

OFFICIAL COPY
DIVISION OF
WATER AND SEWER
UTILITIES
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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS746-03-AR
Sun Communities Operating Limited Partnership
The American Center
27777 Franklin Road, Suite 200
Southfield, MI 48034-8205

516-W and 448-S
Certificate Number(s)

Submitted To The
STATE OF FLORIDA

04/17/05 10:01 AM
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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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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>	None
Person who prepared this report: <u>Excel Engineering Consultants</u>	<u>Utility Consultant</u>	<u>122 Wilshire Blvd. Casselberry, Florida 32779</u>	None
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, 2003

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 31,948	\$ 40,367	\$ _____	\$ 72,314
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 31,948	\$ 40,367	\$ _____	\$ 72,314
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 27,474	\$ 41,488	\$ _____	\$ 68,962
Depreciation Expense _____	F-5	10,257	11,347	_____	21,604
CIAC Amortization Expense _____	F-8	(5,345)	(5,955)	_____	(11,300)
Taxes Other Than Income _____	F-7	1,219	1,626	_____	2,845
Income Taxes _____	F-7	0	0	_____	0
Total Operating Expense _____		\$ 33,605	48,506	_____	\$ 82,111
Net Operating Income (Loss) _____		\$ (1,658)	\$ (8,139)	\$ _____	\$ (9,797)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss) _____		\$ (1,658)	\$ (8,139)	\$ _____	\$ (9,797)

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2003

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>620,356</u>	\$ <u>606,912</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>275,944</u>	<u>254,340</u>
Net Utility Plant -----		\$ <u>344,412</u>	\$ <u>352,572</u>
Cash -----		-----	-----
Customer Accounts Receivable (141) -----		-----	-----
Other Assets (Specify): -----		-----	-----
Prepaid Expenses-Permit Fee -----		<u>1,900</u>	<u>-----</u>
-----		-----	-----
-----		-----	-----
Total Assets -----		\$ <u>346,312</u>	\$ <u>352,572</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>326,585</u>	<u>336,382</u>
Total Capital -----		\$ <u>326,585</u>	\$ <u>336,382</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		<u>525</u>	<u>1,929</u>
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		<u>2,094</u>	-----
Other Liabilities (Specify) -----		-----	-----
Due to Parent -----		<u>14,147</u>	-----
-----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>2,961</u>	<u>14,261</u>
Total Liabilities and Capital -----		\$ <u>346,312</u>	\$ <u>352,572</u>

UTILITY NAME Saddle Oak Club

YEAR OF REPORT
DECEMBER 31, 2003

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>319,879</u>	\$ <u>300,477</u>	\$ _____	\$ <u>620,356</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>319,879</u></u>	\$ <u><u>300,477</u></u>	\$ <u><u> </u></u>	\$ <u><u>620,356</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>124,551</u>	\$ <u>129,790</u>	\$ _____	\$ <u>254,340</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>10,257</u>	\$ <u>11,347</u>	\$ _____	\$ <u>21,604</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____	_____	_____	_____
Total Credits _____	\$ <u><u>134,808</u></u>	\$ <u><u>141,137</u></u>	\$ <u><u> </u></u>	\$ <u><u>275,944</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>134,808</u></u>	\$ <u><u>141,137</u></u>	\$ <u><u> </u></u>	\$ <u><u>275,944</u></u>

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2003

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 _____	\$ _____	\$ 336,382
Changes during the year (Specify): Retained Earnings _____	_____	(9,797)
Capital Contributions(Distributions) _____	_____	-
Balance end of year _____	\$ _____	\$ 326,585

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, 2003

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 _____	1,219	1,626	_____	2,845
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 1,219	\$ 1,626	\$ _____	\$ 2,845

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, 2003

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_____	<u>92,625</u>	<u>92,625</u>	<u>185,250</u>
4) Deduct charges during the year_____	-	-	-
5) Balance end of year_____	<u>92,625</u>	<u>92,625</u>	<u>185,250</u>
6) Less Accumulated Amortization_____	<u>91,840</u>	<u>90,449</u>	<u>182,289</u>
7) Net CIAC_____	\$ <u>785</u>	\$ <u>2,176</u>	\$ <u>2,961</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_____	_____	_____	\$ _____	\$ _____
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_____	\$ 86,495	\$ 84,494	\$ 170,989
Add Credits During Year:_____	<u>5,345</u>	<u>5,955</u>	<u>11,300</u>
Deduct Debits During Year:_____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ <u>91,840</u>	\$ <u>90,449</u>	\$ <u>182,289</u>

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

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2003

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, 2003

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, 2003

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_____	13,923	-		13,923
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____	-			-
310	Power Generation Equipment_____	20,468			20,468
311	Pumping Equipment_____	25,145	6,194		31,339
320	Water Treatment Equipment_____	11,193	827		12,020
330	Distribution Reservoirs and Standpipes_____	49,024	786		49,810
331	Transmission and Distribution Lines_____	151,560			151,560
333	Services_____	1,100	818		1,918
334	Meters and Meter Installations_____	29,234	909		30,143
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_____	\$ 310,347	\$ 9,533	\$ -	\$ 319,879

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2003

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%	\$ 204		\$ 81	\$ 285
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70%	3,738		516	4,254
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	27	%	3.70%	16,594		758	17,352
311	Pumping Equipment	32	%	3.13%	18,659		883	19,542
320	Water Treatment Equipment	27	%	3.70%	5,019		430	5,449
330	Distribution Reservoirs & Standpipes	35	%	2.86%	3,915		1,412	5,327
331	Trans. & Dist. Mains	35	%	2.86%	71,140		4,330	75,470
333	Services	15	%	6.67%	330		101	431
334	Meter & Meter Installations	17	%	5.88%	4,952		1,746	6,698
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				\$ 124,551	\$	\$ 10,257	\$ 134,807 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2003

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_____	_____
616	Fuel for Power Production_____	5,527
618	Chemicals_____	_____
620	Materials and Supplies_____	2,534
630	Contractual Services:_____	-
	Billing_____	1,228
	Professional (Contract Ops & Annual Report/Legal)_____	10,904
	Testing_____	_____
	Other (Repair and Maintenance)_____	6,236
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	1,046
	Total Water Operation And Maintenance Expense_____	\$ 27,474 *

* 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	5	5	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	383	383
			383	383	396

UTILITY NAME: _____ Saddle Oak Club

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January	_____	-	_____	-	-
February	_____	2,568	_____	2,568	-
March	_____	2,997	_____	2,997	4,032
April	_____	-	_____	-	-
May	_____	5,270	_____	5,270	-
June	_____	3,631	_____	3,631	9,756
July	_____	3,343	_____	3,343	-
August	_____	2,662	_____	2,662	-
September	_____	3,548	_____	3,548	7,028
October	_____	3,519	_____	3,519	-
November	_____	3,952	_____	3,952	-
December	_____	3,175	_____	3,175	7,855
Total for Year	_____	34,665	-	34,665	28,671

Note: Quarterly billing under metered rates began starting with February usage. Missing MOR for Jan and April.
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, 2003

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 2003

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	2003

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. 271 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. 271
- 4. Future connection capacity (in ERCs *) upon service area buildout. 1,371

5. Estimated annual increase in ERCs *. None

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 t N/A

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, 2003

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 _____	16,381	-	-	16,381
354	Structures and Improvements _____	92,504	-	-	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 _____	27,950	3,912	-	31,862
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 _____	\$ 296,565	\$ 3,912	\$ 0	\$ 300,477 *

* This amount should tie to sheet F-5.

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%	\$ 43,226	\$	\$ 3,426	\$ 46,652
355	Power Generation Equipment		%					
360	Collection Sewers - Force	35	%	2.86%	11,478		571	12,050
361	Collection Sewers - Gravity	35	%	2.86%	44,341		2,536	46,877
362	Special Collecting Structures	27	%	3.70%	-		-	
363	Services to Customers	27	%	3.70%	11,515		676	12,191
364	Flow Measuring Devices	5	%	20.00%	624		624	1,247
365	Flow Measuring Installations		%					
370	Receiving Wells	27	%	3.70%	5,670		567	6,237
371	Pumping Equipment	15	%	6.67%	3,363		280	3,642
380	Treatment and Disposal Equipment	15	%	6.67%	4,519		1,994	6,512
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment	15	%	6.67%	5,054		674	5,728
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				\$ 129,790	\$ -	\$ 11,347	\$ 141,136 *

* 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_____	12,340
715	Purchased Power_____	5,527
716	Fuel for Power Production_____	_____
718	Chemicals_____	4,286
720	Materials and Supplies_____	-
730	Contractual Services:	_____
	Billing_____	1,228
	Professional (Contract Ops & Annual Report/Legal)_____	11,844
	Testing_____	_____
	Other (Repair and Maintenance)_____	5,218
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	1,046
	Total Wastewater Operation And Maintenance Expense_____	\$ <u>41,488</u> *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	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	377	377
			377	377	384

** 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, 2003

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			
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

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2003

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>32,904</u> <u>Perc Ponds</u> _____ <u>12,010,000</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>1,054,000</u>	_____	All _____
February _____	<u>980,000</u>	_____	All _____
March _____	<u>992,000</u>	_____	All _____
April _____	<u>900,000</u>	_____	All _____
May _____	<u>930,000</u>	_____	All _____
June _____	<u>1,140,000</u>	_____	All _____
July _____	<u>837,000</u>	_____	All _____
August _____	<u>930,000</u>	_____	All _____
September _____	<u>780,000</u>	_____	All _____
October _____	<u>992,000</u>	_____	All _____
November _____	<u>1,080,000</u>	_____	All _____
December _____	<u>1,395,000</u>	_____	All _____
Total for year _____	<u>12,010,000</u>	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Saddle Oak Club

YEAR OF REPORT
DECEMBER 31, 2003

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. | 118 | Based on gallons treated |
| 2. Maximum number of ERCs* which can be served. | 271 | |
| 3. Present system connection capacity (in ERCs*) using existing lines. | 118 | |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | 271 | |
| 5. Estimated annual increase in ERCs*. | None | |

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, 2003

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