

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS636
Crystal Lake Club
% Clayton, Sherwood, Williams
2500 Maitland Center Parkway, Ste 105
Maitland, FL 32751-4165

WS 28

525-W 454-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA



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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**

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REPORT OF

CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP
(EXACT NAME OF UTILITY)

| | |
|--------------------------------------|--|
| 3101 MEMORIAL DRIVE SOUTH | AVON PARK, FLA. 33825 |
| Mailing Address | Street Address County |
| Telephone Number 813-533-3533 | Date Utility First Organized 1988 |

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 AVE. EL PASO, TEXAS 79912 PHO.915-877-1720

Name of subdivisions where services are provided **CRYSTAL LAKE MOBILE HOME PARK**

CONTACTS:

| Name | Title | Principle Business Address | Salary Charged Utility |
|--|--------------------------|--|------------------------|
| Person to send correspondence: PAULINA MARVAN | TEAM LEADER | 7777 MARKET CENTER AV. EL PASO, TX. 79912 | |
| Person who prepared this report: TATTERSALL&TATTERSALL | CPA | 333 N FERNCREEK AV. ORLANDO, FL 32803 | |
| Officers and Managers: NORNA&ARCHIE MARTIN | PAST MANAGER | 533 E CRYSTAL LAKE DR. AVON PARK, FL33825 | \$5,285 |
| GENA F LARSON | CURRENT MANAGER | 533 E CRYSTAL LK DR | \$3,216 |
| GARY COWING | MAINT. SUPERVISOR | AVON PARK,FLA. 33825 | \$3,558 |

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 |
|---|------------------------------|---|------------------------|
| CRYSTAL LAKE COMMUNITY PARTNERSHIP | 35% | 7777 MARKET CENTER AV. EL PASO, TX 79912 | NONE |
| DIAMOND VALLEY ASSOCIATES, LTD. | 36% | SAME | NONE |
| FRIENDLY VILLAGE LANCASTER, ASSOCIATES | 29% | SAME | NONE |

UTILITY NAME: CRYSTAL LAKE COMMUNITY
 LIMITED PARTNERSHIP

YEAR OF REPORT
 DECEMBER 31, 1998

INCOME STATEMENT

| Account Name | Ref. Page | Water | Wastewater | Other | Total Company |
|--|------------|--------------------|--------------------|-------|--------------------|
| Gross Revenue: | | | | | |
| Residential ----- | | \$ 56,762 | \$ 45,123 | _____ | \$ 101,885 |
| Commercial ----- | | _____ | _____ | _____ | _____ |
| Industrial ----- | | _____ | _____ | _____ | _____ |
| Multiple Family ----- | | _____ | _____ | _____ | _____ |
| Guaranteed Revenues --- | | _____ | _____ | _____ | _____ |
| Other (Specify) ----- | | _____ | _____ | _____ | _____ |
| Total Gross Revenue --- | | \$ 56,762 | \$ 45,123 | _____ | \$ 101,885 |
| Operation Expense (Must tie to pages W-3 and S-3) | W-3 S-3 | \$ 43,522 | \$ 41,358 | _____ | \$ 84,880 |
| Depreciation Expense --- | F-5 | 12,334 | 18,784 | _____ | 31,118 |
| CIAC Amortization Expense --- | F-8 | (5,165) | (6,193) | _____ | (11,358) |
| Taxes Other Than Income --- | F-7 | 9,300 | 11,761 | _____ | 21,061 |
| Income Taxes ----- | F-7 | _____ | _____ | _____ | _____ |
| Total Operating Expense | | \$ 59,991 | \$ 65,710 | _____ | \$ 125,701 |
| Net Operating Income (Loss) | | \$ (3,229) | \$ (20,587) | _____ | \$ (23,816) |
| Other Income: | | | | | |
| Nonutility Income ----- | | _____ | _____ | _____ | _____ |
| _____ | | _____ | _____ | _____ | _____ |
| _____ | | _____ | _____ | _____ | _____ |
| Other Deductions: | | | | | |
| Miscellaneous Nonutility Expenses ----- | | _____ | _____ | _____ | _____ |
| Interest Expense ----- | | 14,077 | 19,440 | _____ | 33,517 |
| _____ | | _____ | _____ | _____ | _____ |
| _____ | | _____ | _____ | _____ | _____ |
| Net Income (Loss) | | \$ (17,306) | \$ (40,027) | _____ | \$ (57,333) |

UTILITY NAME: CRYSTAL LAKE COMMUNITY
LIMITED PARTNERSHIP

YEAR OF REPORT
DECEMBER 31, 1998

COMPARATIVE BALANCE SHEET

| ACCOUNT NAME | Reference Page | Current Year | Previous Year |
|--|----------------|-------------------|-------------------|
| Assets: | | | |
| Utility Plant in Service (101-105) _____ | F-5,W-1,S-1 | \$ 954,751 | \$ 954,751 |
| Accumulated Depreciation and Amortization (108) _____ | F-5,W-2,S-3 | (301,273) | (270,155) |
| Net Utility Plant _____ | | \$ 653,478 | \$ 684,596 |
| Cash _____ | | _____ | _____ |
| Customer Accounts Receivable (141) _____ | | _____ | _____ |
| Other Assets (Specify): _____ | | _____ | _____ |
| _____ | | _____ | _____ |
| _____ | | _____ | _____ |
| Total Assets _____ | | \$ 653,478 | \$ 684,596 |
| 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 | (277,854) | (220,521) |
| Total Capital _____ | | \$ (277,854) | \$ (220,521) |
| Long Term Debt (224) _____ | F-6 | \$ 367,285 | \$ 372,416 |
| Accounts Payable (231) _____ | | _____ | _____ |
| Notes Payable (232) _____ | | _____ | _____ |
| Customer Deposits (235) _____ | | _____ | _____ |
| Accrued Taxes (236) _____ | | _____ | _____ |
| Other Liabilities (Specify) _____ | | _____ | _____ |
| DUE TO AFFILIATE _____ | | 319,563 | 280,384 |
| _____ | | _____ | _____ |
| Advances for Construction _____ | | _____ | _____ |
| Contributions in Aid of Construction - Net (271-272) _____ | F-8 | 244,484 | 252,317 |
| Total Liabilities and Capital _____ | | \$ 653,478 | \$ 684,596 |

UTILITY NAME: CRYSTAL LAKE COMMUNITY
LIMITED PARTNERSHIP

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>\$402,219</u> | <u>\$552,532</u> | _____ | <u>\$954,751</u> |
| Construction Work in Progress (105) _____ | _____ | _____ | _____ | _____ |
| Other (Specify) _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| Total Utility Plant _____ | <u>\$402,219</u> | <u>\$552,532</u> | <u>\$0</u> | <u>\$954,751</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>\$100,550</u> | <u>\$169,605</u> | _____ | <u>\$270,155</u> |
| Add Credits During Year: | | | | |
| Accruals charged to depreciation account _____ | _____ | _____ | _____ | _____ |
| Salvage _____ | _____ | _____ | _____ | _____ |
| Other Credits (specify) _____ | <u>\$12,334</u> | <u>\$18,784</u> | _____ | <u>\$31,118</u> |
| Total Credits _____ | <u>\$112,884</u> | <u>\$188,389</u> | <u>\$0</u> | <u>\$301,273</u> |
| Deduct Debits During Year: | | | | |
| Book cost of plant retired _____ | _____ | _____ | _____ | _____ |
| Cost of removal _____ | _____ | _____ | _____ | _____ |
| Other debits (specify) _____ | _____ | _____ | _____ | _____ |
| Total Debits _____ | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> |
| Balance End of Year _____ | <u>\$112,884</u> | <u>\$188,389</u> | <u>\$0</u> | <u>\$301,273</u> |

UTILITY NAME: CRYSTAL LAKE COMMUNITY
LIMITED PARTNERSHIP

YEAR OF REPORT
DECEMBER 31, 1998

CAPITAL STOCK (201 - 204)

| | Common Stock | Preferred Stock |
|---|--------------|-----------------|
| Par or stated value per share _____ | N/A | N/A |
| 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 _____ | N/A | N/A |
| 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 _____ | \$ (220,521) | _____ |
| Changes during the year (Specify): | _____ | _____ |
| CURRENT YEAR LOSS | (57,333) | _____ |
| _____ | _____ | _____ |
| Balance end of year _____ | <u>(277,854)</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 | |
| NCNB (NATIONS BANK) MORTGAGE | 8.50% | 12 | \$367,285 |
| _____ | _____ | _____ | _____ |
| Total _____ | | | <u>\$367,285</u> |

UTILITY NAME: CRYSTAL LAKE COMMUNITY
LIMITED PARTNERSHIP

YEAR OF REPORT
DECEMBER 31, 1998

TAXES ACCRUED (236)

| (a) | Water (b) | Wastewater (c) | Other (d) | Total (e) |
|---------------------------------|--------------|-------------------|--------------|--------------|
| 1. Balance first of year _____ | \$ - | \$ - | _____ | \$ - |
| Add Accruals charged: | | | | |
| State ad valorem tax _____ | _____ | _____ | _____ | _____ |
| Local property tax _____ | 6,916 | 9,552 | _____ | 16,468 |
| Federal income tax _____ | _____ | _____ | _____ | _____ |
| State income tax _____ | _____ | _____ | _____ | _____ |
| Regulatory assessment fee _____ | 2,384 | 2,209 | _____ | 4,593 |
| Other (Specify) _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| 2. Total Taxes Accrued _____ | \$ 9,300 | \$ 11,761 | \$ - | \$ 21,061 |
| Deduct Taxes Paid: | | | | |
| State ad valorem tax _____ | _____ | _____ | _____ | _____ |
| Local property tax _____ | \$ 6,916 | \$ 9,552 | _____ | \$ 16,468 |
| Federal income tax _____ | _____ | _____ | _____ | _____ |
| State income tax _____ | _____ | _____ | _____ | _____ |
| Regulatory assessment fee _____ | 2,384 | 2,209 | _____ | 4,593 |
| Other (Specify) _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| 3. Total Taxes Paid _____ | \$ 9,300 | \$ 11,761 | \$ - | \$ 21,061 |
| 4. Balance end of year _____ | \$ - | \$ - | \$ - | \$ - |
| (1 + 2 - 3 = 4) | | | | |

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 |
|-------------------------|-----------------|----------------------|---|
| TATTERSALL & TATTERSALL | \$1,306 | \$1,069 | CPA SERVICES |
| PUGH UTILITIES | \$4,825 | \$17,677 | MAINTENANCE & OPER. |
| FLORIDA POWER | \$16,006 | \$6,420 | ELECTRICITY |
| SEBRING RIDGE UTILITIES | \$3,431 | | BACK UP WATER SUPPLY AND PURCHASED WATER |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

UTILITY NAME: CRYSTAL LAKE COMMUNITY
LIMITED PARTNERSHIP

YEAR OF REPORT
 DECEMBER 31, 1998

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

| (a) | Water (b) | Wastewater (c) | Total (d) |
|--|-------------------|-------------------|-------------------|
| 1) Balance first of year _____ | <u>\$ 163,075</u> | <u>\$ 171,850</u> | <u>\$ 334,925</u> |
| 2) Add credits during year _____ <u>CONNECTIONS</u> | <u>\$ 1,425</u> | <u>\$ 2,100</u> | <u>\$ 3,525</u> |
| 3) Total _____ | <u>164,500</u> | <u>173,950</u> | <u>338,450</u> |
| 4) Deduct charges during the year _____ | | | |
| 5) Balance end of year _____ | <u>164,500</u> | <u>173,950</u> | <u>338,450</u> |
| 6) Less Accumulated Amortization _____ | <u>(43,104)</u> | <u>(50,862)</u> | <u>(93,966)</u> |
| 7) Net CIAC _____ | <u>\$ 121,396</u> | <u>\$ 123,088</u> | <u>\$ 244,484</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>N/A</u> | <u>N/A</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 FEE | <u>3</u> | <u>\$475</u> | <u>\$1,425</u> |
| TAP FEE | <u>3</u> | <u>\$700</u> | <u>\$2,100</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Total Credits During Year (Must agree with line #2 above.) _____ | | <u>\$1,425</u> | <u>\$2,100</u> |

ACCUMULATED AMORTIZATION OF CIAC

| | Water | Wastewater | Total |
|--|------------------|------------------|------------------|
| Balance First of Year _____ | <u>\$ 37,939</u> | <u>\$ 44,669</u> | <u>\$ 82,608</u> |
| Add Credits During Year: _____ | <u>5,165</u> | <u>6,193</u> | <u>11,358</u> |
| Deduct Debits During Year: _____ | | | |
| Balance End of Year (Must agree with line #6 above.) _____ | <u>\$ 43,104</u> | <u>\$ 50,862</u> | <u>\$ 93,966</u> |

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

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED
PARTNERSHIP

| |
|-------------------------------------|
| 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) | _____ | _____ | | _____ |
| Total | \$0 | 0.00% | | 0.00% |

(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 approving AFUDC rate: | _____ |

**WATER
OPERATING
SECTION**

WATER UTILITY PLANT ACCOUNTS

| Acct. No. (a) | Account Name (b) | Previous Year (c) | Additions (d) | Retirements (e) | Current Year (f) |
|---------------|---|-------------------|---------------|-----------------|------------------|
| 301 | Organization ----- | \$0 | _____ | _____ | \$0 |
| 302 | Franchises ----- | _____ | _____ | _____ | _____ |
| 303 | Land and Land Rights ----- | 3,403 | _____ | _____ | 3,403 |
| 304 | Structures and Improvements ----- | 9,417 | _____ | _____ | 9,417 |
| 305 | Collecting and Impounding Reservoirs ----- | _____ | _____ | _____ | _____ |
| 306 | Lake, River and Other Intakes ----- | _____ | _____ | _____ | _____ |
| 307 | Wells and Springs ----- | 15,918 | _____ | _____ | 15,918 |
| 308 | Infiltration Galleries and Tunnels ----- | _____ | _____ | _____ | _____ |
| 309 | Supply Mains ----- | _____ | _____ | _____ | _____ |
| 310 | Power Generation Equipment ----- | _____ | _____ | _____ | _____ |
| 311 | Pumping Equipment ----- | _____ | _____ | _____ | _____ |
| 320 | Water Treatment Equipment ----- | _____ | _____ | _____ | _____ |
| 330 | Distribution Reservoirs and Standpipes ----- | _____ | _____ | _____ | _____ |
| 331 | Transmission and Distribution Lines ----- | 147,391 | _____ | _____ | 147,391 |
| 333 | Services ----- | 185,168 | _____ | _____ | 185,168 |
| 334 | Meters and Meter Installations ----- | 39,674 | _____ | _____ | 39,674 |
| 335 | Hydrants ----- | _____ | _____ | _____ | _____ |
| 339 | Other Plant and Miscellaneous Equipment ----- | _____ | _____ | _____ | _____ |
| 340 | Office Furniture and Equipment ----- | 1,248 | _____ | _____ | 1,248 |
| 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 ----- | \$402,219 | \$0 | \$0 | \$402,219 |

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 | | 0.00 | 2.86 | \$ 2,414 | \$ | \$ 269 | \$ 2,683 |
| 305 | Collecting and Impounding Reservoirs | | | | | | | |
| 306 | Lake, River and Other Intakes | | | | | | | |
| 307 | Wells and Springs | | 0 | 3.70 | 4,674 | | 589 | 5,263 |
| 308 | Infiltration Galleries & Tunnels | | | | | | | |
| 309 | Supply Mains | | | | | | | |
| 310 | Power Generating Equipment | | | | | | | |
| 311 | Pumping Equipment | | | | | | | |
| 320 | Water Treatment Equipment | | | | | | | |
| 330 | Distribution Reservoirs & Standpipes | | | | | | | |
| 331 | Trans. & Dist. Mains | | | | | | | |
| 333 | Services | | 0 | 2.50 | 31,969 | | 3,685 | 35,654 |
| 334 | Meter & Meter Installations | | 0 | 2.88 | 41,724 | | 5,333 | 47,057 |
| 335 | Hydrants | | 0 | 5.88 | 18,973 | | 2,333 | 21,306 |
| 339 | Other Plant and Miscellaneous Equipment | | | | | | | |
| 340 | Office Furniture and Equipment | | | | | | | |
| 341 | Equipment | | 0 | 10.00 | 796 | | 125 | 921 |
| 342 | Transportation Equipment | | | | | | | |
| 343 | 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 | | | | | | | |
| | Totals | | | | \$ 100,550 | \$ | \$ 12,334 | \$ 112,884 * |

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

| Acct. No. | Account Name | Amount |
|-----------|---|-------------|
| 601 | Salaries and Wages - Employees _____ | \$ 10,184 |
| 603 | Salaries and Wages - Officers, Directors, and Majority Stockholders _____ | |
| 604 | Employee Pensions and Benefits _____ | 1,522 |
| 610 | Purchased Water _____ | 3,431 |
| 615 | Purchased Power _____ | 16,006 |
| 616 | Fuel for Power Production _____ | |
| 618 | Chemicals _____ | 691 |
| 620 | Materials and Supplies _____ | 8,051 |
| 630 | Contractual Services: | |
| | Operator and Management _____ | |
| | Testing _____ | |
| | Other _____ | |
| 640 | Rents _____ | |
| 650 | Transportation Expense _____ | |
| 655 | Insurance Expense _____ | 1,235 |
| 665 | Regulatory Commission Expenses (Amortized Rate Case Expense) _____ | |
| 670 | Bad Debt Expense _____ | |
| 675 | Miscellaneous Expenses _____ | 2,402 |
| | Total Water Operation And Maintenance Expense _____ | \$ 43,522 * |

* 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 | 437 | 443 | 443 |
| 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 | | | |
| 4" | D,C | 25.0 | | | |
| 4" | T | 30.0 | | | |
| 6" | D,C | 50.0 | | | |
| 6" | T | 62.5 | | | |
| Other (Specify): _____ | _____ | 0.0 | | | |
| _____ | _____ | 0.0 | | | |
| _____ | _____ | 0.0 | | | |
| Unmetered Customers | | | | | |
| Total | | | 437 | 443 | 443 |

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT
DECEMBER 31, 1998

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 _____ | _____ | 2,597 | _____ | 2,597 | 2,597 |
| February _____ | _____ | 2,598 | _____ | 2,598 | 2,598 |
| March _____ | _____ | 3,110 | _____ | 3,110 | 3,110 |
| April _____ | _____ | 3,744 | _____ | 3,744 | 3,744 |
| May _____ | _____ | 3,928 | _____ | 3,928 | 3,928 |
| June _____ | _____ | 4,385 | _____ | 4,385 | 4,385 |
| July _____ | _____ | 3,961 | _____ | 3,961 | 3,961 |
| August _____ | _____ | 3,674 | _____ | 3,674 | 3,674 |
| September _____ | _____ | 3,410 | _____ | 3,410 | 3,410 |
| October _____ | _____ | 3,952 | _____ | 3,952 | 3,952 |
| November _____ | _____ | 4,081 | _____ | 4,081 | 4,081 |
| December _____ | _____ | 3,074 | _____ | 3,074 | 3,074 |
| Total for Year _____ | 0 | 42,514 | 0 | 42,514 | 42,514 |

If water is purchased for resale, indicate the following:
 Vendor SEBRING RIDGE UTILITIES STANDBY CAPACITY USAGE
 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" | 30,454 | _____ | _____ | 30,454 |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT
DECEMBER 31 1998

SYSTEM NAME _____

WELLS AND WELL PUMPS
(If Available)

| (a) | (b) | (c) | (d) | (e) |
|--|-----------------|-------|-------|-------|
| Year Constructed _____ | 1988 | _____ | _____ | _____ |
| Types of Well Construction and Casing _____ | STEEL CASING | _____ | _____ | _____ |
| Depth of Wells _____ | 1375' | _____ | _____ | _____ |
| Diameters of Wells _____ | 8" | _____ | _____ | _____ |
| Pump - GPM _____ | 300 | _____ | _____ | _____ |
| Motor - HP _____ | 20 | _____ | _____ | _____ |
| Motor Type* _____ | _____ | _____ | _____ | _____ |
| Yields of Wells in GPD _____ | 432,000 | _____ | _____ | _____ |
| Auxiliary Power _____ | ELECT. | _____ | _____ | _____ |

* Submersible, centrifugal, etc.

RESERVOIRS

| (a) | (b) | (c) | (d) | (e) |
|-------------------------------|-------|-------|-------|-------|
| Description (steel, concrete) | N/A | _____ | _____ | _____ |
| Capacity of Tank _____ | _____ | _____ | _____ | _____ |
| Ground or Elevated _____ | _____ | _____ | _____ | _____ |

HIGH SERVICE PUMPING

| (a) | (b) | (c) | (d) | (e) |
|---|-------|-------|-------|-------|
| Motors | | | | |
| Manufacturer _____ | N/A | _____ | _____ | _____ |
| Type _____ | _____ | _____ | _____ | _____ |
| Rated Horsepower _____ | _____ | _____ | _____ | _____ |
| Pumps | | | | |
| Manufacturer _____ | N/A | _____ | _____ | _____ |
| Type _____ | _____ | _____ | _____ | _____ |
| Capacity in GPM _____ | _____ | _____ | _____ | _____ |
| Average Number of Hours Operated Per Day _____ | _____ | _____ | _____ | _____ |
| Auxiliary Power' _____ | _____ | _____ | _____ | _____ |

SOURCE OF SUPPLY

| | | | |
|--|------------------|--|--|
| List for each source of supply (Ground, Surface, Purchased Water etc.) | | | |
| Gals. Per day of source | <u>432,000</u> | | |
| Type of Source | <u>DEEP WELL</u> | | |

WATER TREATMENT FACILITIES

| | | | |
|---|--------------------|----------------------|--|
| List for each Water Treatment Facility: | | | |
| Type | <u>RIGHT ANGLE</u> | <u>DRIVE TURBINE</u> | |
| Make | <u>AMARILLO</u> | | |
| Gals. Per day capacity | <u>432,000</u> | | |
| High service pumping | | | |
| Gallons per minute | | | |
| Reverse Osmosis | | | |
| Lime Treatment | | | |
| Unit Rating | | | |
| Filtration | | | |
| Pressure Sq. Ft | | | |
| Gravity GPD/Sq. Ft | | | |
| Disinfection | | | |
| Chlorinator | | | |
| Ozone | | | |
| Other | | | |
| Auxiliary Power | | | |

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 270
- Maximum ERCs ** that system can efficiently serv 341
- Present system connection capacity (in ERC's) using existing lines 341
- Future connection capacity (in ERC's) upon service area buildout NONE
- Estimated annual increase in ERC's * _____
- List fire fighting facilities and capacities (including number of fire hydrants) 20 FIRE HYDRANTS AND BACK UP WATER CAPACITY FROM SEBRING RIDGE UTILITIES.
- 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? _____
- 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 # DC-38-124473
Water Management District ID # 207811.02

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

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

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 _____ | 7,914 | _____ | _____ | 7,914 |
| 354 | Structures and Improvements _____ | 37,336 | _____ | _____ | 37,336 |
| 360 | Collection Sewers - Force _____ | 70,222 | _____ | _____ | 70,222 |
| 361 | Collection Sewers - Gravity _____ | 52,387 | _____ | _____ | 52,387 |
| 362 | Special Collecting Structures _____ | 96,531 | _____ | _____ | 96,531 |
| 363 | Services to Customers _____ | _____ | _____ | _____ | _____ |
| 364 | Flow Measuring Devices _____ | _____ | _____ | _____ | _____ |
| 365 | Flow Measuring Installations _____ | _____ | _____ | _____ | _____ |
| 370 | Receiving Wells _____ | 15,712 | _____ | _____ | 15,712 |
| 371 | Pumping Equipment _____ | _____ | _____ | _____ | _____ |
| 380 | Treatment and Disposal Equipment _____ | 51,494 | _____ | _____ | 51,494 |
| 381 | Plant Sewers _____ | 205,989 | _____ | _____ | 205,989 |
| 382 | Outfall Sewer Lines _____ | _____ | _____ | _____ | _____ |
| 389 | Other Plant and Miscellaneous Equipment _____ | 13,699 | _____ | _____ | 13,699 |
| 390 | Office Furniture and Equipment _____ | 1,248 | _____ | _____ | 1,248 |
| 391 | Transportation Equipment _____ | _____ | _____ | _____ | _____ |
| 392 | Stores Equipment _____ | _____ | _____ | _____ | _____ |
| 393 | Tools, Shop and Garage Equipment _____ | _____ | _____ | _____ | _____ |
| 394 | Laboratory Equipment _____ | _____ | _____ | _____ | _____ |
| 395 | Power Operated Equipment _____ | _____ | _____ | _____ | _____ |
| 396 | Communication Equipment _____ | _____ | _____ | _____ | _____ |
| 397 | Miscellaneous Equipment _____ | _____ | _____ | _____ | _____ |
| 398 | Other Tangible Plant _____ | _____ | _____ | _____ | _____ |
| | Total Wastewater Plant _____ | \$ 552,532 | \$ 0 | \$ 0 | \$ 552,532 * |

* This amount should tie to sheet F-5.

UTILITY NAME:

CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

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 | | 0.00% | 2.86% | \$ 10,722 | | \$ 1,068 | \$ 11,790 |
| 360 | Collection Sewers - Force | | 0.00% | 3.33% | 24,049 | | 2,338 | 26,387 |
| 361 | Collection Sewers - Gravity | | 0.00% | 2.50% | 10,352 | | 1,310 | 11,662 |
| 362 | Special Collecting Structures | | 0.00% | 2.85% | 31,431 | | 2,751 | 34,182 |
| 363 | Services to Customers | | | | | | | - |
| 364 | Flow Measuring Devices | | | | | | | - |
| 365 | Flow Measuring Installations | | | | | | | - |
| 370 | Receiving Wells | | 0.00% | 4.00% | 4,396 | | 628 | 5,024 |
| 371 | Pumping Equipment | | | | | | | - |
| 380 | Treatment and Disposal Equipment | | 0.00% | 5.00% | 30,371 | | 2,575 | 32,946 |
| 381 | Plant Sewers | | 0.00% | 3.50% | 48,539 | | 7,210 | 55,749 |
| 382 | Outfall Sewer Lines | | | | | | | - |
| 389 | Other Plant and Miscellaneous Equipment | | 0.00% | 6.00% | 8,851 | | 822 | 9,673 |
| 390 | Office Furniture and Equipment | | 0.00% | 6.60% | 894 | | 82 | 976 |
| 391 | Transportation Equipment | | | | | | | - |
| 392 | Stores Equipment | | | | | | | - |
| 393 | Tools, Shop and Garage Equipment | | | | | | | - |
| 394 | Laboratory Equipment | | | | | | | - |
| 395 | Power Operated Equipment | | | | | | | - |
| 396 | Communication Equipment | | | | | | | - |
| 397 | Miscellaneous Equipment | | | | | | | - |
| 398 | Other Tangible Plant | | | | | | | - |
| | Totals | | | | \$ 169,605 | \$ - | \$ 18,784 | \$ 188,389 |

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

| Acct. No. | Account Name | Amount |
|-----------|---|-----------|
| 701 | Salaries and Wages - Employees _____ | \$ 8,332 |
| 703 | Salaries and Wages - Officers, Directors, and Majority Stockholders _____ | N/A |
| 704 | Employee Pensions and Benefits _____ | 1,246 |
| 710 | Purchased Wastewater Treatment _____ | |
| 711 | Sludge Removal Expense _____ | 5,175 |
| 715 | Purchased Power _____ | 6,420 |
| 716 | Fuel for Power Production _____ | |
| 718 | Chemicals _____ | 5,773 |
| 720 | Materials and Supplies _____ | 10,632 |
| 730 | Contractual Services: | |
| | Operator and Management _____ | |
| | Testing _____ | |
| | Other _____ | |
| 740 | Rents _____ | |
| 750 | Transportation Expense _____ | |
| 755 | Insurance Expense _____ | 1,706 |
| 765 | Regulatory Commission Expenses (Amortized Rate Case Expense) _____ | |
| 770 | Bad Debt Expense _____ | |
| 775 | Miscellaneous Expenses _____ | 2,074 |
| | Total Wastewater Operation And Maintenance Expense _____ | \$ 41,358 |

* 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 | 437 | 443 | 443 |
| 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 | | | |
| 4" | D,C | 25.0 | | | |
| 4" | T | 30.0 | | | |
| 6" | D,C | 50.0 | | | |
| 6" | T | 62.5 | | | |
| Other (Specify): _____ | | 0.0 | | | |
| _____ | | 0.0 | | | |
| _____ | | 0.0 | | | |
| Unmetered Customers | | | | | |
| Total | | | 437 | 443 | 443 |

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

| | | | | | | |
|--|--------|--------|--|--|--|--|
| Lift Station Number _____ Make or Type and nameplate data on pump _____ <hr/> Year installed _____ Rated capacity _____ Size _____ Power: Electric _____ Mechanical _____ Nameplate data of motor _____ | 1 | 2 | | | | |
| | UNK | UNK | | | | |
| | 1,988 | 1,988 | | | | |
| | 200GPM | 200GPM | | | | |
| | 6" | 6" | | | | |
| | X | X | | | | |
| | UNK | UNK | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

SERVICE CONNECTIONS

| | | | | | | |
|---|-----|--|--|--|--|--|
| Size (inches) _____ Type (PVC, VCP, etc.) _____ Average length _____ Number of active service connections _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____ Give full particulars concerning inactive connections _____ | 3/4 | | | | | |
| | PVC | | | | | |
| | 30" | | | | | |
| | 437 | | | | | |
| | 6 | | | | | |
| | 443 | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

COLLECTING AND FORCE MAINS

| | Collecting Mains | | | Force Mains | | |
|--|------------------|--|--|-------------|--|--|
| Size (inches) _____ | 6" | | | 6" | | |
| Type of main _____ | PVC | | | PVC | | |
| Length of main (nearest foot) _____ | | | | | | |
| Beginning of year _____ | 5,042 | | | 13,264 | | |
| Added during year _____ | | | | | | |
| Retired during year _____ | | | | | | |
| End of year _____ | 5,042 | | | 13,264 | | |

MANHOLES

| | | | | |
|---------------------------|------|--|--|--|
| Size (inches) _____ | 4" | | | |
| Type of Manhole _____ | CONC | | | |
| Number of Manholes: | | | | |
| Beginning of year _____ | 79 | | | |
| Added during year _____ | | | | |
| Retired during year _____ | | | | |
| End of Year _____ | 79 | | | |

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT
DECEMBER 31, 1998

SYSTEM NAME _____

TREATMENT PLANT

| | | | |
|---|-----------|-------|-------|
| Manufacturer _____ | DAVCO | _____ | _____ |
| Type _____ | EXT. AIR | _____ | _____ |
| "Steel" or "Concrete" _____ | CONC. | _____ | _____ |
| Total Capacity _____ | 74 GPM | _____ | _____ |
| Average Daily Flow _____ | 70000 GPD | _____ | _____ |
| Effluent Disposal _____ | POND | _____ | _____ |
| Total Gallons of Wastewater treated _____ | 23,000 | _____ | _____ |

MASTER LIFT STATION PUMPS

| | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|
| Manufacturer _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Capacity (GPM's) _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Motor: | | | | | | |
| Manufacturer _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Horsepower _____ | _____ | _____ | _____ | _____ | _____ | _____ |
| Power (Electric or Mechanical) _____ | _____ | _____ | _____ | _____ | _____ | _____ |

PUMPING WASTEWATER STATISTICS

| Months | Gallons of Treated Wastewater | Effluent Reuse Gallons to Customers | Effluent Gallons Disposed of on site |
|----------------------|-------------------------------|-------------------------------------|--------------------------------------|
| January _____ | 2,263 | _____ | 2,263 |
| February _____ | 2,100 | _____ | 2,100 |
| March _____ | 2,325 | _____ | 2,325 |
| April _____ | 1,845 | _____ | 1,845 |
| May _____ | 1,608 | _____ | 1,608 |
| June _____ | 1,598 | _____ | 1,598 |
| July _____ | 1,649 | _____ | 1,649 |
| August _____ | 1,736 | _____ | 1,736 |
| September _____ | 1,860 | _____ | 1,860 |
| October _____ | 2,139 | _____ | 2,139 |
| November _____ | 2,160 | _____ | 2,160 |
| December _____ | 2,232 | _____ | 2,232 |
| Total for year _____ | 23,515 | 0 | 23,515 |

If Wastewater Treatment is purchased, indicate the vendor: NONE

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

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 182
2. Maximum ERCs ** that system can efficiently serve 341
3. Present system connection capacity (in ERC's) using existing lines 341
4. Future connection capacity (in ERC's) upon service area buildout NONE
5. Estimated annual increase in ERCs * 20
6. State any plans and estimated completion dates for any enlargements of this system
NONE
7. List percent of certificated area where service connections are installed (total for each county)
ALL IN HIGHLANDS 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 # DC-38-124473
Water Management District ID # 207811.02

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

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.