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DISTRIBUTION CENTER

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS746-01-AR
Sun Communities Operating Limited Partnership
Attn: Saddle Oak Club
31700 Middlebelt Road, Suite 145
Farmington Hills, MI 48334-2321

Submitted To The

STATE OF FLORIDA

APPROVED
FOR PUBLIC SERVICE
02 APR 22 AM 10:51
COMMISSIONER OF
REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

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)

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FINANCIAL SECTION

REPORT OF

Sun Communities Operating, Ltd (Marion County)
(EXACT NAME OF UTILITY)

6045 S.W. 55th Court, Ocala, Florida 34474		Same as Mailing Address	Marion
Mailing Address		Street Address	County
Telephone Number	352-873-0494	Date Utility First Organized	1985
Fax Number	352-873-7358	E-mail Address	None
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: Sun Communities Inc. 31700 Middlebelt Road, Farmington Hills, Michigan 48334 (248) 932-3072

Name of subdivisions where services are provided: Saddle Oak Club

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Lori Rumer</u>	<u>Regional Manager</u>	<u>9907 Country Oaks Drive Ft Myers, Florida 33912-6206</u>	
Person who prepared this report: <u>Gary S. Morse</u>	<u>Utility Consultant</u>	<u>131 Harrogate Court Longwood, Florida 32779</u>	
Officers and Managers: _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

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>Sun Communities Finance LLC</u>	<u>100%</u>	<u>31700 Middlebelt Rd. Suite 145 Farmington Hills, MI 48334</u>	\$ _____ \$ N/A \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 26,573	\$ 35,431	\$ _____	\$ 62,004
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue___		\$ 26,573	\$ 35,431	\$ _____	\$ 62,004
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 22,995	\$ 29,194	\$ _____	\$ 52,189
Depreciation Expense_____	F-5	9,897	9,905	_____	19,802
CIAC Amortization Expense__	F-8	(5,345)	(5,955)	_____	(11,300)
Taxes Other Than Income__	F-7	1,315	1,512	_____	2,827
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 28,862	34,656	_____	\$ 63,518
Net Operating Income (Loss)		\$ (2,289)	\$ 775	\$ _____	\$ (1,514)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (2,289)	\$ 775	\$ _____	\$ (1,514)

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>590,059</u>	\$ <u>565,165</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>233,807</u>	<u>214,005</u>
Net Utility Plant _____		\$ <u>356,252</u>	\$ <u>351,160</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	-
Other Assets (Specify): _____		_____	-
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u>356,252</u>	\$ <u>351,160</u>
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>330,101</u>	<u>311,789</u>
Total Capital _____		\$ <u>330,101</u>	\$ <u>311,789</u>
Long Term Debt (224) _____	F-6	\$ _____	\$ _____
Accounts Payable (231) _____		<u>590</u>	<u>2,510</u>
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		_____	-
Other Liabilities (Specify) _____		_____	_____
_____		_____	_____
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>25,561</u>	<u>36,861</u>
Total Liabilities and Capital _____		\$ <u>356,252</u>	\$ <u>351,160</u>

UTILITY NAME Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 304,310	\$ 285,749	\$ _____	\$ 590,059
----- Construction Work in	_____	_____	_____	_____
----- Other (Specify) _____	_____	_____	_____	_____
----- Total Utility Plant _____	\$ 304,310	\$ 285,749	\$ _____	\$ 590,059

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 104,665	\$ 109,340	\$ _____	\$ 214,005
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 9,897	\$ 9,905	\$ _____	\$ 19,802
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
----- Total Credits _____	\$ 114,562	\$ 119,245	\$ _____	\$ 233,807
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
----- Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 114,562	\$ 119,245	\$ _____	\$ 233,807

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 311,789
Changes during the year (Specify): Retained Earnings _____ Capital Contributions(Distributions) _____	_____ _____	18,312 _____
Balance end of year _____	\$ _____	\$ 330,101

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

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_____	_____	_____	_____	_____
Regulatory assessment fee____	1,315	1,512	_____	2,827
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax	_____	_____	_____	_____
Workers Comp	_____	_____	_____	_____
Total Taxes Accrued_____	\$ 1,315	\$ 1,512	\$ _____	\$ 2,827

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

<p>Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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.</p>			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 92,625	\$ 92,625	\$ 185,250
2) Add credits during year _____	\$ -	\$ -	\$ -
3) Total _____	92,625	92,625	185,250
4) Deduct charges during the year _____	-	-	-
5) Balance end of year _____	92,625	92,625	185,250
6) Less Accumulated Amortization _____	81,150	78,539	159,689
7) Net CIAC _____	\$ 11,475	\$ 14,086	\$ 25,561

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 _____		\$ _____	\$ _____
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.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 75,805	\$ 72,584	\$ 148,389
Add Credits During Year: _____	5,345	5,955	11,300
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.) _____	\$ 81,150	\$ 78,539	\$ 159,689

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

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

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	_____	_____ %	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 Number approving AFUDC rate: _____

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

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001
--

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	_____	_____	_____	_____	_____
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: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

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	6,500			6,500
304	Structures and Improvements	2,200	-		2,200
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	12,774	-		12,774
308	Infiltration Galleries and Tunnels				
309	Supply Mains	-			-
310	Power Generation Equipment	20,468			20,468
311	Pumping Equipment	25,145			25,145
320	Water Treatment Equipment	11,193			11,193
330	Distribution Reservoirs and Standpipes	44,136	-		44,136
331	Transmission and Distribution Lines	151,560			151,560
333	Services	1,100			1,100
334	Meters and Meter Installations	29,234	-		29,234
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	\$ 304,310	\$ -	\$ -	\$ 304,310

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	27	%	3.70%	\$ 41	\$	\$ 81	\$ 122
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70%	2,771		473	3,244
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	27	%	3.70%	15,078		758	15,836
311	Pumping Equipment	32	%	3.13%	17,088		786	17,874
320	Water Treatment Equipment	27	%	3.70%	4,190		415	4,604
330	Distribution Reservoirs & Standpipes	35	%	2.86%	1,323		1,261	2,584
331	Trans. & Dist. Mains	35	%	2.86%	62,479		4,330	66,810
333	Services	15	%	6.67%	183		73	257
334	Meter & Meter Installations	17	%	5.88%	1,512		1,720	3,232
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				\$ 104,665	\$	\$ 9,897	\$ 114,562 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	5,997
616	Fuel for Power Production	_____
618	Chemicals	1,563
620	Materials and Supplies	-
630	Contractual Services:	
	Billing	1,709
	Professional (Contract Ops & Annual Report)	6,380
	Testing	_____
	Other (Repair and Maintenance)	6,038
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	1,308
	Total Water Operation And Maintenance Expense	\$ <u>22,995</u> *

* 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	376	376	376
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	4	4	4
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	2	2	16
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	382	382
			<u>382</u>	<u>382</u>	<u>396</u>

UTILITY NAME: _____ Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

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	_____	4,744	_____	4,744	4,638
February	_____	5,020	_____	5,020	3,467
March	_____	4,779	_____	4,779	4,392
April	_____	4,952	_____	4,952	4,072
May	_____	6,429	_____	6,429	4,525
June	_____	5,419	_____	5,419	7,573
July	_____	4,161	_____	4,161	3,724
August	_____	4,180	_____	4,180	3,229
September	_____	4,013	_____	4,013	4,177
October	_____	5,549	_____	5,549	3,172
November	_____	5,789	_____	5,789	5,361
December	_____	5,209	_____	5,209	5,440
Total for Year	_____	60,244	-	60,244	53,770

Note: Customers Charged flat fee of \$14.00 per month (W/S) and included in lot rent. Metering of park complete. If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	Unknown	Unknown	None	None	Unknown
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	1985	1989	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	286	120	160	_____
Diameters of Wells _____	8	6	4	_____
Pump - GPM _____	360	87	95	_____
Motor - HP _____	10	7.5	5	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	Generator	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank _____	20,000	_____	_____	_____
Ground or Elevated _____	Hydro	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	480,000	_____	_____
Type of Source _____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	_____	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	Chen Tack 30 GPD	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: ___ Saddle Oak Club

YEAR OF REPORT	
DEC	2001

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. 472 Based on water pumped
2. Maximum number of ERC's * which can be served. 1,371 Based on permitted plant capacity
3. Present system connection capacity (in ERCs *) using existing lines. 472
4. Future connection capacity (in ERCs *) upon service area buildout. 1,371
5. Estimated annual increase in ERCs *. 15
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required?
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP?
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 # PWS No.6424620
12. Water Management District Consumptive Use Permit # 20-006-792-04
 - 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: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ -	\$ -	\$ -	\$ -
352	Franchises_____	-	-	-	-
353	Land and Land Rights_____	5,000	11,381	-	16,381
354	Structures and Improvements_____	87,908	4,596	-	92,504
355	Power Generation Equipment_____	-	-	-	-
360	Collection Sewers - Force_____	20,000	-	-	20,000
361	Collection Sewers - Gravity_____	88,751	-	-	88,751
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	18,250	-	-	18,250
364	Flow Measuring Devices_____	-	3,118	-	3,118
365	Flow Measuring Installations_____	-	-	-	-
370	Receiving Wells_____	15,312	-	-	15,312
371	Pumping Equipment_____	4,194	-	-	4,194
380	Treatment and Disposal Equipment_____	11,335	5,799	-	17,134
381	Plant Sewers_____	-	-	-	-
382	Outfall Sewer Lines_____	-	-	-	-
389	Other Plant and Miscellaneous Equipment_____	10,105	-	-	10,105
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_____	\$ 260,855	\$ 24,894	\$ 0	\$ 285,749 *

* This amount should tie to sheet F-5.

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT
DECEMBER 31, 2001

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	27	%	3.70%	\$ 36,459	\$	\$ 3,341	\$ 39,800
355	Power Generation Equipment		%					
360	Collection Sewers - Force	35	%	2.86%	10,335		571	10,907
361	Collection Sewers - Gravity	35	%	2.86%	39,270		2,536	41,805
362	Special Collecting Structures	27	%	3.70%	-		-	
363	Services to Customers	27	%	3.70%	10,163		676	10,839
364	Flow Measuring Devices	5	%	20.00%	-		312	312
365	Flow Measuring Installations		%					
370	Receiving Wells	27	%	3.70%	4,536		567	5,103
371	Pumping Equipment	15	%	6.67%	2,804		280	3,083
380	Treatment and Disposal							
	Equipment	15	%	6.67%	2,067		949	3,016
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous							
	Equipment	15	%	6.67%	3,707		674	4,380
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				\$ 109,340	\$ -	\$ 9,905	\$ 119,245 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	7,267
715	Purchased Power_____	5,997
716	Fuel for Power Production_____	_____
718	Chemicals_____	4,377
720	Materials and Supplies_____	-
730	Contractual Services:	
	Billing_____	1,709
	Professional (Contract Ops & Annual Report) _____	5,268
	Testing_____	_____
	Other (Repair and Maintenance) _____	3,268
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	1,308
	Total Wastewater Operation And Maintenance Expense_____	\$ 29,194 *

* 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	376	376	376
General Service					
5/8"	D	1.0	0	0	0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			<u>377</u>	<u>377</u>	<u>384</u>

** D = Displacement
C = Compound
T = Turbine

Note: Number of General Service connections corrected from last years report to reflect as water only accounts.

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

PUMPING EQUIPMENT

Lift Station Number _____	<u>No. 1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>Hydro-matic</u>	_____	_____	_____	_____	_____
Year installed _____	<u>1995</u>	_____	_____	_____	_____	_____
Rated capacity _____	<u>100</u>	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	<u>230V</u>	_____	_____	_____	_____	_____
Mechanical _____	<u>2HP</u>	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>25</u>	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>376</u>	_____	_____	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	_____	_____
End of year _____	<u>376</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
	8"	10"			6"	4"	3"	
Size (inches) _____	<u>8"</u>	<u>10"</u>	_____	_____	<u>6"</u>	<u>4"</u>	<u>3"</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 _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	<u>8"</u>	<u>10"</u>	_____	_____
Type of Manhole _____	<u>Precast</u>	<u>Precast</u>	_____	_____
Number of Manholes:				
Beginning of year _____	<u>32</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>32</u>	_____	_____	_____

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____ <u>Extended Aeration</u> <u>Concrete</u> <u>75,800 GPD</u> <u>48,405</u> <u>Perc Ponds</u> _____ <u>17,668,000</u>	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
---	---	---	---

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	_____ <u>100</u> _____ _____ <u>2</u> _____ <u>Electric</u>	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____
--	---	--	--	--	--

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>1,240,000</u>	_____	<u>All</u>
February _____	<u>1,708,000</u>	_____	<u>All</u>
March _____	<u>1,147,000</u>	_____	<u>All</u>
April _____	<u>1,230,000</u>	_____	<u>All</u>
May _____	<u>1,116,000</u>	_____	<u>All</u>
June _____	<u>990,000</u>	_____	<u>All</u>
July _____	<u>1,023,000</u>	_____	<u>All</u>
August _____	<u>2,170,000</u>	_____	<u>All</u>
September _____	<u>2,100,000</u>	_____	<u>All</u>
October _____	<u>1,846,000</u>	_____	<u>All</u>
November _____	<u>1,563,000</u>	_____	<u>All</u>
December _____	<u>1,535,000</u>	_____	<u>All</u>
Total for year _____	<u>17,668,000</u>	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT
DECEMBER 31, 2001

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. | 173 | Based on gallons treated |
| 2. Maximum number of ERCs* which can be served. | 271 | |
| 3. Present system connection capacity (in ERCs*) using existing lines. | 173 | |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | 271 | |
| 5. Estimated annual increase in ERCs*. | 15 | |

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

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.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No

If so, when? _____

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? April 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.
- 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 # FLA010529-001

* 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: Saddle Oak Club

YEAR OF REPORT
DECEMBER 31, 2001

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.	2.	3.	4.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)
1.	2.	3.	4.	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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.