

CLASS "C"

**OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office**

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS755-05-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



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2005

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

JAMES L. CARLSTEDT, C.P.A.
JOHN H. CRONIN, JR., C.P.A.
PAUL E. DECHARIO, C.P.A.
KATHERINE U. JACKSON, C.P.A.
ROBERT H. JACKSON, C.P.A.
ROBERT C. NIXON, C.P.A.
JEANETTE SUNG, C.P.A.
HOLLY M. TOWNER, C.P.A.
REBECCA G. VOITLEIN, C.P.A.
JAMES L. WILSON, C.P.A.

2560 GULF-TO-BAY BOULEVARD
SUITE 200
CLEARWATER, FLORIDA 33765-4432
(727) 791-4020
FACSIMILE
(727) 797-3602
e-mail
cpas@cinw.net

March 20, 2006

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

We have compiled the 2005 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.

We are not independent with respect to Sun Communities Finance, LLC d/b/a Water Oak Utility.

Cronin, Jackson, Nixon & Wilson
CRONIN, JACKSON, NIXON & WILSON

TABLE OF CONTENTS

Financial Section	
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payments For Services Rendered By Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used For AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
Water Operating Section	
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation By Primary Account - Water	W-2
Water Operation And Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics	W-4
Well and Well Pumps, Reservoirs, and High Service Pumping	W-5
Other Water System Information	W-6
Wastewater Operating Section	
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation By Primary Account - Wastewater	S-2
Wastewater Operation And Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Other Wastewater System Information	S-5
Verification	
Verification	V-1

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
Mailing Address	Street Address

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 (248-208-2500)

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	27777 Franklin Road, Suite 200	-
	Sun Communities Finance, LLC	Southfield, MI 48034-8205	

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 American 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_____		\$ 117,424	\$ 197,384		\$ 314,808
Commercial_____		15,727	6,328		22,055
Industrial_____					-
Multiple Family_____					-
Guarenteed Revenues_____					-
Other (Specify) __ Irrigation_____		451			451
Total Gross Revenue_____		133,602	203,712	N/A	337,314
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	105,546	183,969		289,515
Depreciation Expense_____	F-5	15,235	23,666		38,901
CIAC Amortization Expense_____	F-8	(5,664)	(6,790)		(12,454)
Taxes Other Than Income_____	F-7	11,393	12,329	-	23,722
Income Taxes_____	F-7	-	-		-
Total Operating Expenses_____		126,510	213,174		339,684
Net Operating Income (Loss)		7,092	(9,462)	-	(2,370)
Other Income:					
Nonutility Income_____		266	266		531
Interest Income_____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses_____					-
Interest Expense_____		-	-		-
AFUDC_____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ 7,358	\$ (9,197)	N/A	\$ (1,839)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 1,106,937	\$ 1,072,126
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(600,580)	(576,489)
Net Utility Plant _____		506,357	495,637
Cash _____		18,562	10,318
Customer Accounts Receivable (141) _____		28,001	26,925
Other Assets (Specify):			
Accounts Receivable - Assoc Co's			616,695
Deferred rate case exp. (Order No. PSC-00-1165-PAA-WS)		47,020	63,987
Deferred charges - other		25,927	15,764
Prepayments			200
Total Assets _____		\$ 625,867	\$ 1,229,526
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	115,152	116,991
Total Capital _____		115,152	116,991
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		12,712	7,095
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	15,672	19,922
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		262,859	865,412
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	219,472	220,106
Total Liabilities and Capital _____		\$ 625,867	\$ 1,229,526

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 456,683	\$ 593,303	N/A	\$ 1,049,986
Construction Work In Progress (105) _____		56,951		56,951
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 456,683	\$ 650,254	N/A	\$ 1,106,937

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 175,690	\$ 400,799	N/A	\$ 576,489
Add Credits During Year:				
Accruals charged to depreciation account _____	15,235	23,666		38,901
Salvage _____		-		-
Other credits (specify) _____		-		-
_____		-		-
Total credits _____	15,235	23,666		38,901
Deduct Debits During Year:				
Book cost of plant retired _____	12,898	1,912		14,810
Cost of removal _____		-		-
Other debits (specify) _____				-

Total debits _____	12,898	1,912		14,810
Balance End of Year _____	\$ 178,027	\$ 422,553	N/A	\$ 600,580

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 _____	\$ 116,991	N/A
Charges during the year (specify): Current year loss _____	(1,839)	

Balance end of year _____	\$ 115,152	\$ _____

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 _____	1,320	1,320		2,640
Regulatory assessment fee _____	6,045	9,210		15,255
Other (Specify):				
Payroll Tax	4,028	1,799		5,827
Other taxes	-	-		
Total taxes accrued _____	\$ 11,393	\$ 12,329		\$ 23,722

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
Home Depot	\$ 536	\$ 729	Materials, chemicals
Mid-State	17,294	18,506	Utility operations and testing
J & B Accounting - Billings	865	11,363	Customer monthly billings
Excel Engineering	1,565	28,904	Various professional engineering services
Rose, Sundstrom & Bentley	5,886	3,243	Various legal matters
C, J, N & W, CPA's	7,793	7,793	Accounting services
Kiley & Sons	28,870	8,294	Construction, repairs & maintenance
Earls Well Drilling	194	476	Construction, repairs & maintenance
American Pipe & Tank		25,060	Sludge hauling
Commercial Chemical	1,287	2,812	Chemicals
Utility Technicians	2,300	1,763	Construction, repairs & maintenance
Poolsure	930	3,646	Chemicals
Randy's Fence	1,250	-	Construction
USA Bluebook	416	552	Materials
A&C Exteriors		20,796	Sprayfield mowing

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 151,565	\$ 225,745	\$ 377,310
2. Add credits during year:			
_____	7,230	4,590	11,820
3. Total _____	158,795	230,335	389,130
4. Deduct charges during year _____			
5. Balance end of year _____	158,795	230,335	389,130
6. Less Accumulated Amortization _____	(73,635)	(96,023)	(169,658)
7. Net CIAC _____	\$ 85,160	\$ 134,312	\$ 219,472

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
Report below all capacity charges, main extension charges and customer connections charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			
Meter Fees	30	100		3,000	
Capacity Fees - Water	30	141		4,230	
Capacity Fees - sewer	30	153			4,590

Total Credits During Year (Must agree with line # 2 above) _____				\$ 7,230	\$ 4,590

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 67,971	\$ 89,233	\$ 157,204
Add Debits During Year: _____	5,664	6,790	12,454
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 73,635	\$ 96,023	\$ 169,658

**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	1,250	-	5,335
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	33,735	2,300	(1,725)	34,310
320	Water Treatment Equipment	20,182	-	-	20,182
330	Distribution Reservoirs and Standpipes	81,403	-	-	81,403
331	Transmission and Distribution Mains	87,099	38,982	(8,543)	117,538
333	Services	8,518	1,376	-	9,894
334	Meters and Meter Installations	70,616	11,524	(2,630)	79,510
335	Hydrants	10,944	-	-	10,944
339	Other Plant and Miscellaneous Equipment	20,557	-	-	20,557
340	Office Furniture and Equipment	684	-	-	684
341	Transportation Equipment	400	-	-	400
342	Stores Equipment	-	-	-	-
343	Tools, Shop and Garage Equipment	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	\$ 414,149	\$ 55,432	\$ (12,898)	\$ 456,683

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	\$ 800	\$ -	\$ (651)	\$ 149
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	33	-	3.03	2,276	-	143	2,419
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70	20,162	-	1,135	21,297
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13	1,653	-	334	1,987
310	Power Generation Equipment	17	-	5.88	16,533	-	270	16,803
311	Pumping Equipment	15	-	6.67	12,316	(1,725)	2,268	12,859
320	Water Treatment Equipment	7	-	14.29	20,182	-	-	20,182
330	Distribution Reservoirs and Standpipes	40	-	2.50	13,843	-	2,035	15,878
331	Transmission and Distribution Mains	40	-	2.50	28,389	(8,543)	2,557	22,403
333	Services	-	-	-	188	-	263	451
334	Meters and Meter Installations	17	-	5.88	5,023	(2,630)	4,416	6,809
335	Hydrants	40	-	2.50	685	-	274	959
339	Other Plant and Miscellaneous Equipment	20	-	5.00	14,803	-	1,028	15,831
340	Office Furniture and Equipment	15	-	6.67	684	-	-	684
341	Transportation Equipment	6	-	16.67	400	-	-	400
342	Stores Equipment	-	-	-	-	-	-	-
343	Tools, Shop and Garage Equipment	15	-	6.67	1,744	-	-	1,744
344	Laboratory Equipment	-	-	-	-	-	-	-
345	Power Operated Equipment	10	-	10.00	1,745	-	1,163	2,908
346	Communication Equipment	-	-	-	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-	-	-	-
348	Other Tangible Plant	-	-	-	34,264	-	-	34,264
	Totals				\$ 175,690	\$ (12,898)	\$ 15,235	\$ 178,027

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 16,170
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	14,307
604	Employee Pensions and Benefits	2,100
610	Purchased Water	
615	Purchased Power	16,103
616	Fuel for Power Production	
618	Chemicals	2,057
620	Materials and Supplies	1,800
630	Contractual Services:	
	Billing	865
	Operator and Management	
	Testing	6,574
	Other	36,728
640	Rents	
650	Transportation Expense	
655	Insurance Expense	1,440
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,998
670	Bad Debt Expense	
675	Miscellaneous Expenses	4,404
	Total Water Operation and Maintenance Expense	\$ 105,546 *

* 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	907	952	952
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	14	20	20
3/4"	D	1.5			
1"	D	2.5	1	-	-
1 1/2"	D,T	5.0	4	4	20
2"	D,C,T	8.0	11	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"	19		
		1.0			
** D = Displacement C = Compound T = Turbine			Total	958	989
					1,110

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	-	8,168	256	7,912	6,743
February	-	7,446	65	7,381	8,106
March	-	7,247	1	7,246	6,548
April	-	8,894	148	8,746	5,774
May	-	9,163	49	9,114	8,051
June	-	6,040	-	6,040	8,277
July	-	6,964	-	6,964	6,306
August	-	6,981	36	6,945	7,249
September	-	7,675	2	7,673	5,951
October	-	8,275	3	8,272	6,391
November	-	9,396	32	9,364	7,482
December	-	6,518	-	6,518	9,052
Total for year	N/A	92,767	592	92,175	85,930

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)
MOTORS				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
PUMPS				
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	<u>1,110</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>1,110</u>
4.	Future 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>
6.	Is the utility required to have fire flow capacity?	<u>Yes</u>
	If so, how much capacity is required?	<u>500 gpm</u>
7.	Attach a description of the fire fighting facilities.	<u>15 fire hydrants</u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system. <u>None</u>	
9.	When did the company last file a capacity analysis report with the DEP?	<u>None</u>
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?	<u>N/A</u>
	c. When will construction begin?	<u>N/A</u>
	d. Attach plans for funding the required upgrading.	<u>N/A</u>
	e. Is this system under any Consent Order with DEP?	<u>No</u>
11.	Department of Environmental Protection ID #	<u>PWS No. 3354010</u>
12.	Water Management District Consumptive Use Permit #	<u>20-069-0161M</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

* 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	2,711	-	4,309
362	Special Collecting Structures	3,578	-	-	3,578
363	Services to Customers	24,492	1,510	-	26,002
364	Flow Measuring Devices	211	1,500	-	1,711
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	71,485	-	-	71,485
371	Pumping Equipment	22,903	-	-	22,903
380	Treatment and Disposal Equipment	162,758	2,550	(1,912)	163,396
381	Plant Sewers	1,051	-	-	1,051
382	Outfall Sewer Lines	5,572	-	-	5,572
389	Other Plant and Miscellaneous Equipment	48,409	-	-	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	\$ 586,944	\$ 8,271	\$ (1,912)	\$ 593,303

* 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 %	970	-	51	1,021
352	Franchises	-	-	%	-	-	-	-
354	Structure and Improvements	27	-	3.70 %	7,089	-	413	7,502
355	Power Generation Equipment	15	-	6.70 %	57	-	113	170
360	Collection Sewers - Force	27	-	3.70 %	60,186	-	5,595	65,781
361	Collection Sewers - Gravity	-	-	%	54	-	66	120
362	Special Collecting Structures (Lift Stations)	37	-	2.70 %	1,675	-	97	1,772
363	Services to Customers	35	-	2.90 %	1,356	-	722	2,078
364	Flow Measuring Devices	5	-	20.00 %	211	-	150	361
365	Flow Measuring Installations	-	-	%	-	-	-	-
370	Receiving Wells (Lift Stations)	25	-	4.00 %	20,329	(1)	2,858	23,188
371	Pumping Equipment	18	-	5.60 %	10,792	-	1,272	12,064
380	Treatment and Disposal Equipment	15	-	6.70 %	151,329	(1,913)	10,873	160,289
381	Plant Sewers	32	-	3.10 %	165	-	33	198
382	Outfall Sewer Lines	30	-	3.30 %	837	-	186	1,023
389	Other Plant and Miscellaneous Equipment	15	-	6.70 %	48,335	-	74	48,409
390	Office Furniture and Equipment	15	-	6.70 %	684	-	-	684
391	Transportation Equipment	6	-	16.70 %	734	-	-	734
392	Stores Equipment	-	-	%	-	-	-	-
393	Tools, Shop and Garage Equipment	15	-	6.70 %	1,745	-	-	1,745
394	Laboratory Equipment	12	-	8.30 %	274	-	-	274
395	Power Operated Equipment	10	-	10.00 %	1,745	-	1,163	2,908
396	Communication Equipment	-	-	%	-	-	-	-
397	Miscellaneous Equipment	-	-	%	-	-	-	-
398	Other Tangible Plant	-	-	%	92,232	-	-	92,232
	Totals				400,799	(1,914)	23,666	422,553

* This amount should tie to Sheet F-5

Note: Debits include retirement and \$1 rounding

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 16,170
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	12,892
704	Employee Pensions and Benefits	2,100
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	25,060
715	Purchased Power	28,910
716	Fule for Power Production	
718	Chemicals	5,905
720	Materials and Supplies	2,969
730	Contractual Services:	
	Operator and Management	
	Testing	8,523
	Other	62,353
740	Rents	
750	Transportation Expense	
755	Insurance Expense	1,440
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	16,657
770	Bad Debt Expense	
775	Miscellaneous Expenses	990
	Total Wastewater Operation and Maintenance Expense	\$ 183,969 *

* 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	14	952	952
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
3/4"	D	1.5			
1"	D	2.5	1		
1 1/2"	D,T	5.0	4	3	15
2"	D,C,T	8.0	11	3	24
3"	D	15.0	2		
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):	Residential	1	907		
	Model Homes	1	19		
Total			958	962	995

** D = Displacement
C = Compound
T = Turbine

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

	4"						
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			
	8"	10"			3"	4"	6"	
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:

	8"	10"		
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_____	56375.3 gpd	_____	_____
Effluent Disposal_____	Sprayfield	_____	_____
Total Gallons of Wastewater Treated_____	20577000	_____	_____

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_____	2139000	None	2139000
February_____	1820000	_____	1820000
March_____	2201000	_____	2201000
April_____	2580000	_____	2580000
May_____	1457000	_____	1457000
June_____	1459000	_____	1459000
July_____	1462000	_____	1462000
August_____	1333000	_____	1333000
September_____	1320000	_____	1320000
October_____	1356000	_____	1356000
November_____	1620000	_____	1620000
December_____	1830000	_____	1830000
Total for year_____	20,577,000	_____	20,577,000

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
(X) | NO
() | 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
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | NO
() | 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
(X) | NO
() | 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)

(signature of chief executive officer of the utility) *

1. ()	2. ()	3. ()	4. ()
-----------	-----------	-----------	-----------



 (signature of chief financial officer of the utility) *

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.