed Revenues	<u> </u>	<u> </u>	<u> </u>
Other	<u> </u>	<u> </u>	<u> </u>
Total Water Operating Revenue	\$ <u>11,614</u>	\$ <u>11,614</u>	\$ <u>-0-</u>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	<u> </u>	<u> </u>	<u> </u>
Net Water Operating Revenues	\$ <u>11,614</u>	\$ <u>11,614</u>	\$ <u>-0-</u>

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

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

Company: *SPRINGSIDE AT MAHATEE, LTD (SEWER)*

For the Year Ended December 31, 2003

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>20,852</u>	\$ <u>20,852</u>	\$ <u>-0-</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ <u>20,852</u>	\$ <u>20,852</u>	\$ <u>-0-</u>
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ <u>20,852</u>	\$ <u>20,852</u>	\$ <u>-0-</u>

Explanations:

04/20/2004
 11:40 AM
 11/11/03

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

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FINANCIAL SECTION

REPORT OF

SPRINGSIDE @ MANATEE LTD

(EXACT NAME OF UTILITY)

P.O. Box 72
CHIEFLAND, FL
Mailing Address

LEUVY
County
Street Address

Telephone Number 352-486-2828

Date Utility First Organized 1983

Fax Number 486-6125

E-mail Address -

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

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

- Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 10851 NE 95th ST
BRONSON, FL 32621 352-486-2828

Name of subdivisions where services are provided: Springside mobile Home
ESTATES

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: LONNIE PARNELL	Presi	P.O. Box 72	
Person who prepared this report: LONNIE PARNELL		CHIEFLAND, FL	
ROBT. DODRILL			
Officers and Managers: LONNIE PARNELL	Pres	32644	\$
ROYANNA PARNELL	VP		\$
ROBT DODRILL	Acct.		\$
			\$
			\$

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
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: SPRINGSIDE AT MANATEE, LTD

YEAR OF REPORT
DECEMBER 31, 2003

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 11,614	\$ 20,852	\$ _____	\$ 32,466
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 11,614	\$ 20,852	\$ _____	\$ 32,466
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 16,701	\$ 19,412	\$ _____	\$ 36,113
Depreciation Expense_____	F-5	2,967	5,731	_____	8,698
CIAC Amortization Expense_____	F-8	(282)	(574)	_____	(856)
Taxes Other Than Income_____	F-7	856	1,274	_____	2,130
Income Taxes_____	F-7	-	-	_____	_____
Total Operating Expense		\$ 20,242	25,843	_____	\$ 46,085
Net Operating Income (Loss)		\$ (8,628)	\$ (4,991)	\$ _____	\$ (13,619)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
Net Income (Loss)		\$ (8,628)	\$ (4,991)	\$ _____	\$ (13,619)

UTILITY NAME: SPRINGSIDE

YEAR OF REPORT DECEMBER 31, 2003

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 298,716	\$ 290,346
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>122,514</u>	<u>129,753</u>
Net Utility Plant -----		\$ 176,202	\$ 160,593
Cash -----		200	
Customer Accounts Receivable (141) -----		-0-	-0-
Other Assets (Specify): -----			
DEF. DEBITS -----		1,000	

Total Assets -----		\$ <u>177,402</u>	\$ <u>160,593</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		27,438	-0-
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>96,336</u>	<u>109,955</u>
Total Capital -----		\$ <u>123,774</u>	\$ <u>109,955</u>
Long Term Debt (224) -----	F-6	\$ 35,000	\$ 35,000
Accounts Payable (231) -----		340	
Notes Payable (232) -----		-0-	
Customer Deposits (235) -----		-0-	
Accrued Taxes (236) -----		2,130	
Other Liabilities (Specify) -----			

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>16,158</u>	<u>15,638</u>
Total Liabilities and Capital -----		\$ <u>177,402</u>	\$ <u>160,593</u>

UTILITY NAME: SPRINGSIDE AT MAWATEE, LTD.

YEAR OF REPORT
DECEMBER 31, 2003

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>93,834</u>	\$ <u>204,882</u>	\$ _____	\$ <u>298,716</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>93,834</u>	\$ <u>204,882</u>	\$ _____	\$ <u>298,716</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>34,785</u>	\$ <u>94,968</u>	\$ _____	\$ <u>129,753</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>2,967</u>	\$ <u>5,731</u>	\$ _____	\$ <u>8,698</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>37,252</u>	\$ <u>100,699</u>	\$ _____	\$ <u>138,451</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ <u>14,429</u>	\$ <u>1,508</u>	\$ _____	\$ <u>15,937</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>23,323</u>	\$ <u>99,191</u>	\$ _____	\$ <u>122,514</u>

UTILITY NAME: SPRINGSIDE AT MAHATEE, LTD.

YEAR OF REPORT DECEMBER 31, 2003

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 _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ <u>109,955</u>	\$ _____
Changes during the year (Specify): <u>NOI (2003)</u> _____	<u>(13,619)</u> _____	_____ _____
Balance end of year _____	\$ <u>96,336</u>	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>LOHIE AND ROYALMA PARWELL</u>	_____	_____	\$ <u>35,000</u>
Total _____			\$ <u>35,000</u>

UTILITY NAME: SPRINGSIDE AT MANATEE, LTD

YEAR OF REPORT
DECEMBER 31, 2003

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	333	336	_____	669
Regulatory assessment fee _____	523	938	_____	1,461
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 856	\$ 1,274	\$ _____	\$ 2,130

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
SAC LAB	\$ 2000	\$ 500	tests
RANDY WILKERSON	\$ _____	\$ _____	_____
CONTRACT OPERATOR	\$ _____	\$ 5400	OPERATOR
AQUA PUR E	\$ _____	\$ 1100	tests
Sparkell's Water	\$ 8400	\$ _____	operator of book-
FL Septic	\$ _____	\$ _____	Keeping
FL Septic	\$ _____	\$ 1500	Sludge Hauler
Wal-Mart	\$ _____	\$ _____	Cl Tablets
Ace Hardware	\$ _____	\$ _____	Chlorine, Liquid
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: SPRINGSIDE AT MAHARAJA, LTD

YEAR OF REPORT
DECEMBER 31 2003

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>8,669</u>	\$ <u>16,202</u>	\$ <u>24,871</u>
2) Add credits during year _____	\$ <u>425</u>	\$ <u>950</u>	\$ <u>1,375</u>
3) Total _____	<u>9,094</u>	<u>17,152</u>	<u>26,246</u>
4) Deduct charges during the year _____			
5) Balance end of year _____			
6) Less Accumulated Amortization _____	<u>3,205</u>	<u>6,883</u>	<u>10,088</u>
7) Net CIAC _____	\$ <u>5,889</u>	\$ <u>10,269</u>	\$ <u>16,158</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
<u>NONE</u>			
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
<u>HOOK-UP-FEES</u>	<u>1</u>	\$ <u>1,375</u>	\$ <u>425</u> \$ <u>950</u>
Total Credits During Year (Must agree with line # 2 above.) _____		\$ <u>425</u>	\$ <u>950</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>2,923</u>	\$ <u>6,309</u>	\$ <u>9,232</u>
Add Debits During Year: _____	<u>282</u>	<u>574</u>	<u>856</u>
Deduct Credits During Year: _____			
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>3,205</u>	\$ <u>6,883</u>	\$ <u>10,088</u>

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

UTILITY NAME: SPRINGSIDE

YEAR OF REPORT DECEMBER 31 2003

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	<i>N/A</i>	_____ %	_____ %	_____ %
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

YEAR OF REPORT DECEMBER 31, 2003

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	_____	<i>N/A</i>	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

**WATER
OPERATING
SECTION**

UTILITY NAME: SPRINGSIDE AT MANATEE

YEAR OF REPORT DECEMBER 31 2003

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	1,522			1,522
304	Structures and Improvements	33,807			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	1,503	695	521	1,677
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes	959			959
331	Transmission and Distribution Lines	42,279			42,279
333	Services				
334	Meters and Meter Installations	2,190	626	470	2,346
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment	660			660
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	300			300
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 93,504	\$ 1,321	\$ 991	\$ 93,834

UTILITY NAME: SPRINGSIDE AT MANATEE, LTD

YEAR OF REPORT
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57 %	\$ 23,570		\$ 1,207	\$ 24,777
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.7 %	4,096		381	4,477
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	6.67 %	(4,206)	521	106	(4,621)
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes	30	%	3.33 %	984		(25)	959
331	Trans. & Dist. Mains	38	%	2.63 %	-		1,112	1,112
333	Services		%					
334	Meter & Meter Installations	17	%	5.88 %	(1,345)	470	133	(1,682)
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment	20	%	5.0 %	(1,782)		33	(1,749)
340	Office Furniture and Equipment		%					
341	Transportation Equipment	6	%	16.67 %	13,438	13,438	-0-	-0-
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.67 %	30		20	50
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 34,785	\$ 14,429	\$ 2,967	\$ 23,323*

* This amount should tie to Sheet F-5.

UTILITY NAME: SPRINGSIDE AT MAHAJEE, LTD.

YEAR OF REPORT
DECEMBER 31, 2003

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	1,500
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	769
616	Fuel for Power Production	
618	Chemicals	352
620	Materials and Supplies	
630	Contractual Services:	
	Billing	1,228
	Professional	4,831
	Testing	980
	Other	2,018
640	Rents	856
650	Transportation Expense	1,251
655	Insurance Expense	1,200
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,716
	Total Water Operation And Maintenance Expense	\$ 16,701 *

* 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	65	66	66
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)					
** D = Displacement C = Compound T = Turbine			Total	65	66
				66	66

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: SPRINGSIDE

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January		347	108		177
February		156	8		209
March		214	2		189
April		332	56		267
May		363	8		296
June		222	8		278
July		254	8		158
August		221	8		137
September		233	8		163
October		284	8		165
November		269	8		192
December		269	40		170
Total for Year		3164	276	2888	2391

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			
PVC	2"	4000			

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: SPRINGSIDE

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1983	1983	_____	_____
Types of Well Construction and Casing _____	IRON	IRON	_____	_____
Depth of Wells _____	81'	97'	_____	_____
Diameters of Wells _____	6"	6"	_____	_____
Pump - GPM _____	120	120	_____	_____
Motor - HP _____	5	5	_____	_____
Motor Type * _____	SUB	SUB	_____	_____
Yields of Wells in GPD _____	172,800	172,800	_____	_____
Auxiliary Power _____	NO	NO	_____	_____
* 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 _____	_____	NA	_____	_____
Type _____	_____		_____	_____
Rated Horsepower _____	_____		_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: SPRINGSIDE

YEAR OF REPORT
DECEMBER 31, 2003

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____			
Make _____			
Permitted Capacity (GPD) _____			
High service pumping Gallons per minute _____			
Reverse Osmosis _____			
Lime Treatment Unit Rating _____			
Filtration Pressure Sq. Ft. _____			
Gravity GPD/Sq.Ft. _____			
Disinfection Chlorinator _____	<u>liquid injector</u>		
Ozone _____			
Other _____			
Auxiliary Power _____	<u>NO</u>		

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2003

SYSTEM NAME: SPRINGSIDE

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. 104

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, LTD.

YEAR OF REPORT DECEMBER 31, 2003

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 _____	5,422	12,000	5,422	12,000
354	Structures and Improvements _____	65,870	_____	_____	65,870
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	123,948	_____	_____	123,948
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	2,325	2,011	1,508	2,828
380	Treatment and Disposal Equipment _____	39	_____	_____	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 _____	197	_____	_____	197
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ 197,801	\$ 14,011	\$ 6,930	\$ 204,882 *

* This amount should tie to sheet F-5.

UTILITY NAME: SPRINGSIDE AT MANATEE, LTD.

YEAR OF REPORT
DECEMBER 31, 2003

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		%	3.70 %	\$ 36,605	\$	\$ 2,437	\$ 39,042
355	Power Generation Equipment	27	%					
360	Collection Sewers - Force		%					
361	Collection Sewers - Gravity	40	%	2.50 %	63,162		3,099	66,261
362	Special Collecting Structures		%					
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment	15	%	6.67 %	(4,152)	1,508	172	(5,488)
380	Treatment and Disposal Equipment	15	%	6.67 %	(104)		3	(101)
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	10	%	10.0 %	(543)		20	(523)
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 94,968	\$ 1,508	\$ 5,731	\$ 99,191 *

* This amount should tie to Sheet F-5.

UTILITY NAME: SPRINGSIDE AT PLANTER, LTD

YEAR OF REPORT
DECEMBER 31, 2003

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	<u>1,500</u>
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	<u>790</u>
715	Purchased Power	<u>2,741</u>
716	Fuel for Power Production	
718	Chemicals	<u>253</u>
720	Materials and Supplies	
730	Contractual Services:	
	Billing	<u>1,420</u>
	Professional	<u>5,400</u>
	Testing	<u>1,334</u>
	Other	<u>2,257</u>
740	Rents	
750	Transportation Expense	<u>811</u>
755	Insurance Expense	<u>1,200</u>
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	<u>1,716</u>
	Total Wastewater Operation And Maintenance Expense	\$ <u>19,412*</u>

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers at		Number of Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	<u>65</u>	<u>66</u>	<u>66</u>
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	<u>65</u>	<u>66</u>

UTILITY NAME: SPRINGSIDE

YEAR OF REPORT
DECEMBER 31, 2003

PUMPING EQUIPMENT

Lift Station Number _____	1					
Make or Type and nameplate data on pump _____	SUB					
Year installed _____	2002					
Rated capacity _____	75					
Size _____	1					
Power:						
Electric _____	X					
Mechanical _____						
Nameplate data of motor _____						

SERVICE CONNECTIONS

Size (inches) _____	4"					
Type (PVC, VCP, etc.) _____	PVC					
Average length _____						
Number of active service connections _____						
Beginning of year _____	65					
Added during year _____	67					
Retired during year _____						
End of year _____						
Give full particulars concerning inactive connections _____						

COLLECTING AND FORCE MAINS

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

MANHOLES

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

UTILITY NAME: _____

SYSTEM NAME: SPRINGSIDE

YEAR OF REPORT DECEMBER 31 2003

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>CONC.</u> <u>30,000</u> <u>8000</u> <u>perk ponds</u> <u>30,000</u> <u>-</u>	_____	_____
---	--	-------	-------

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	<u>Goulds</u> <u>75</u> <u>Goulds</u> <u>1HP</u> <u>EL</u>	_____	_____	_____	_____	_____
--	--	-------	-------	-------	-------	-------

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>177</u>	_____	_____
February _____	<u>210</u>	_____	_____
March _____	<u>189</u>	_____	_____
April _____	<u>267</u>	_____	_____
May _____	<u>290</u>	_____	_____
June _____	<u>298</u>	_____	_____
July _____	<u>132</u>	_____	_____
August _____	<u>137</u>	_____	_____
September _____	<u>163</u>	_____	_____
October _____	<u>165</u>	_____	_____
November _____	<u>192</u>	_____	_____
December _____	<u>170</u>	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: _____
SYSTEM NAME: SPRINGSIDE

YEAR OF REPORT
DECEMBER 31, 2003

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. 68

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. 104

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 # 3138 P00411

* 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

YEAR OF REPORT
DECEMBER 31, 2003

CERTIFICATION 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 Public 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.

Lonnie Parnell *
(signature of chief executive officer of the utility)

Date: 3-29-04

1. 2. 3. 4.

_____*
(signature of chief financial officer of the utility)

Date: _____

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

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