

**CLASS "C"**

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**WATER and/or WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

**WS755-04-AR**

**Sun Communities Finance LLC d/b/a  
Water Oak Utility**

EXACT LEGAL NAME OF RESPONDENT

**454-W / 388-S**

Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***



05 APR 22 PM 10:52  
ECONOMIC REGULATION  
PUBLIC SERVICE

***PUBLIC SERVICE COMMISSION***

**FOR THE**

**YEAR ENDED DECEMBER 31, 2004**

***Cronin, Jackson, Nixon & Wilson***  
**CERTIFIED PUBLIC ACCOUNTANTS, P.A.**

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April 19, 2005

Officers and Directors  
Sun Communities Finance LLC  
d/b/a Water Oak Utility

We have compiled the 2004 Annual Report of Sun Communities Finance, LLC d/b/a Water Oak Utility in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of Sun Communities Finance LLC d/b/a Water Oak Utility. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

*Cronin, Jackson, Nixon & Wilson*

CRONIN, JACKSON, NIXON & WILSON

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# **FINANCIAL SECTION**

REPORT OF

Sun Communities Finance LLC d/b/a Water Oak Utility

(Exact name of utility)

106 Evergreen Lane	106 Evergreen Lane
Lady Lake, Fl. 32159	Lady Lake, Fl. 32159
<b>Mailing Address</b>	<b>Street Address</b>

Telephone Number                     (352) - 753-3000                          Date Utility First Organized                     April, 1981                    

Individual     
 Sub Chapter S Corporation     
 1120 Corporation     
 Partnership

Location where books and records are located:                     The American Center, 27777 Franklin Road, Suite 200                      
                    Southfield, MI 48034-8205                    

Names of subdivisions where service is provided:                     Water Oak Country Club                    

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Gabriele Umbel	Utility Manager	106 Evergreen Lane Lady Lake , Florida 32159	
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl.	
Officers and Managers: Gabriele Umbel	Utility Manager	106 Evergreen Lane Lady Lake , Florida 32159	\$ 13,407
Mark Smyth	Assistant Controller	Farmington Hills address (above)	-
	Sun Communities Finance,		
	LLC		

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
Sun Communities Finance, LLC	100%	The Amreican Center 27777 Franklin Road, Suite 200 Southfield, MI 48034-8205	N/A

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 124,316	\$ 186,474		\$ 310,790
Commercial _____		8,379	12,569		20,948
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		132,695	199,043	N/A	331,738
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	111,221	171,094		282,315
Depreciation Expense _____	F-5	13,909	22,530		36,439
CIAC Amortization Expense _____	F-8	(5,105)	(4,405)		(9,510)
Taxes Other Than Income _____	F-7	12,737	13,457	-	26,194
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		132,762	202,676		335,438
Net Operating Income (Loss)		(67)	(3,633)	-	(3,700)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-	-		-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (67)	\$ (3,633)	N/A	\$ (3,700)

**UTILITY NAME:** Sun Communities Finance LLC d/b/a Water Oak Utility

**COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
<b>ASSETS:</b>			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,072,126	\$ 1,014,490
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(576,489)	(540,050)
Net Utility Plant _____		495,637	474,440
Cash _____		10,318	33,885
Customer Accounts Receivable (141) _____		26,925	33,476
Other Assets (Specify):			
Accounts Receivable - Assoc Co's		616,695	616,695
Deferred rate case exp. (Order No. PSC-00-1165-PAA-WS)		63,987	67,559
Deferred charges - other		15,764	9,940
Prepayments		200	200
Total Assets _____		\$ 1,229,526	\$ 1,236,195
<b>LIABILITIES AND CAPITAL:</b>			
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	116,991	120,691
Total Capital _____		116,991	120,691
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		7,095	3,464
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	19,922	13,885
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		865,412	880,753
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	220,106	217,402
Total Liabilities and Capital _____		\$ 1,229,526	\$ 1,236,195

**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 414,149	\$ 586,944	N/A	\$ 1,001,093
Construction Work In Progress (105) _____	27,841	43,192		71,033
Other (Specify) _____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 441,990</b>	<b>\$ 630,136</b>	N/A	<b>\$ 1,072,126</b>

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 161,781	\$ 378,269	N/A	\$ 540,050
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	13,909	22,530		36,439
Salvage _____		-		-
Other credits (specify) _____		-		-
_____		-		-
<b>Total credits</b> _____	<b>13,909</b>	<b>22,530</b>		<b>36,439</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 175,690</b>	<b>\$ 400,799</b>	N/A	<b>\$ 576,489</b>



**UTILITY NAME:** Sun Communities Finance LLC d/b/a Water Oak Utility

**CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
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 _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	
_____		
_____		
Balance end of year _____	\$ _____	\$ _____

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	\$ 120,691	N/A
Charges during the year (specify):		
Current year loss _____	(3,700)	
_____		
_____		
Balance end of year _____	\$ 116,991	\$ _____

**LONG TERM DEBT (224)**

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	_____ %	_____	\$ -
_____	_____ %	_____	-
_____	_____ %	_____	-
_____	_____ %	_____	-
Total _____			N/A

**Tax Expense**

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____	3,181	2,866		6,047
Regulatory assessment fee _____	5,971	8,957		14,928
Other (Specify):				
Payroll Tax	3,472	1,521		4,993
Other taxes	113	113		226
Total taxes accrued _____	\$ 12,737	\$ 13,457		\$ 26,194

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning 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
Mid-State	17,876	23,020	Utility operations and testing
J & B Accounting - Billings	6,168	5,685	Customer monthly billings
Excel Engineering	2,896	5,614	Various professional engineering services
Rose,Sundstrom & Bentley		1,898	Various legal matters
C,J,N & W, CPA's	2,927	2,927	Accounting services
Kiley & Sons	41,745	8,985	Construction, repairs & maintenance
Earls Well Drilling	12,361	11,046	Construction, repairs & maintenance
American Pipe & Tank		23,187	Sludge hauling
Commercial Chemical	2,575	5,452	Chemicals
Lowes	581	1,171	Materials, chemicals
Bobby's Electric		1,828	Repairs & maintenance
A&C Exteriors		19,063	Sprayfield mowing

**CONTRIBUTIONS IN AID OF CONSTRUCTION (271)**

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 144,094	\$ 221,002	\$ 365,096
2. Add credits during year:			
_____	7,471	4,743	12,214
3. Total _____	151,565	225,745	377,310
4. Deduct charges during year _____			-
5. Balance end of year _____	151,565	225,745	377,310
6. Less Accumulated Amortization _____	(67,971)	(89,233)	(157,204)
7. Net CIAC _____	\$ 83,594	\$ 136,512	\$ 220,106

**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 _____		NONE	NONE
<b>Report below all capacity charges, main extension charges and customer connections charges received during the year.</b>			
Description of Charge	Number of Connections	Charge per Connection	
Meter Fees	31	100	3,100
Capacity Fees - Water	31	141	4,371
Capacity Fees - sewer	31	153	4,743
_____			
Total Credits During Year (Must agree with line # 2 above) _____		\$ 7,471	\$ 4,743

**ACCUMULATED AMORTIZATION OF CIAC**

	Water	Wastewater	Total
Balance First of Year _____	\$ 62,866	\$ 84,828	\$ 147,694
Add Debits During Year: _____	5,105	4,405	9,510
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 67,971	\$ 89,233	\$ 157,204

<b>YEAR OF REPORT</b> December 31, 2004
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UTILITY NAME: Sun Communities Finance LLC d/b/a Water Oak Utility

**SCHEDULE "A"**

**SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)**

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ -	\$ - %	- %	- %
Preferred Stock	-	- %	- %	- %
Long Term Debt	-	- %	- %	- %
Customer Deposits	-	- %	- %	- %
Tax Credits - Zero Cost	-	- %	- %	- %
Tax Credits - Weighted Cost	-	- %	- %	- %
Deferred Income Taxes	-	- %	- %	- %
Other (Explain)	-	- %	- %	- %
<b>Total</b>	<b>\$ -</b>	<b>100.00 %</b>		<b>- %</b>

- (1) Should equal amounts on schedule B, Column (f), Page F-10.  
 (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

**APPROVED AFUDC RATE**

Current Commission approved AFUDC rate:	<u>None</u> %
Commission order approving AFUDC rate:	_____



**WATER  
OPERATION  
SECTION**

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization_____	\$ 1,350	\$ -	\$ -	\$ 1,350
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	3,050	-	-	3,050
304	Structure and Improvements_____	4,085	-	-	4,085
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	30,645	-	-	30,645
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	10,703	-	-	10,703
310	Power Generation Equipment_____	16,803	-	-	16,803
311	Pumping Equipment_____	21,599	12,136	-	33,735
320	Water Treatment Equipment_____	20,182	-	-	20,182
330	Distribution Reservoirs and Standpipes_____	81,403	-	-	81,403
331	Transmission and Distribution Mains_____	75,135	11,964	-	87,099
333	Services_____	4,645	3,873	-	8,518
334	Meters and Meter Installations_____	62,978	7,638	-	70,616
335	Hydrants_____	8,267	2,677	-	10,944
339	Other Plant and Miscellaneous Equipment_____	20,480	77	-	20,557
340	Office Furniture and Equipment_____	684	-	-	684
341	Transportation Equipment_____	400	-	-	400
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipm_____	1,744	-	-	1,744
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	11,631	-	-	11,631
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 375,784	\$ 38,365	\$ -	\$ 414,149

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER**

ACCT. NO. (a)	ACCOUNT NAME (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)
301	Organization	32	-	3.13	\$ 758	\$ -	\$ 42	\$ 800
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	33	-	3.03	2,152	-	124	2,276
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70	19,027	-	1,135	20,162
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13	1,319	-	334	1,653
310	Power Generation Equipment	17	-	5.88	15,545	-	988	16,533
311	Pumping Equipment	15	-	6.67	10,471	-	1,845	12,316
320	Water Treatment Equipment	7	-	14.29	21,194	-	(1,012)	20,182
330	Distribution Reservoirs and Standpipes	40	-	2.50	11,808	-	2,035	13,843
331	Transmission and Distribution Mains	40	-	2.50	26,361	-	2,028	28,389
333	Services	-	-	-	-	-	188	188
334	Meters and Meter Installations	17	-	5.88	1,094	-	3,929	5,023
335	Hydrants	40	-	2.50	445	-	240	685
339	Other Plant and Miscellaneous Equipment	20	-	5.00	13,777	-	1,026	14,803
340	Office Furniture and Equipment	15	-	6.67	669	-	15	684
341	Transportation Equipment	6	-	16.67	467	-	(67)	400
342	Stores Equipment	-	-	-	-	-	-	-
343	Tools, Shop and Garage Equipment	15	-	6.67	1,848	-	(104)	1,744
344	Laboratory Equipment	-	-	-	-	-	-	-
345	Power Operated Equipment	10	-	10.00	582	-	1,163	1,745
346	Communication Equipment	-	-	-	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-	-	-	-
348	Other Tangible Plant	-	-	-	34,264	-	-	34,264
	Totals				\$ 161,781	\$ -	\$ 13,909	\$ 175,690

\* This amount should tie to Sheet F-5



**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 27,274
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	14,307
604	Employee Pensions and Benefits _____	4,320
610	Purchased Water _____	
615	Purchased Power _____	15,935
616	Fuel for Power Production _____	
618	Chemicals _____	2,595
620	Materials and Supplies _____	940
630	Contractual Services:	
	Billing _____	5,950
	Operator and Management _____	
	Testing _____	2,576
	Other _____	31,431
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	2,773
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	3,120
	Total Water Operation and Maintenance Expense _____	\$ 111,221 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	839	907	907
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0	15	14	14
3/4"	D	1.5			
1"	D	2.5	1	1	3
1 1/2"	D,T	5.0	3	4	20
2"	D,C,T	8.0	10	11	88
3"	D	15.0	2	2	30
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify): _____	Model Homes	5/8 X 3/4"	7	19	19
		1.0			-
<b>Total</b>			<b>877</b>	<b>958</b>	<b>1,081</b>

\*\* D = Displacement  
C = Compound  
T = Turbine

PUMPING AND PURCHASED WATER STATISTICS

MONTH (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	-	8,047	18	8,029	7,037
February	-	7,810	220	7,590	6,770
March	-	10,503	9	10,494	8,677
April	-	12,282	16	12,266	11,524
May	-	12,860	20	12,840	12,161
June	-	9,365	34	9,331	8,038
July	-	9,048	51	8,997	8,193
August	-	8,672	46	8,626	7,285
September	-	7,057	594	6,463	5,812
October	-	8,903	2	8,901	8,222
November	-	9,384	71	9,313	8,687
December	-	8,135	82	8,053	6,743
Total for year	N/A	112,066	1,163	110,903	99,149

If water is purchased for resale, indicate the following:

Vendor N/A  
 Point of Delivery N/A

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Asbestos/Concrete	2"	28,895		-	28,895
Asbestos/Concrete	3"	3,530		-	3,530
Asbestos/Concrete	4"	14,700		-	14,700
Asbestos/Concrete	6"	27,558		-	27,558
Galvanized/PVC	8"	430		-	430
Galvanized/PVC	10"	370		-	370
		-		-	-
				-	

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

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1980	1984		
Types of Well Construction and Casing _____				
Depth of Wells _____	360'	270'		
Diameters of Wells _____	10"	10"		
Pump - GPM _____	1,000	400		
Motor - HP _____	40	40		
Motor Type * _____	Centrifugal	Submersible		
Yeilds of Wells in GPD _____				
Auxillary Power _____	Generator	Generator		
* Submersable, centrifugal, etc.				

**RESERVOIRS**

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

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>MOTORS</b>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
<b>PUMPS</b>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

**SOURCE OF SUPPLY**

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	307,030		
Type of source _____	Well		

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:

Type _____	Chlorination		
Make _____	Unk.		
Permitted Capacity (GPD)	1.08m.g.d.		
High service pumping Gallons per minute _____ See Page W-5 _____			
Reverse Osmosis _____			
Lime treatment Unit Rating _____			
Filtration Pressure Sq. Ft. _____			
Gravity GPD/Sq. Ft. _____			
Disinfection Chlorinator _____	Gas		
Ozone _____			
Other _____			
Auxiliary Power _____	Generator		

**OTHER WATER SYSTEM INFORMATION**

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1.	Present ERC's * the system can efficiently serve	1,081
2.	Maximum number of ERC's * which can be served	1,121
3.	Present system connection capacity (in ERC's *) using existing lines	1,081
4.	Future connection capacity (in ERC's *) upon service area buildout	1,121
5.	Estimated annual increase in ERC's*	None - System is built-out
6.	Is the utility required to have fire flow capacity?	Yes
	If so, how much capacity is required?	500 gpm
7.	Attach a description of the fire fighting facilities.	15 fire hydrants
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system. None	
9.	When did the company last file a capacity analysis report with the DEP?	None
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 DEP rules.	
	b. Have these plans been approved by DEP?	N/A
	c. When will construction begin?	N/A
	d. Attach plans for funding the required upgrading.	N/A
	e. Is this system under any Consent Order with DEP?	No
11.	Department of Environmental Protection ID #	PWS No. 3354010
12.	Water Management District Consumptive Use Permit #	20-069-0161M
	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?	N/A

\* 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 available are available for use:  
 ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

**WASTEWATER  
OPERATION  
SECTION**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ 1,350	\$ -	\$ -	\$ 1,350
352	Franchises	-	-	-	-
353	Land and Land Rights	120,500	-	-	120,500
354	Structure and Improvements	11,151	-	-	11,151
355	Power Generation Equipment	-	1,696	-	1,696
360	Collection Sewers - Force	95,122	-	-	95,122
361	Collection Sewers - Gravity	1,598	-	-	1,598
362	Special Collecting Structures	3,578	-	-	3,578
363	Services to Customers	19,451	5,041	-	24,492
364	Flow Measuring Devices	211	-	-	211
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	71,485	-	-	71,485
371	Pumping Equipment	-	3,536	19,367	22,903
380	Treatment and Disposal Equipment	178,046	4,079	(19,367)	162,758
381	Plant Sewers	1,051	-	-	1,051
382	Outfall Sewer Lines	5,572	-	-	5,572
389	Other Plant and Miscellaneous Equipment	48,332	77	-	48,409
390	Office Furniture and Equipment	684	-	-	684
391	Transportation Equipment	734	-	-	734
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	1,745	-	-	1,745
394	Laboratory Equipment	274	-	-	274
395	Power Operated Equipment	11,631	-	-	11,631
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
	Total Sewer Plant	\$ 572,515	\$ 14,429	\$ -	\$ 586,944

\* This amount should tie to Sheet F-5

Note: Column (e) reflects reclassification to proper account.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (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)
351	Organization	27	-	3.70 %	920	-	50	970
352	Franchises	-	-	%	-	-	-	-
354	Structure and Improvements	27	-	3.70 %	6,676	-	413	7,089
355	Power Generation Equipment	15	-	6.70 %	-	-	57	57
360	Collection Sewers - Force	27	-	3.70 %	54,591	-	5,595	60,186
361	Collection Sewers - Gravity	-	-	%	18	-	36	54
362	Special Collecting	-	-	%	-	-	-	-
	Structures (Lift Stations)	37	-	2.70 %	1,578	-	97	1,675
363	Services to Customers	35	-	2.90 %	728	-	628	1,356
364	Flow Measuring Devices	5	-	20.00 %	232	-	(21)	211
365	Flow Measuring Installations	-	-	%	-	-	-	-
370	Receiving Wells (Lift Stations)	25	-	4.00 %	17,470	-	2,859	20,329
371	Pumping Equipment	18	-	5.60 %	9,618	-	1,174	10,792
380	Treatment and Disposal Equipment	15	-	6.70 %	140,614	-	10,715	151,329
381	Plant Sewers	32	-	3.10 %	132	-	33	165
382	Outfall Sewer Lines	30	-	3.30 %	651	-	186	837
389	Other Plant and Miscellaneous Equipment	15	-	6.70 %	48,570	-	(235)	48,335
390	Office Furniture and Equipment	15	-	6.70 %	667	-	17	684
391	Transportation Equipment	6	-	16.70 %	856	-	(122)	734
392	Stores Equipment	-	-	%	-	-	-	-
393	Tools, Shop and Garage Equipment	15	-	6.70 %	1,843	-	(98)	1,745
394	Laboratory Equipment	12	-	8.30 %	291	-	(17)	274
395	Power Operated Equipment	10	-	10.00 %	582	-	1,163	1,745
396	Communication Equipment	-	-	%	-	-	-	-
397	Miscellaneous Equipment	-	-	%	-	-	-	-
398	Other Tangible Plant	-	-	%	92,232	-	-	92,232
	Totals				378,269		22,530	400,799

\* This amount should tie to Sheet F-5



**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 24,578
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	12,892
704	Employee Pensions and Benefits	3,893
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	23,187
715	Purchased Power	23,791
716	Fule for Power Production	
718	Chemicals	6,278
720	Materials and Supplies	1,696
730	Contractual Services:	
	Operator and Management	
	Testing	7,603
	Other	63,433
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,773
770	Bad Debt Expense	
775	Miscellaneous Expenses	970
	Total Wastewater Operation and Maintenance Expense	\$ 171,094 *

\* 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						
5/8"	D	1.0	15	14	14	
3/4"	D	1.5				
1"	D	2.5				
1 1/2"	D,T	5.0				
General Service						
5/8"	D	1.0				
3/4"	D	1.5				
1"	D	2.5	1	1	3	
1 1/2"	D,T	5.0	3	4	20	
2"	D,C,T	8.0	10	11	88	
3"	D	15.0	2	2	30	
3"	C	16.0				
3"	T	17.5				
Unmetered Customers		1.0				
Other (Specify):	Residential	1	839	907	907	
	Model Homes	1	7	19	19	
** D = Displacement C = Compound T = Turbine			Total	877	958	1,081

**PUMPING EQUIPMENT**

	#1	#2	#3	#4	#5	#6	
Lift station number _____							
Make or type and nameplate data of pump _____	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic	Hydro-Matic	
Year installed _____	1995	1986	1984	1987	1987	1997	
Rated capacity (GPM) _____	1,006	206	206		200	350	
Size (HP) _____							
Power:							
Electric _____	230V	230V	230V	230V	230V	230V	
Mechanical _____	20HP	60HP	60HP	60HP	15HP		
Nameplate data of motor _____							

**SERVICE CONNECTIONS**

Size (inches) _____	4"						
Type (PVC, VCP, etc) _____	PVC						
Average length _____	20'						
Number of active service connections _____							
Beginning of year _____	831						
Added during year _____	17						
Retired during year _____							
End of year _____	848						
Give full particulars concerning inactive connections _____							

**COLLECTING AND FORCE MAINS AND MANHOLES**

	Collecting Mains				Force Mains			
Size (inches) _____	8"	10"			3"	4"	6"	
Type of main _____	PVC	PVC			PVC	PVC	PVC	
Length of main (nearest foot):								
Beginning of year _____	49174	2,449			425	575	6,410	
Added during year _____								
Retired during year _____								
End of year _____	49,174	2,449			425	575	6,410	

**MANHOLES:**

Size _____	8"	10"		
Type _____	Precast	Precast		
Number:				
Beginning of year _____	214	12		
Added during year _____				
Retired during year _____				
End of year _____	214	12		

**TREATMENT PLANT**

Manufacturer_____	Waste Tech	_____	_____
Type_____	Extended Aeration	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Capacity_____	200,000gpd	_____	_____
Average Daily Flow_____	58797.3 gpd	_____	_____
Effluent Disposal_____	Sprayfield	_____	_____
Total Gallons of Wastewater Treated_____	21461000	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity_____ (PM)	_____	_____	_____	_____	_____	_____
Motor:	_____	_____	_____	_____	_____	_____
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	2198000	None	2198000
February_____	2129000	_____	2129000
March_____	2237000	_____	2237000
April_____	1874000	_____	1874000
May_____	1638000	_____	1638000
June_____	1422000	_____	1422000
July_____	1390000	_____	1390000
August_____	1590000	_____	1590000
September_____	1436000	_____	1436000
October_____	1683000	_____	1683000
November_____	1942000	_____	1942000
December_____	1922000	_____	1922000
Total for year_____	21,461,000	_____	21,461,000

If Wastewater Treatment is purchased, indicate the vendor:

**OTHER WASTEWATER SYSTEM INFORMATION**

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

1. Present ERC's * that system can efficiently serve.	<u>1081</u>
2. Maximum number of ERC's * which can be served.	<u>1,121</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1081</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1,121</u>
5. Estimated annual increase in ERC's * .	<u>None - System is built-out</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach 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?	<u>No</u>
<u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will cor	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA010529-001</u>

Use 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 residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available, use:

ERC = ( Total SFR gallons sold (Omit 000) / 365 days / 280 gallons per day )

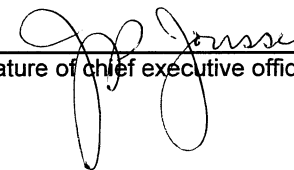
# CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- |              |           |  |
|--------------|-----------|--|
| YES<br>( X ) | NO<br>( ) | 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<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.   |
| YES<br>( X ) | NO<br>( ) | 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<br>( X ) | NO<br>( ) | 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.
( X )	( X )	( X )	( X )
1.	2.	3.	4.
( )	( )	( )	( )

 _____ (signature of chief executive officer of the utility)	*
_____ (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.