

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS654
Country Club of Sebring
4800 Haw Branch Road
Sebring, FL 33872-4706

28

540-W + 468-5

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



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APR 03 2000

Florida Public Service Commission
Division of Water and Wastewater

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1999

OFFICIAL COPY

DIVISION OF

WATER AND WASTEWATER

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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 preceding 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)

**FINANCIAL
SECTION**

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REPORT OF

COUNTRY CLUB OF SEBRING UTILITIES ("CCSU")

(EXACT NAME OF UTILITY)

4800 HAW BRANCH ROAD
SEBRING FL 33872

4800 HAW BRANCH ROAD
SEBRING FL 33872 HIGHLANDS

Mailing Address

Street Address

County

Telephone Number (863) 382-8538

Date Utility First Organized 3/17/42

Fax Number (863) 382-3267

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: CCSU 4800 HAW BRANCH ROAD
SEBRING FL 33872 863-382-8538

Name of subdivisions where services are provided: THE COUNTRY CLUB OF SEBRING

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: R. GREG HARRIS	PRESIDENT	SAME	
Person who prepared this report: R. GREG HARRIS	PRESIDENT	SAME	
Officers and Managers: R. GREG HARRIS	PRESIDENT	SAME	\$ 0
	SECRETARY		\$
	TREASURER		\$
REINHOLD A. HARRIS	DIRECTOR	SAME	\$ 0

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
R. GREG HARRIS	51%	SAME	\$ 0
REINHOLD A. HARRIS	49%	SAME	\$ 0
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 69609	\$ 65409	\$ _____	\$ 135018
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 69609	\$ 65409	\$ _____	\$ 135018
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 46630	\$ 84057	\$ _____	\$ 130687
Depreciation Expense _____	F-5	31585	15852	_____	47437
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	_____	_____	_____	_____
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 78215	99909	_____	\$ 178124
Net Operating Income (Loss)		\$ <8606>	\$ <34500>	\$ _____	\$ <43106>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
Net Income (Loss)		\$ <8606>	\$ <34500>	\$ _____	\$ <43106>

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1897454	\$ 1897454
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>658785</u>	<u>611348</u>
Net Utility Plant -----		\$ 1238669	\$ 1286106
Cash -----		400	559
Customer Accounts Receivable (141) -----			12172
Other Assets (Specify): -----	A/R	12361	

Total Assets -----		\$ 1251430	\$ 1298837
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>374696</u>	<u>407101</u>
Total Capital -----		\$ -----	\$ -----
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		5831	4250
Other Liabilities (Specify) -----			

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>870903</u>	<u>887486</u>
Total Liabilities and Capital -----		\$ 1251430	\$ 1298837

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	\$ <u>1263385</u>	\$ <u>634069</u>	\$ _____	\$ <u>1897454</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>1263385</u>	\$ <u>634069</u>	\$ _____	\$ <u>1897454</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>374096</u>	\$ <u>237252</u>	\$ _____	\$ <u>611348</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>31585</u>	\$ <u>15852</u>	\$ _____	\$ <u>47437</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>31585</u>	\$ <u>15852</u>	\$ _____	\$ <u>47437</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>405681</u>	\$ <u>253104</u>	\$ _____	\$ <u>658785</u>

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1919

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
<i>N/A</i>		
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 _____	\$ 394,074	\$ _____
Changes during the year (Specify):		
<i>NET INCOME (LOSS)</i>	<i><43,106></i>	
<i>CORRECTION</i>	<i>23,728</i>	
Balance end of year _____	\$ 374,696	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
<i>N/A</i>		
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		

Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

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

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

TAXES ACCRUED (236)

(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 _____	4183	7768	_____	11951
Regulatory assessment fee _____	2931	2900	_____	5831
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ <u>7114</u>	\$ <u>10668</u>	\$ _____	\$ <u>17782</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
PUGH UTILITIES	\$ 410	\$ 762	SYSTEM TESTS + CONSULTING
POLSTON ENGINEERING	\$ 1770	\$ 3288	PREPARATIONS + MAINTENANCE
SHORT UTILITY SERVICE	\$ 9534	\$ 17706	SYSTEM TESTS + CONSULTING
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31 1999

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>912788</u>	\$ <u>320839</u>	\$ <u>1233627</u>
2) Add credits during year_____	\$ <u>6375</u>	\$ <u>8250</u>	\$ <u>14625</u>
3) Total_____	<u>919163</u>	<u>329089</u>	<u>1248252</u>
4) Deduct charges during the year_____			
5) Balance end of year_____			
6) Less Accumulated Amortization_____	<u>270385</u>	<u>106964</u>	<u>377349</u>
7) Net CIAC_____	\$ <u>648778</u>	\$ <u>222125</u>	\$ <u>870903</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>CUSTOMER PLANT CAPACITY CHARGES (TAP FEES)</u>	<u>15</u>	\$ <u>975</u>	\$ <u>6375</u>	\$ <u>8250</u>
Total Credits During Year (Must agree with line # 2 above.)_____			\$ <u>6375</u>	\$ <u>8250</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ <u>247593</u>	\$ <u>98549</u>	\$ <u>346142</u>
Add Credits During Year:_____	<u>22792</u>	<u>8415</u>	<u>31207</u>
Deduct Debits During Year:_____			
Balance End of Year (Must agree with line #6 above.)	\$ <u>270385</u>	\$ <u>106964</u>	\$ <u>377349</u>

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

UTILITY NAME: CCSU

YEAR OF REPORT DECEMBER 31, <u>1999</u>

SCHEDULE "A"

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

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:	<u>11.27</u> %
Commission Order Number approving AFUDC rate:	<u>25788</u>

**WATER
OPERATING
SECTION**

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31 1999

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				
304	Structures and Improvements				
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs				
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines				
333	Services				
334	Meters and Meter Installations				
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 1263385	\$ 0	\$ 0	\$ 1263385

UNKNOWN ALLOCATION;
REFER TO NOTES

UTILITY NAME: _____

CSU

YEAR OF REPORT
DECEMBER 31, 1999

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER *UNKNOWN ALLOCATION*
SEE NOTES TO REPORT

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		%	%	\$	\$		\$
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	%				
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains		%	%				
333	Services		%	%				
334	Meter & Meter Installations		%	%				
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 374,096	\$	\$ 3,165	\$ 380,281

* This amount should tie to Sheet F-5.

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31 1999

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	0
604	Employee Pensions and Benefits	0
610	Purchased Water	0
615	Purchased Power	3153
616	Fuel for Power Production	0
618	Chemicals	7445
620	Materials and Supplies	566
630	Contractual Services:	
	Billing	0
	Professional	543
	Testing	9534
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	25389
	Total Water Operation And Maintenance Expense	\$ 46630

* 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				
3/4"	D	1.5				
1"	D	2.5	232	247	618	
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	232	247	618

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: _____

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		7759	124	7635	5370
February		6923	112	6811	5357
March		6998	124	6874	7849
April		7783	120	7663	6449
May		8547	124	8423	6361
June		7404	120	7284	5537
July		6194	124	6070	3479
August		6194	124	6070	4219
September		4684	120	4564	5159
October		6788	124	6664	4410
November		6789	120	6669	5564
December		6478	124	6354	7532
Total for Year		82541	1460	81081	64286

If water is purchased for resale, indicate the following: N/A

Vendor _____

Point of delivery _____

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

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	10"	2800	}	}	2800
	8"	8060			8060
	6"	5140			5140
	4"	1650			1650
	2"	300			300

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1984			
Types of Well Construction and Casing _____				
Depth of Wells _____	1352			
Diameters of Wells _____	10"			
Pump - GPM _____	800			
Motor - HP _____	75			
Motor Type * _____	VT			
Yields of Wells in GPD _____	103425			
Auxiliary Power _____	CUMMINGS 175KW			
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	STEEL			
Capacity of Tank _____	(2) PNEUMATIC			
Ground or Elevated _____	10,000 GAL			
	ELEVATED			

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	GE			
Type _____	VT			
Rated Horsepower _____	75 HP			
Pumps				
Manufacturer _____	GE			
Type _____				
Capacity in GPM _____	1300			
Average Number of Hours Operated Per Day _____	12			
Auxiliary Power _____	CUMMINGS 175KW			

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	<u>165000</u>	_____	_____
Type of Source _____	<u>GROUND</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>GAS CHLORINE</u>	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	<u>597800</u>	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____	<u>GRAVITY FEED</u>	_____	_____
Reverse Osmosis _____	<u>N/A</u>	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	<u>N/A</u>	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	<u>N/A</u>	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	<u>YES</u>	_____	_____
Ozone _____	<u>NO</u>	_____	_____
Other _____	<u>POLY PHOSPHATE</u>	_____	_____
Auxiliary Power _____	<u>YES</u>	_____	_____

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

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. 542
2. Maximum number of ERCs * which can be served. 1010
3. Present system connection capacity (in ERCs *) using existing lines. 600
4. Future connection capacity (in ERCs *) upon service area buildout. 1050
5. Estimated annual increase in ERCs *. 30
6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? N/A
7. Attach a description of the fire fighting facilities. (22) HYDRANTS ; (4) BLOWOFFS
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
PRESENTLY PERMITTED TO ADD 60,000 GALLON AERATION/STORAGE TANK WITH TWO HIGH SERVICE PUMPS AND ALTERNATING BETWEEN 8" AND 10" WELLS. ESTIMATED COMPLETION 6 MONTHS.
9. When did the company last file a capacity analysis report with the DEP? 1999
10. If the present system does not meet the requirements of DEP rules, submit the following: N/A
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 5284076
12. Water Management District Consumptive Use Permit # 20-007704 02
 - a. Is the system in compliance with the requirements of the CUP? YES
 - b. If not, what are the utility's plans to gain compliance? _____

* 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: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

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 _____	_____	_____	_____	_____
354	Structures and Improvements _____	_____	_____	_____	_____
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	_____	_____	_____	_____
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	_____	_____	_____	_____
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 _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ <u>634069</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>634069</u> *

* This amount should tie to sheet F-5.

UTILITY NAME: CCSL

YEAR OF REPORT
DECEMBER 31, 1999

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		%	%	\$	\$		\$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
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		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 2,372,522	\$	\$ 15,552	\$ 2,388,074

* This amount should tie to Sheet F-5.

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31 1999

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	0
704	Employee Pensions and Benefits	0
710	Purchased Wastewater Treatment	0
711	Sludge Removal Expense	8095
715	Purchased Power	5957
716	Fuel for Power Production	0
718	Chemicals	0
720	Materials and Supplies	1051
730	Contractual Services:	
	Billing	0
	Professional	9804
	Testing	14643
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	<u>44607</u>
	Total Wastewater Operation And Maintenance Expense	\$ <u>84057</u>

* 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				
General Service						
5/8"	D	1.0				
3/4"	D	1.5				
1"	D	2.5	233	248	620	
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	233	248	620

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	<u>1984</u>	<u>1997</u>	_____	_____	_____	_____
Rated capacity _____	<u>8000</u>	<u>8000</u>	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	<u>150amp</u>	<u>150amp</u>	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>248</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>233</u>	_____	_____	_____	_____	_____
Added during year _____	<u>15</u>	_____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	_____	_____
End of year _____	<u>248</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	<u>6"</u>	_____	_____	<u>8"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	<u>PVC</u>	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>15089</u>	<u>3150</u>	_____	_____	<u>3910</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>15089</u>	<u>3150</u>	_____	_____	<u>3910</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4"</u>	_____	_____	_____
Type of Manhole _____	<u>PRECAST</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>56</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>56</u>	_____	_____	_____

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31 1999

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	<u>MAROLF</u>	_____	_____
Type _____	<u>EXTENDED AIR</u>	_____	_____
"Steel" or "Concrete" _____	<u>CONCRETE</u>	_____	_____
Total Permitted Capacity _____	<u>85000</u>	_____	_____
Average Daily Flow _____	<u>.0381</u>	_____	_____
Method of Effluent Disposal _____	<u>PERK PUNDS</u>	_____	_____
Permitted Capacity of Disposal _____	<u>85,000 GAL/DAY</u>	_____	_____
Total Gallons of Wastewater treated _____	<u>13722000</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>MAROLF</u>	_____	_____	_____	_____
Capacity (GPM's) _____	<u>8000</u>	_____	_____	_____	_____
Motor:					
Manufacturer _____	<u>PEABODY BARNES</u>	_____	_____	_____	_____
Horsepower _____	<u>4.5</u>	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>ELECTRIC</u>	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>1244</u>	<u>0</u>	<u>1244</u>
February _____	<u>1059</u>	<u>0</u>	<u>1059</u>
March _____	<u>1154</u>	<u>0</u>	<u>1154</u>
April _____	<u>1188</u>	<u>0</u>	<u>1188</u>
May _____	<u>1083</u>	<u>0</u>	<u>1083</u>
June _____	<u>1095</u>	<u>0</u>	<u>1095</u>
July _____	<u>1302</u>	<u>0</u>	<u>1302</u>
August _____	<u>1185</u>	<u>0</u>	<u>1185</u>
September _____	<u>1113</u>	<u>0</u>	<u>1113</u>
October _____	<u>1196</u>	<u>0</u>	<u>1196</u>
November _____	<u>1040</u>	<u>0</u>	<u>1040</u>
December _____	<u>1063</u>	<u>0</u>	<u>1063</u>
Total for year _____	<u>13722</u>	<u>0</u>	<u>13722</u>

If Wastewater Treatment is purchased, indicate the vendor: N/A

UTILITY NAME: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

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. 134
- 2. Maximum number of ERCs* which can be served. 304
- 3. Present system connection capacity (in ERCs*) using existing lines. 376
- 4. Future connection capacity (in ERCs*) upon service area buildout. 552
- 5. Estimated annual increase in ERCs*. 20

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
EXPANSION OF PERCOLATION POUNDS TO 23,000 SF EACH (2) FOR A TOTAL OF APPROXIMATELY ONE
ACRE OF POUNDS - COMPLETION IS EXPECTED WITHIN 6 MONTHS

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. N/A

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? YES
If so, when? MARCH 2000

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? _____

10. When did the company last file a capacity analysis report with the DEP? 1998

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. EXPANSION OF POUND POUNDS
 - b. Have these plans been approved by DEP? YES
 - c. When will construction begin? WITHIN 6 MONTHS
 - d. Attach plans for funding the required upgrading. IN HOUSE
 - e. Is this system under any Consent Order with DEP? NO

12. Department of Environmental Protection ID # FACILITY ID = 4628P00507 PERMIT DC28124604

* 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: CCSU

YEAR OF REPORT
DECEMBER 31, 1999

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 checked="" type="checkbox"/> | NO
<input 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. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>
-------------------------------------------	-------------------------------------------	-------------------------------------------	-------------------------------------------

R. A. Egerton

(signature of chief executive officer of the utility)

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

COUNTRY CLUB OF SEBRING UTILITIES

Class "C" Annual Report - 1999
Florida Public Service Commission

NOTES TO ANNUAL REPORT

NOTE 1: FINANCIAL REPORTING PRACTICES AND DISCLOSURES

Country Club of Sebring Utilities ("CCSU") is a division of The Country Club of Sebring, Inc., hereinafter "parent" company, a residential golf course development company. The parent company integrates the operations of CCSU into its financial reporting system, and does not keep separate accounting records. Therefore, since CCSU is a division, and not a stand-alone entity, it does not have a "balance sheet", and does not have a chart of accounts conforming to the Uniform System of Accounts for Utilities.

Further, as reported in prior year's report, and as indicated in the Order approving our Utility, the parent company acquired the water and sewer system as a bulk purchase from the F.S.L.I.C., and did not allocate any of its purchase price to utility assets. The FPSC staff has determined the values of these assets as set forth in the balance sheet, and subsidiary schedules. Accordingly, we have noted these schedules as "Estimates".

Further, the parent company maintains an administrative staff, comprised of the President / Project Manager, Administrative Assistant, and Accounting Manager, which manage the affairs of the parent. The parent has three divisions, which include Golf & Tennis, Food & Beverage, and Utilities. CCSU is charged, where possible, for the direct costs of operating the water and sewer utility. However, many costs of operating the utility are not charged directly to the utility. For instance, costs of the administrative staff and facility, printing, office machines, office supplies, insurance, and taxes are not directly charged to the utility. Instead, The Country Club of Sebring, Inc. "allocates" the cost of its overhead to each of its divisions based upon an estimate of the division's consumption of overhead. In 1999 The Country Club of Sebring, Inc. allocated \$37,582 of general overhead to its utility division. This allocated overhead is indicated as "overhead" in the Annual Report.

Finally, this report does not purport to agree with The Country Club of Sebring, Inc.'s financial reports as they relate to its balance sheet or results of operations as they relate to depreciation and amortization. However, we have attempted to prepare the attached financial information in compliance with FPSC requirements.

NOTE 2: MISCELLANEOUS EXPENSES - SHEETS W3 & S3

Miscellaneous Expenses are comprised of:	<u>Water</u>	<u>Sewer</u>
Bank Charges	\$ 189	\$ 351
Dues & Subscriptions	100	186
Licenses and Fees	1,944	3,611
Miscellaneous	229	425
Postage	0	0
Printing Expense	144	267
Repairs to Equipment	2,515	4,671
Personal Property Tax	250	465
Real Estate Taxes	3,933	7,303
Regulatory Assessment Fee Accrued	2,931	2,900
Allocation of Overhead (See Note 1)	<u>13,154</u>	<u>24,428</u>
Total Miscellaneous Expense	<u>\$25,389</u>	<u>\$44,607</u>

UTILITY NAME: "CCSU"

YEAR OF REPORT
DECEMBER 31, 2000

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.

PRESIDENTLY UNDERGOING A FPSC RATE STUDY AND ORIGINAL COST STUDY IN WHICH THIS ISSUE BE ADDRESSED

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]
(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.