

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

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

35

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DIVISION OF

WATER AND SEWER

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Florida Public Service Commission
Division of Water and Wastewater

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1999

UTILITY NAME: Pennbrooke Utilities, Inc.

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. Yes 2. Yes 3. Yes 4. Yes

Frank W. Hous
(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.

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

Pennbrooke Utilities, Inc.
(EXACT NAME OF UTILITY)

146 Horizon Ct., Lakeland, FL 33813	501 SR 44, Leesburg, FL 34748	Lake
Mailing Address	Street Address	County
Telephone Number <u>(352) 326-5600 (863) 646-2904</u>	Date Utility First Organized <u>4/8/96</u>	
Fax Number <u>(352) 326-2558 (863) 644-8079</u>	E-mail Address _____	
Sunshine State One-Call of Florida, Inc. Member No. <u>PUI505</u>		

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.</u> <u>Lakeland, FL 33813</u>	
Person who prepared this report: <u>Greg Richeson</u>	<u>Controller</u>	<u>146 Horizon Ct.</u> <u>Lakeland, FL 33813</u>	
Officers and Managers: <u>Arthur H. Erickson</u>	<u>Sr. Vice President</u>	<u>146 Horizon Ct.</u> <u>Lakeland, FL 33813</u>	\$ <u>0</u>
<u>Frank Haas</u>	<u>President</u>	<u>501 State Road 44</u> <u>Leesburg, FL 34748</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

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

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ 151,782	\$ 73,799		\$ 225,580
Commercial -----					
Industrial -----					
Multiple Family -----					
Guaranteed Revenues					
Other (specify) -----					
Total Gross Revenue		\$ 151,782	\$ 73,799		\$ 225,580
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 45,132	\$ 51,129		\$ 96,261
Depreciation Expense	F-5	\$ 38,318	\$ 51,719		\$ 90,037
CIAC Amortization Expense	F-8	\$ (12,124)	\$ (28,895)		\$ (41,019)
Taxes Other Than Income	F-7	\$ 26,699	\$ 18,392		\$ 45,090
Income Taxes	F-7	\$ (9,592)	\$ (9,592)		\$ (19,184)
Total Operating Expense		\$ 88,433	\$ 82,753		\$ 171,186
Net Operating Income (Loss)		\$ 63,349	\$ (8,955)		\$ 54,395
Other Income:					
Nonutility Income					
Other Deductions:					
Miscellaneous Nonutility Expenses		\$ 1,216	\$ 1,216		\$ 2,432
Interest Expense		\$ 28,467	\$ 43,329		\$ 71,796
Net Income (Loss)		\$ 33,666	\$ (53,499)		\$ (19,833)

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$ 2,527,313	\$ 2,340,850
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	\$ 686,466	\$ 596,432
Net Utility Plant		\$ 1,840,847	\$ 1,744,418
Cash		\$ (9,486)	\$ 23,419
Customer Accounts Receivable (141)		\$ 6,582	\$ 2,408
Other Assets (Specify):			
Acquisition Adjustment		\$ (9,691)	\$ (9,691)
Total Assets		\$ 1,828,252	\$ 1,760,554
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	\$ (599,388)	\$ (579,554)
Proprietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ (349,388)	\$ (329,554)
Long Term Debt (224)	F-6	\$ 837,228	\$ 787,228
Accounts Payable (231)		\$ 86,063	\$ 79,310
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)			
Other Liabilities (Specify)			
Accrued Interest		\$ 444,582	\$ 372,785
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8	\$ 809,767	\$ 850,785
Total Liabilities and Capital		\$ 1,828,252	\$ 1,760,554

UTILITY NAME: Pennbrooke Utilities, Inc.

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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	<u>\$ 1,012,951</u>	<u>\$ 1,317,856</u>	_____	<u>\$ 2,330,806</u>
Construction Work in Progress (105) -----	<u>\$ 14,400</u>	<u>\$ 182,107</u>	_____	<u>\$ 196,507</u>
Other (Specify) ----- _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Utility Plant -----	<u>\$ 1,027,351</u>	<u>\$ 1,499,963</u>	_____	<u>\$ 2,527,313</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>\$ 342,329</u>	<u>\$ 254,100</u>	_____	<u>\$ 596,429</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account -----	<u>\$ 38,318</u>	<u>\$ 51,719</u>	_____	<u>\$ 90,037</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) ----- _____	_____	_____	_____	_____
Total Credits -----	<u>\$ 38,318</u>	<u>\$ 51,719</u>	_____	<u>\$ 90,037</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	_____	_____	_____	_____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) ----- _____	_____	_____	_____	_____
Total Debits -----	<u>\$ -</u>	<u>\$ -</u>	_____	<u>\$ -</u>
Balance End of Year -----	<u>\$ 380,647</u>	<u>\$ 305,819</u>	_____	<u>\$ 686,466</u>

UTILITY NAME: Pennbrooke Utilities, Inc.

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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 _____	_____	\$ (579,554)
Changes during the year (Specify):	_____	_____
Net Loss _____	_____	\$ (19,833)
_____	_____	_____
Balance end of year _____	_____	\$ (599,387)

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.	+1%	0	\$ 837,228
Interest Rate is prime plus 1%	_____	_____	_____
Total _____	_____	_____	\$ 837,228

UTILITY NAME: Pennbrooke Utilities, Inc.

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TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	\$ -	\$ -	\$ -	\$ -
Add Accruals charged:				
State ad valorem tax _____	\$ 5,456	\$ 2,823		\$ 8,279
Local property tax _____	\$ 21,213	\$ 15,539		\$ 36,751
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____				
Other (Specify) ___ Lake County _____	\$ 30	\$ 30		\$ 60
2. Total Taxes Accrued _____	\$ 26,699	\$ 18,392		\$ 45,090
Deduct Taxes Paid:				
State ad valorem tax _____	\$ 5,456	\$ 2,823		\$ 8,279
Local property tax _____	\$ 21,213	\$ 15,539		\$ 36,751
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____				
Other (Specify) ___ Lake County _____	\$ 30	\$ 30		\$ 60
3. Total Taxes Paid _____	\$ 26,699	\$ 18,392		\$ 45,090
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
A-1 Septic Tank Service		\$ 4,600	Haul sludge
AMJ Equipment			Calibration Service
Andreyev Engineering	\$ 2,245	\$ 2,246	Engineering
Barney's Pumps		\$ 1,495	Plant Components
BCI Engineering		\$ 1,980	Consulting
Creative Services	\$ 1,350	\$ 1,350	Plant Construction
Custom Controls	\$ 1,241	\$ 2,409	Chemicals
Dalton & Owens		\$ 2,461	Electrical Construction
Dave Symonds & Associates	\$ 6,436		Chemical Distributor
Donald Kern	\$ 1,537	\$ 1,537	Service hookups
M&C Pipe	\$ 642	\$ 130	Water & Sewer Pipe
Mack Concrete Industries		\$ 102,850	Plant Construction
Ernie Morris Enterprises	\$ 401	\$ 401	Utility Forms Printing
Plant Technicians	\$ 4,680	\$ 5,653	Testing
Richard Snyder, Surveyor		\$ 2,180	Plant Construction
Sunstate Meter	\$ 4,301	\$ -	Plant Construction
Tavares Electric Motor	\$ -	\$ 2,069	Plant Construction
Transport Clearing		\$ 37,195	Plant Construction
United Systems	\$ 1,050	\$ 1,050	Accounting Services
Wicks Consulting Services	\$ 14,094	\$ 14,094	Plant Design

UTILITY NAME: Pennbrooke Utilities, Inc.

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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 383,595	\$ 661,852	\$ 1,045,447
2) Add credits during year _____	\$ -	\$ -	\$ -
3) Total _____	<u>\$ 383,595</u>	<u>\$ 661,852</u>	<u>\$ 1,045,447</u>
4) Deduct charges during the year _____	\$ -	\$ -	\$ -
5) Balance end of year _____	\$ 383,595	\$ 661,852	\$ 1,045,447
Less Accumulated Amortization _____	<u>\$ 82,239</u>	<u>\$ 153,441</u>	<u>\$ 235,680</u>
7) Net CIAC _____	<u>\$ 301,356</u>	<u>\$ 508,411</u>	<u>\$ 809,767</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>\$ -</u>	<u>\$ -</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	
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			<u>\$ -</u>

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 70,115	\$ 124,546	\$ 194,661
Add Credits During Year _____	<u>\$ 12,124</u>	<u>\$ 28,895</u>	<u>\$ 41,019</u>
Deduct Debits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above)	<u>\$ 82,239</u>	<u>\$ 153,441</u>	<u>\$ 235,680</u>

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

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT DECEMBER 31, 1999

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>100.00</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
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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**

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				
311	Pumping Equipment				
320	Water Treatment Equipment	\$ 478,411			\$ 478,411
330	Distribution Reservoirs and Standpipes	\$ 9,500			\$ 9,500
331	Transmission and Distribution Lines	\$ 299,966			\$ 299,966
333	Services	\$ 60,238			\$ 60,238
334	Meters and Meter Installations	\$ 32,299	\$ 4,356		\$ 36,655
335	Hydrants	\$ 11,328			\$ 11,328
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	\$ 750			\$ 750
348	Other Tangible Plant				
	Total Water Plant	\$ 1,008,595	\$ 4,356	\$ -	\$ 1,012,951

UTILITY NAME:

Pennbrooke Utilities, Inc.

YEAR OF REPORT
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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	\$ 3,083		\$ 268	\$ 3,351
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%	3.70	\$ 35,847		\$ 3,117	\$ 38,964
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment		%					
320	Water Treatment Equipment		%	4.76	\$ 234,551		\$ 22,772	\$ 257,323
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains		%	3.03	\$ 3,312		\$ 288	\$ 3,600
333	Services		%	2.63	\$ 42,607		\$ 7,889	\$ 50,496
334	Meter & Meter Installations		%	2.86	\$ 9,069		\$ 1,723	\$ 10,792
335	Hydrants		%	5.88	\$ 16,570		\$ 2,155	\$ 18,725
339	Other Plant and Miscellaneous Equipment		%	2.50	\$ 1,017		\$ 283	\$ 1,300
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		%	10.00	\$ 150		\$ 75	\$ 225
348	Other Tangible Plant		%					
	Adjustment to G/L				\$ (3,877)		\$ (250)	\$ (4,127)
	Totals				\$ 342,329		\$ 38,321	\$ 380,650

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	\$ 4,847
604	Employee Pensions and Benefits	
610	Purchased Water	\$ -
615	Purchased Power	
616	Fuel for Power Production	\$ 13,293
618	Chemicals	
620	Materials and Supplies	\$ 10,048
630	Contractual Services:	\$ 6,390
	Operator and Management	
	Testing	\$ 5,096
	Other	\$ 400
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	\$ 5,059
	Total Water Operation And Maintenance Expense	\$ 45,132

* 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	486	604	604
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					
Total			486	604	604

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 1999

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 _____	-	7,276	_____	7,276	7,276
February _____	-	7,140	_____	7,140	7,140
March _____	-	9,065	_____	9,065	9,065
April _____	-	10,150	_____	10,150	10,150
May _____	-	9,187	_____	9,187	9,187
June _____	-	6,492	_____	6,492	6,492
July _____	-	8,489	_____	8,489	8,489
August _____	-	8,679	_____	8,679	8,679
September _____	-	8,218	_____	8,218	8,218
October _____	-	7,500	_____	7,500	7,500
November _____	-	8,765	_____	8,765	8,765
December _____	-	8,847	_____	8,847	8,847
Total for Year _____	-	99,808	-	99,808	99,808

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"	8,296	8,163	_____	16,459
PVC	6"	17,065	18,545	_____	35,610
PVC	4"	2,260	1,984	_____	4,244
PVC	2"	210	_____	_____	210
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Pennbrooke Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 1999

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)
<u>Motors</u>				
Manufacturer _____	<u>US Electric</u>	<u>US Electric</u>	_____	_____
Type _____	<u>R</u>	<u>R</u>	_____	_____
Rated Horsepower _____	<u>40</u>	<u>40</u>	_____	_____
<u>Pumps</u>				
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, 1999

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, 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. 604
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?
If so, how much capacity is required? Yes
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:
 $ERC = (\text{Total SFR gallons sold} / 365 \text{ days}) / 350 \text{ gallons per day}$.

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME:

Pennbrooke Utilities, Inc.

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 -----	\$ 10,738			\$ 10,738
352	Franchises -----				
353	Land and Land Rights -----	\$ 124,355			\$ 124,355
354	Structures and Improvements -----	\$ 57,366			\$ 57,366
360	Collection Sewers - Force -----	\$ 26,593			\$ 26,593
361	Collection Sewers - Gravity -----	\$ 466,729			\$ 466,729
362	Special Collecting Structures -----				
363	Services to Customers -----	\$ 74,560			\$ 74,560
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			\$ 470,562
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 -----				
394	Laboratory Equipment -----				
395	Power Operated Equipment -----				
396	Communication Equipment -----				
397	Miscellaneous Equipment -----				
398	Other Tangible Plant -----				
	Total Wastewater Plant -----	\$ 1,317,856	\$ -		\$ 1,317,856 *

* This amount should tie to sheet F-5.

UTILITY NAME: Pennbrooke Utilities, Inc.

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)
354	Structures and Improvements	46	%	2.50 %	\$ 3,083		\$ 268	\$ 3,352
360	Collection Sewers - Force	27		3.70	\$ 7,780		\$ 2,123	\$ 9,902
361	Collection Sewers - Gravity	27		3.70	\$ 9,055		\$ 984	\$ 10,039
362	Special Collecting Structures	40		2.50	\$ 48,470		\$ 11,668	\$ 60,138
363	Services to Customers	35		2.86	\$ 13,154		\$ 2,132	\$ 15,286
364	Flow Measuring Devices							
365	Flow Measuring Installations							
370	Receiving Wells	22		4.00	\$ 18,906		\$ 1,644	\$ 20,550
371	Pumping Equipment							
380	Treatment and Disposal Equipment	18		6.67	\$ 150,379		\$ 31,366	\$ 181,765
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant and Miscellaneous Equipment			3.30	\$ 4,539		\$ 1,513	\$ 6,052
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							
	Adjustment to G/L				\$ (1,266)			\$ (1,266)
	Totals				\$ 254,100	\$	\$ 51,719	\$ 305,819 *

* This amount should tie to Sheet F.5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 5,646.50
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	
716	Fuel for Power Production	\$ 16,814.62
718	Chemicals	
720	Materials and Supplies	\$ 5,444.88
730	Contractual Services:	\$ 2,885.81
	Operator and Management	
	Testing	\$ 10,395.85
	Other	\$ 150.00
740	Rents	\$ 3,593.35
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	\$ 6,198.16
	Total Wastewater Operation And Maintenance Expense	\$ 51,129.00
	* 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	486	604	604
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					
Total			486	604	604

** D = Displacement
C = Compound
T = Turbine

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 _____	<u>Hydromatic</u>	<u>Hydromatic</u>	<u>Hydromatic</u>	<u>Hydromatic</u>	_____	_____
Year installed _____	<u>1986</u>	<u>1986</u>	<u>1992</u>	<u>1994</u>	_____	_____
Rated capacity _____	<u>150 GPM</u>	<u>150 GPM</u>	<u>150 GPM</u>	<u>30 GPM</u>	_____	_____
Size _____	<u>5 HP</u>	<u>5 HP</u>	<u>5 HP</u>	<u>2 HP</u>	_____	_____
Power _____	_____	_____	_____	_____	_____	_____
Electric _____	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>S-4NRC</u>	<u>S-4NRC</u>	<u>S-4NRC</u>	_____	_____	_____
_____	<u>500</u>	<u>500</u>	<u>500</u>	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>6"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>30'</u>	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>486</u>	_____	_____	_____	_____	_____
Added during year _____	<u>18</u>	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>604</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
	8"	10"	_____	_____	6"	4"	2"	_____
Size (inches) _____	<u>8"</u>	<u>10"</u>	_____	_____	<u>6"</u>	<u>4"</u>	<u>2"</u>	_____
Type of main _____	<u>PVC</u>	<u>PVC</u>	_____	_____	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>25,041</u>	<u>603</u>	_____	_____	<u>5,265</u>	<u>2,570</u>	<u>660</u>	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>25,041</u>	<u>603</u>	_____	_____	<u>5,265</u>	<u>2,570</u>	<u>660</u>	_____

MANHOLES

Size (inches) _____	<u>6"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes _____	_____	_____	_____	_____
Beginning of year _____	<u>111</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>111</u>	_____	_____	_____

UTILITY NAME: Pennbrooke Utilities, Inc.

SYSTEM NAME: _____

YEAR OF REPORT
DECEMBER 31, 1999

TREATMENT PLANT

Manufacturer _____	<u>Mack Concrete</u>	_____	_____
Type _____	<u>Extended Air</u>	_____	_____
"Steel" or "Concrete" _____	<u>Concrete</u>	_____	_____
Total Capacity _____	<u>.090 MGD</u>	_____	_____
Average Daily Flow _____	<u>35000</u>	_____	_____
Effluent Disposal _____	<u>Ponds/Sprayfield</u>	_____	_____
Total Gallons of Wastewater treated _____	_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Hydromatic</u>	_____	_____	_____	_____	_____
Capacity (GPM's) _____	<u>150</u>	_____	_____	_____	_____	_____
Manufacturer _____	<u>Layne</u>	_____	_____	_____	_____	_____
Horsepower _____	<u>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>2,109</u>	-	<u>2,109</u>
February _____	<u>2,056</u>	-	<u>2,056</u>
March _____	<u>2,637</u>	-	<u>2,637</u>
April _____	<u>2,459</u>	-	<u>2,459</u>
May _____	<u>2,329</u>	-	<u>2,329</u>
June _____	<u>2,582</u>	-	<u>2,582</u>
July _____	<u>2,747</u>	-	<u>2,747</u>
August _____	<u>2,515</u>	-	<u>2,515</u>
September _____	<u>2,464</u>	-	<u>2,464</u>
October _____	<u>1,910</u>	-	<u>1,910</u>
November _____	<u>1,469</u>	-	<u>1,469</u>
December _____	<u>1,772</u>	-	<u>1,772</u>
Total for year _____	<u>27,049</u>	-	<u>27,049</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Pennbrooke Utilities, Inc

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. 604
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).