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FLORIDA PUBLIC SERVICE
COMMISSION

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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS677 35
Pennbrooke Utilities, Inc.
146 Horizon Court
Lakeland, FL 33813-1742

466W / 4005

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

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Florida Public Service Commission
Division of Water and Wastewater



WS677-00-AR

PENNBROOKE UTILITIES

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 00

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)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

Pennbrooke Utilities, Inc.
(EXACT NAME OF UTILITY)

146 Horizon Ct., Lakeland, FL 33813 Mailing Address	501 SR 44, Leesburg, FL 34748 Street Address	Lake County
--	---	----------------

Telephone Number (352) 326-5600 (863) 646-2904 Date Utility First Organized 4/8/96

Fax Number (352) 326-2558 (863) 644-8079 E-mail Address _____

Sunshine State One-Call of Florida, Inc. Member No. PUI505

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: 146 Horizon Ct., Lakeland, FL 33813

Name of subdivisions where services are provided: Pennbrooke Fairways

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Arthur H. Erickson</u>	<u>Vice President</u>	<u>146 Horizon Ct. Lakeland, FL 33813</u>	
Person who prepared this report: <u>Greg Richeson</u>	<u>Controller</u>	<u>146 Horizon Ct. Lakeland, FL 33813</u>	
Officers and Managers: <u>Arthur H. Erickson</u>	<u>Sr. Vice President</u>	<u>146 Horizon Ct. Lakeland, FL 33813</u>	\$ <u>8,400</u>
<u>Tom Bankowski</u>	<u>President</u>	<u>501 State Road 44 Leesburg, FL 34748</u>	\$ <u>27,300</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Leisure Communities, Ltd.</u>	<u>100%</u>	<u>146 Horizon Ct. Lakeland, FL 33813</u>	\$ <u>N/A</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 210,439	\$ 111,030	_____	\$ 321,469
Commercial_-----		_____	_____	_____	_____
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_-----		_____	_____	_____	_____
Other (Specify)_-----		_____	_____	_____	_____
Total Gross Revenue_--		\$ 210,439	\$ 111,030	_____	\$ 321,469
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 77,005	\$ 77,348	_____	\$ 154,353
Depreciation Expense_---	F-5	\$ 80,585	\$ 59,261	_____	\$ 139,846
CIAC Amortization Expense_	F-8	\$ (35,848)	\$ (15,195)	_____	\$ (51,043)
Taxes Other Than Income_--	F-7	\$ 28,788	\$ 19,825	_____	\$ 48,613
Income Taxes_-----	F-7	\$ -	\$ -	_____	\$ -
Total Operating Expense		\$ 150,529	\$ 141,240	_____	\$ 291,769
Net Operating Income (Loss)		\$ 59,910	\$ (30,209)	_____	\$ 29,700
Other Income:					
Nonutility Income_---		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ -			\$ -
Interest Expense_---		\$ 31,045	\$ 56,117	_____	\$ 87,162
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 28,864	\$ (86,326)	_____	\$ (57,462)

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$ 3,013,992	\$ 2,527,313
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-3	\$ 826,312	\$ 686,466
 Net Utility Plant_____		 \$ 2,187,680	 \$ 1,840,847
Cash_____		\$ 14,602	\$ (9,486)
Customer Accounts Receivable (141)_____		\$ 6,549	\$ 6,582
Other Assets (Specify):_____			
Aquisition Adjustment_____		\$ (9,691)	\$ (9,691)

 Total Assets_____		 \$ 2,199,140	 \$ 1,828,252
 Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	\$ 50	\$ 50
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____		\$ 249,950	\$ 249,950
Retained Earnings (215)_____	F-6	\$ (656,849)	\$ (599,388)
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
 Total Capital_____		 \$ (406,849)	 \$ (349,388)
Long Term Debt (224)_____	F-6	\$ 830,728	\$ 837,228
Accounts Payable (231)_____		\$ 83,987	\$ 86,063
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____			
Other Liabilities (Specify)_____			
Accrued Interest_____		\$ 531,744	\$ 444,582

Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	\$ 1,159,531	\$ 809,767
 Total Liabilities and Capital_____		 \$ 2,199,140	 \$ 1,828,252

UTILITY NAME Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	<u>\$ 1,200,035</u>	<u>\$ 1,805,017</u>	_____	<u>\$ 3,005,052</u>
Construction Work in Progress (105) _____	<u>\$ 8,940</u>	<u>\$ -</u>	_____	<u>\$ 8,940</u>
Other (Specify) _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
Total Utility Plant _____	<u><u>\$ 1,208,975</u></u>	<u><u>\$ 1,805,017</u></u>	_____	<u><u>\$ 3,013,992</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	<u>\$ 380,647</u>	<u>\$ 305,819</u>	_____	<u>\$ 686,466</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	<u>\$ 43,856</u>	<u>\$ 82,373</u>	_____	<u>\$ 126,229</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
PSC auditors entries	<u>\$ 36,729</u>	<u>\$ (23,112)</u>	_____	_____
Total Credits _____	<u><u>\$ 80,585</u></u>	<u><u>\$ 59,261</u></u>	_____	<u><u>\$ 139,846</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	_____	_____	_____	<u>\$ -</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	<u>\$ -</u>	<u>\$ -</u>	_____	<u>\$ -</u>
Balance End of Year _____	<u><u>\$ 461,232</u></u>	<u><u>\$ 365,080</u></u>	_____	<u><u>\$ 826,312</u></u>

UTILITY NAME Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	1	_____
Shares authorized _____	100	_____
Shares issued and outstanding _____	50	_____
Total par value of stock issued _____	50	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	_____	\$ (599,387)
Changes during the year (Specify):		
Net Loss _____	_____	\$ (57,462)
_____	_____	_____
_____	_____	_____
Balance end of year _____	=====	\$ (656,849)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	_____	_____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ -	\$ -

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	
Note to Leisure Communities as of 12/4/92. This is a demand note. Interest Rate is prime plus 1%	+1%	0	\$ 830,728
_____	_____	_____	_____
Total _____			\$ 830,728

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	\$ -	\$ -	\$ -	\$ -
Add Accruals charged:				
State ad valorem tax _____	\$ 144	\$ 471		\$ 615
Local property tax _____	\$ 19,481	\$ 14,442		\$ 33,923
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____	\$ 9,163	\$ 4,912		
Other (Specify) ___ Lake County _____				\$ -
2. Total Taxes Accrued _____	<u>\$ 28,788</u>	<u>\$ 19,825</u>		<u>\$ 48,613</u>
Deduct Taxes Paid:				
State ad valorem tax _____	\$ 144	\$ 471		\$ 615
Local property tax _____	\$ 19,481	\$ 14,442		\$ 33,923
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____	\$ 9,163	\$ 4,912		
Other (Specify) ___ Lake County _____	\$ -	\$ -		\$ -
3. Total Taxes Paid _____	<u>\$ 28,788</u>	<u>\$ 19,825</u>		<u>\$ 48,613</u>
4. Balance end of year _____ (1 + 2 - 3 = 4)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</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
A-1 Septic Tank Service		\$ 8,650	Haul sludge
Associated Construction		\$ 22,079	Plant Construction
Andreyev Engineering	\$ 3,811	\$ 3,811	Engineering
Barney's Pumps	\$ 4,356		Plant Components
Belleview Underground		\$ 634	Plant Construction
Censtate Contractors	\$ 40,100		Plant Components
Cronin, Jackson, Nixon	\$ 788	\$ 788	Accounting Services
Custom Controls	\$ 2,171	\$ 2,171	Chemicals
Dalton & Owens		\$ 1,393	Electrical Construction
Hawkins Environmental	\$ 1,250	\$ 1,250	Consulting
Hughes Supply	\$ 2,862	\$ 3,476	Plant Construction
Donald Kern	\$ 2,359	\$ 2,359	Meter Reading
M&C Pipe		\$ 514	Plant Components
Mack Concrete Industries		\$ 17,493	Plant Construction
Mike Johnson Sod		\$ 3,252	Plant Construction
Plant Technicians	\$ 8,079	\$ 8,079	Plant Maintenance & Testing
Richard Snyder, Surveyor		\$ 575	Plant Construction
Sunstate Meter	\$ 10,556	\$ -	Meters
Dave Symonds & Assoc	\$ -	\$ 10,459	Plant Construction
United Systems	\$ 459	\$ 459	Accounting Services
Utility Technicians	\$ 10,841	\$ 10,841	Plant Maintenance & Testing
Wicks Consulting Services		\$ 5,268	Plant Design

01 APR 11 AM 10:46 CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

DIVISION OF ECONOMIC REGULATION	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	\$ 383,595	\$ 661,852	\$1,045,447
2) Add credits during year	\$ 159,381	\$ 241,426	\$ 400,807
3) Total	\$ 542,976	\$ 903,278	\$1,446,254
4) Deduct charges during the year	\$ 542,976	\$ 903,278	\$ -
5) Balance end of year	\$ 118,087	\$ 168,636	\$ 286,723
6) Less Accumulated Amortization	\$ 424,889	\$ 734,642	\$1,159,531
7) Net CIAC			

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
Contributed by parent company, Leisure Communitis, Ltd.	Property	\$ 150,455	
Results of PSC staff auditors entries	Property	\$ 8,926	
Contributed by parent company, Leisure Communitis, Ltd.	Property		\$ 241,426
Sub-total		\$ 159,381	\$ 241,426
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	
Meter connections	105	0	0
Total Credits During Year (Must agree with line # 2 above.)		\$ 159,381	\$ 241,426

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year	\$ 82,239	\$ 153,441	\$ 235,680
Add Credits During Year	\$ 35,848	\$ 15,195	\$ 51,043
Deduct Debits During Year			
Balance End of Year (Must agree with line #6 above.)	\$ 118,087	\$ 168,636	\$ 286,723

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

UTILITY NAME Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME Pennbrooke Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2000

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	N/A	_____	_____	N/A
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: Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 10,738			\$ 10,738
302	Franchises_____				
303	Land and Land Rights_____	\$ 21,115			\$ 21,115
304	Structures and Improvements_____				
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____	\$ 84,250			\$ 84,250
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____				
310	Power Generation Equipment_____		\$ 37,000		\$ 37,000
311	Pumping Equipment_____		\$ 56,872		\$ 56,872
320	Water Treatment Equipment_____	\$ 478,411		\$ 37,000	\$ 441,411
330	Distribution Reservoirs and Standpipes_____	\$ 9,500			\$ 9,500
331	Transmission and Distribution Lines_____	\$ 299,966		\$ 1,286	\$ 298,680
333	Services_____	\$ 60,238	\$ 61,557		\$ 121,795
334	Meters and Meter Installations_____	\$ 36,655	\$ 48,270		\$ 84,925
335	Hydrants_____	\$ 11,328	\$ 20,280		\$ 31,608
339	Other Plant and Miscellaneous Equipment_____				
340	Office Furniture and Equipment_____				
341	Transportation Equipment_____				
342	Stores Equipment_____				
343	Tools, Shop and Garage Equipment_____		\$ 1,391		\$ 1,391
344	Laboratory Equipment_____				
345	Power Operated Equipment_____				
346	Communication Equipment_____				
347	Miscellaneous Equipment_____	\$ 750			\$ 750
348	Other Tangible Plant_____				
	Total Water Plant_____	<u>\$1,012,951</u>	<u>\$ 225,370</u>	<u>\$ -</u>	<u>\$ 1,200,035</u>

UTILITY NAME: _____

Pennbrooke Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2000

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements	40	%	2.50	\$ 3,351		\$ 3,351	\$ -
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%	3.70	\$ 38,964	\$ 3,117		\$ 42,081
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%			\$ 10,880		\$ 10,880
311	Pumping Equipment		%			\$ 2,142		\$ 2,142
320	Water Treatment Equipment		%	4.76	\$ 257,323	\$ 17,521		\$ 274,844
330	Distribution Reservoirs & Standpipes		%	3.03	\$ 3,600	\$ 287		\$ 3,887
331	Trans. & Dist. Mains		%	2.63	\$ 50,496	\$ 8,427		\$ 58,923
333	Services		%	2.86	\$ 10,792	\$ 3,259		\$ 14,051
334	Meter & Meter Installations		%	5.88	\$ 18,725	\$ 32,575		\$ 51,300
335	Hydrants		%	2.50	\$ 1,300	\$ 1,386		\$ 2,686
339	Other Plant and Miscellaneous Equipment		%					\$ -
340	Office Furniture and Equipment		%					\$ -
341	Transportation Equipment		%					\$ -
342	Stores Equipment		%					\$ -
343	Tools, Shop and Garage Equipment		%			\$ 66		\$ 66
344	Laboratory Equipment		%					\$ -
345	Power Operated Equipment		%					\$ -
346	Communication Equipment		%					\$ -
347	Miscellaneous Equipment		%	10.00	\$ 225		\$ 225	\$ -
348	Other Tangible Plant		%			\$ 375		\$ 375
	Adjustment to G/L				\$ (4,127)	\$ 4,127		\$ -
	Totals				\$ 380,650	\$ 84,161	\$ 3,576	\$ 461,235 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 7,246
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	\$ 17,850
604	Employee Pensions and Benefits_____	\$ 814
610	Purchased Water_____	
615	Purchased Power_____	\$ 15,366
616	Fuel for Power Production_____	
618	Chemicals_____	\$ 12,114
620	Materials and Supplies_____	\$ 2,936
630	Contractual Services:	
	Operator and Management_____	\$ 6,298
	Testing_____	\$ 2,505
	Other_____	\$ 2,480
640	Rents_____	\$ 1,800
650	Transportation Expense_____	\$ 1,885
655	Insurance Expense_____	\$ 1,672
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	\$ 1,000
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	\$ 3,039
	 Total Water Operation And Maintenance Expense_____	 \$ 77,005 *

* 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	604	709	709
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): _____ _____	_____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Unmetered Customers					
** D = Displacement C = Compound T = Turbine			Total		
			604	709	709

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January_____	-	8,327	1,498	6,829	6,829
February_____	-	7,585	1,469	6,116	6,116
March_____	-	10,679	2,255	8,424	8,424
April_____	-	10,592	1,811	8,781	8,781
May_____	-	12,662	2,423	10,239	10,239
June_____	-	12,550	2,248	10,302	10,302
July_____	-	9,337	2,847	6,490	6,490
August_____	-	10,902	3,526	7,376	7,376
September_____	-	9,238	2,031	7,207	7,207
October_____	-	12,422	4,088	8,334	8,334
November_____	-	10,449	1,894	8,555	8,555
December_____	-	9,373	2,617	6,756	6,756
Total for Year 2000	-	124,116	28,707	95,409	95,409

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery N/A

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"	840			840
PVC	8"	16,459	1,462		17,921
PVC	6"	35,610	1,115		36,725
PVC	4"	4,244	310		4,554
PVC	2"	210			210
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

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

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1986</u>	<u>1986</u>	_____	_____
Types of Well Construction and Casing _____	<u>Drilled</u>	<u>Drilled</u>	_____	_____
_____	<u>Grout</u>	<u>Grout</u>	_____	_____
_____	<u>Casting</u>	<u>Casting</u>	_____	_____
Depth of Wells _____	<u>665'</u>	<u>665'</u>	_____	_____
Diameters of Wells _____	<u>12"</u>	<u>12"</u>	_____	_____
Pump - GPM _____	<u>600</u>	<u>600</u>	_____	_____
Motor - HP _____	<u>25</u>	<u>25</u>	_____	_____
Motor Type * _____	<u>centrifugal</u>	<u>centrifugal</u>	_____	_____
Yields of Wells in GPD _____	<u>.864 MGD</u>	<u>.864 MGD</u>	_____	_____
Auxiliary Power _____	<u>Generator</u>	<u>Generator</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel</u>	<u>Steel</u>	<u>Steel</u>	_____
Capacity of Tank _____	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	_____
Ground or Elevated _____	<u>Ground</u>	<u>Ground</u>	<u>Ground</u>	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	<u>US Electric</u>	<u>US Electric</u>	_____	_____
Type _____	<u>R</u>	<u>R</u>	_____	_____
Rated Horsepower _____	<u>40</u>	<u>40</u>	_____	_____
Pumps				
Manufacturer _____	<u>Allis Chalmers</u>	<u>Allis Chalmers</u>	_____	_____
Type _____	<u>Series 8000</u>	<u>Series 8000</u>	_____	_____
Capacity in GPM _____	<u>600</u>	<u>600</u>	_____	_____
Average Number of Hours Operated Per Day _____	<u>2-3</u>	<u>2-3</u>	_____	_____
Auxiliary Power _____	<u>None</u>	<u>None</u>	_____	_____

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Gals. per day of source _____	<u>.864 MGD</u>	<u>.864 MGD</u>	_____
Type of Source _____	<u>Wells</u>	<u>Wells</u>	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>Aeration/chlorination</u>	_____	_____
Make _____	<u>Layne</u>	_____	_____
Gals. per day capacity _____	<u>.150 MGD</u>	_____	_____
High service pumping	<u>Flow Meter</u>	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	_____	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 709
2. Maximum number of ERCs * which can be served. 2468
3. Present system connection capacity (in ERCs *) using existing lines 976
4. Future connection capacity (in ERCs *) upon service area buildout. 1200
5. Estimated annual increase in ERCs *. 105
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? Tested at 863 GPM
7. Attach a description of the fire fighting facilities. N/A
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None at this time

9. When did the company last file a capacity analysis report with the DEP? N/A

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? _____
- 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 # 3354653

12. Water Management District Consumptive Use Permit # 2-069-0727NRM

- 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:

Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 10,738	_____	_____	\$ 10,738
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	\$ 124,355	\$ 150	_____	\$ 124,505
354	Structures and Improvements_____	\$ 57,366	_____	\$ 77,533	\$ (20,167)
360	Collection Sewers - Force_____	\$ 26,593	\$ 231,492	_____	\$ 258,085
361	Collection Sewers - Gravity_____	\$ 466,729	\$ 78,328	_____	\$ 545,057
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	\$ 74,560	\$ 24,350	_____	\$ 98,910
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	\$ 41,100	_____	_____	\$ 41,100
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	\$ 470,562	\$ 228,984	_____	\$ 699,546
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	\$ 45,853	_____	_____	\$ 45,853
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	\$ -	\$ 1,391	_____	\$ 1,391
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$1,317,856	\$ 564,694	_____	\$1,805,017 *

* This amount should tie to sheet F-5.

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2000

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (i-g+h=i) (i)
354	Structures and Improvements	46	%	2.50 %	\$ 3,352		\$ 3,352	\$ -
360	Collection Sewers - Force			2.50	\$ 9,902		\$ 13,294	\$ (3,392)
361	Collection Sewers - Gravity	27	%	3.70 %	\$ 10,039	\$ 28,267		\$ 38,306
362	Special Collecting Structures	40	%	2.50 %	\$ 60,138	\$ 10,730		\$ 70,868
363	Services to Customers	35	%	2.86 %	\$ 15,286	\$ 2,973		\$ 18,259
364	Flow Measuring Devices		%					\$ -
365	Flow Measuring Installations		%					\$ -
370	Receiving Wells	22	%	4.00 %	\$ 20,550	\$ 1,644		\$ 22,194
371	Pumping Equipment		%					\$ -
380	Treatment and Disposal Equipment	18	%	6.67 %	\$ 181,765	\$ 29,447		\$ 211,212
381	Plant Sewers		%					\$ -
382	Outfall Sewer Lines		%	3.30 %	\$ 6,052	\$ 1,514		\$ 7,566
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%			\$ 66		\$ 66
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Adjustment to G/L				\$ (1,266)	\$ 1,266		\$ -
	Totals				\$ 305,818	\$ 75,907	\$ 16,646	\$ 365,079 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 7,246.57
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	\$ 17,850.00
704	Employee Pensions and Benefits_____	\$ 814.00
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	\$ 7,610.00
715	Purchased Power_____	\$ 16,565.97
716	Fuel for Power Production_____	
718	Chemicals_____	\$ 3,218.02
720	Materials and Supplies_____	\$ 2,884.16
730	Contractual Services:	
	Operator and Management_____	\$ 9,867.90
	Testing_____	\$ 1,566.00
	Other_____	\$ 2,480.00
740	Rents_____	\$ 1,800.00
750	Transportation Expense_____	\$ 1,885.00
755	Insurance Expense_____	\$ 1,183.06
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	\$ 1,000.00
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	\$ 1,377.68
	Total Wastewater Operation And Maintenance Expense_____	<u>\$ 77,348 *</u>

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		(c x e) (f)
			Start of Year (d)	End of Year (e)	
5/8"	D	1.0	604	709	709
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): _____ _____	_____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Unmetered Customers					
** D = Displacement C = Compound T = Turbine			Total		
			<u>604</u>	<u>709</u>	<u>709</u>

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	_____	_____
Make or Type and nameplate data on pump _____	Hydromatic	Hydromatic	Hydromatic	Hydromatic	_____	_____
Year installed _____	1986	1986	1992	1994	_____	_____
Rated capacity _____	150 GPM	150 GPM	150 GPM	30 GPM	_____	_____
Size _____	5 HP	5 HP	5 HP	2 HP	_____	_____
Power:						
Electric _____	X	X	X	X	_____	_____
Mechanical _____	S-4NRC	S-4NRC	S-4NRC	_____	_____	_____
Nameplate data of motor _____	500	500	500	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	6"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	30'	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	604	_____	_____	_____	_____	_____
Added during year _____	105	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	709	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"	10"	_____	_____	6"	4"	2"	_____
Type of main _____	PVC	PVC	_____	_____	PVC	PVC	PVC	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	25,041	603	_____	_____	5,265	2,570	660	_____
Added during year _____	8,809	_____	_____	_____	1,360	377	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	33,850	603	_____	_____	6,625	2,947	660	_____

MANHOLES

Size (inches) _____	6"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	111	_____	_____	_____
Added during year _____	33	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	144	_____	_____	_____

UTILITY NAME: Pennbrooke Utilities, Inc.

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2000

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Capacity _____ Average Daily Flow _____ Effluent Disposal _____ Total Gallons of Wastewater treated _____	Mack Concrete _____ Extended Air _____ Concrete _____ .180 MGD _____ 85,000 _____ Ponds _____		
--	--	--	--

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	Hydromatic _____ 150 _____ Layne _____ 5 _____ Electric _____					
---	---	--	--	--	--	--

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	3,241	-	3,241
February _____	2,463	-	2,463
March _____	2,189	-	2,189
April _____	2,040	-	2,040
May _____	2,396	-	2,396
June _____	2,563	-	2,563
July _____	2,912	-	2,912
August _____	2,564	-	2,564
September _____	2,659	-	2,659
October _____	2,699	-	2,699
November _____	2,613	-	2,613
December _____	2,744	-	2,744
Total for year _____	31,083	-	31,083

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Pennbrooke Utilities, Inc

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. 709
2. Maximum number of ERCs* which can be served. 600 - historic flows have been 150 GPD/Unit
3. Present system connection capacity (in ERCs*) using existing lines. 976
4. Future connection capacity (in ERCs*) upon service area buildout. 1200
5. Estimated annual increase in ERCs*. 105
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
Expansion to .180 MGD anticipated for 2000

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? Yes
If so, when? Nov. 1999
9. Has the utility been required by the DEP or water management district to implement reuse Yes
If so, what are the utility's plans to comply with this requirement? Under construction
10. When did the company last file a capacity analysis report with the DEP? N/A
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? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # 3354653

* 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).

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"/>	<u>Thomas Bankowski</u> *
				(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.