

CLASS "C"

WATER and/or SEWER UTILITIES
(Gross Revenue of Less Than \$150,000 Each)

ANNUAL REPORT

of

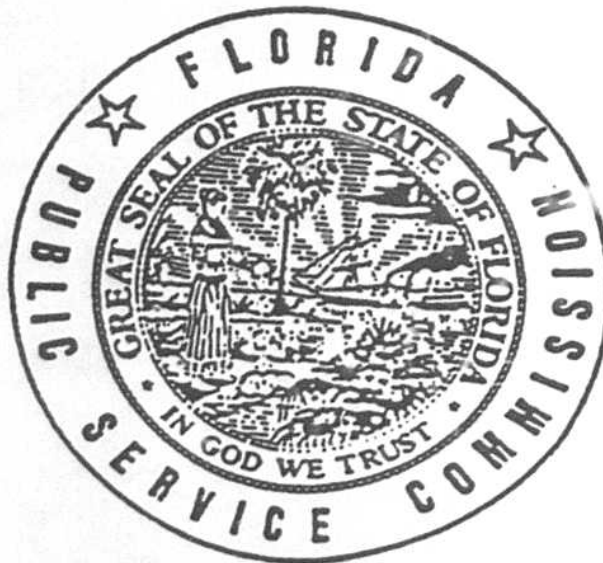
CYPRESS LAKES ASSOCIATES, LTD.

Exact Legal Name of Respondent

592 - W 509 - S

Certificate Numbers(s)

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DIVISION OF
WATER AND SEWER
Do Not Remove from this Office



FOR THE
YEAR ENDED DECEMBER 31, 1997

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FINANCIAL

SECTION

REPORT OF
CYPRESS LAKES ASSOCIATES, LTD.
 (Exact name of utility)

10000 U.S Highway 98 North
 Lakeland, FL 33809
 (Address)

Polk
 (County)

Telephone Number: (941) 859-1431

Date Utility First Organized: August 6, 1996

Check the business entity of the utility as filed with the Internal Revenue Service:

- Individual Partnership Sub Chapter S 1120 Corporation Limited Partnership

Location where books and records are located:

11300 4th Street North, Suite 200
 St. Petersburg, FL 33716

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Fred Babb	General Manager	10000 U.S Highway 98 North Lakeland, FL 33809	XXXXXXXXXXXXX
Person who prepared this report: Regulatory Consultants, Inc.	Consultant	401 Interstate Blvd. Sarasota, Florida 34240	XXXXXXXXXXXXX
Officers and Managers: There are no officers of a Limited Partnership			\$ None \$ None \$ None

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	Principal Business Address	Salary Charged Utility
M. Steven Sembler	33%	11300 4th Street No., Suite 200 St. Petersburg, FL 33716	\$ None
Robert B. Young	44%	5600 US Highway 98 North Lakeland, FL 33809	\$ None
Diane B. Sembler	5%	11300 4th Street No., Suite 200 St. Petersburg, FL 33716	\$ None
Other-(less than 5%)	18%	Various	

INCOME STATEMENT

Account Name	Ref. Page	Water	Sewer	Total Wtr/Swr	Other Non-Utility	Total
Gross Revenue:						
Residential		\$ 47,768	\$ 117,653	\$ 165,422	\$	\$ 165,422
Commercial		810	1,368	2,178		2,178
Total Gross Revenue		\$ 48,579	\$ 119,021	\$ 167,600	\$ 0	\$ 167,600
Operation & Maint. Expense	W-3&S-3	\$ 26,498	\$ 129,535	\$ 156,033	\$	\$ 156,033
Depreciation Expense	F-5	27,594	54,750	82,344		82,344
Amortization Expense		(1,181)	(1,990)	(3,171)		(3,171)
				0		0
Taxes Other Than Income	F-7	2,186	5,393	7,579		7,579
				0		0
Income Taxes	F-7			0		0
Total Operating Expense		\$ 55,097	\$ 187,688	\$ 242,785	\$ 0	\$ 242,785
Net Operating Income (Loss)		\$ (6,518)	\$ (68,667)	\$ (75,185)	\$ 0	\$ (75,185)
Other Income:						
Sales Income		\$	\$	\$ 0	\$ 4,709,222	\$ 4,709,222
Park Income				0	2,898,173	2,898,173
						0
						0
Other Deductions:						
Sales Expense		\$	\$	\$ 0	\$ (5,035,835)	\$ (5,035,835)
Park Expense				0	(989,460)	(989,460)
Non-Utility Interest Exp.					(1,690,793)	(1,690,793)
Non-Utility Depreciation					(1,212,935)	(1,212,935)
Non-Utility Amortization				0	(86,988)	(86,988)
Net Income (Loss)		\$ (6,518)	\$ (68,667)	\$ (75,185)	\$ (1,408,616)	\$ (1,483,801)

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

**TOTAL COMBINED COMPANY
COMPARATIVE BALANCE SHEET**

Account Name	UTILITY DIVISION	NON-UTIL DIVISION	TOTAL COMBINED
ASSETS			
Utility Plant In Service (101-105)	\$ 2,807,849	\$	\$ 2,807,849
Non-Utility Fixed Assets		19,465,389	19,465,389
Mortgage Costs / Start Up Costs		435,178	435,178
Accumulated Depreciation and Amortization (108)	(582,380)		(582,380)
Non-Utility Accum. Depreciation		(1,340,124)	(1,340,124)
Accum. Amort.-Mortgage/Start Up Costs		(168,674)	(168,674)
Net Utility Plant	\$ 2,225,468	\$ 18,391,769	\$ 20,617,237
Cash	0	(77,154)	(77,154)
Inventory	0	1,266,952	1,266,952
Account Receivable	0	462,273	462,273
Other Assets (Specify):			0
Restricted Cash Funds		32,008	32,008
Security Deposits	0	20,338	20,338
Inter-Company Accounts Receivable	167,600		167,600
Prepaid Expenses	0	9,935	9,935
TOTAL ASSETS	\$ 2,393,068	\$ 20,106,121	\$ 22,499,189
LIABILITIES AND CAPITAL			
Paid-In Capital		2,000	2,000
Proprietary Capital (218)	(138,205)	(2,343,588)	(2,481,793)
Total Capital	\$ (138,205)	\$ (2,341,588)	\$ (2,479,793)
Long-Term Debt (224)	\$	\$ 22,097,532	\$ 22,097,532
Long-Term Debt - Utility Allocation	2,266,988		2,266,988
Accounts Payable (231)	0	164,113	164,113
Sales Deposits		148,925	148,925
Customer Deposits (235)			0
Accrued Taxes (236)	7,542		7,542
Accrued Taxes		37,139	37,139
Other Liabilities (Specify):			0
Inter-Company Accounts Payable	156,033		156,033
Advances For Construction			0
Contributions In Aid Of Construction-Net (271-272)	100,710		100,710
TOTAL LIABILITIES AND CAPITAL	\$ 2,393,068	\$ 20,106,121	\$ 22,499,189

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

UTILITY DIVISION
COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS			
Utility Plant In Service (101-105)	F-5,W-1,S-1	\$ 2,807,849	\$ 1,421,003
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	(582,380)	(444,796)
Net Utility Plant		\$ 2,225,468	\$ 976,207
Cash			
Customer Accounts Receivable (141)			
Other Assets (Specify):			
Security Deposits		167,600	50,479
Inter-Company Accounts Receivable			
TOTAL ASSETS		\$ <u>2,393,068</u>	\$ <u>1,026,686</u>
LIABILITIES AND CAPITAL			
Common Stock Issued (201)	F-6	\$	\$
Treasury Stock Issued (204)	F-6		
Other Paid In Capital (211)			
Proprietary Capital (Limited Partnership only) (218)	F-6	(138,205)	(63,057)
Total Capital		\$ (138,205)	\$ (63,057)
Long-Term Debt (224)	F-6	\$ 2,266,988	\$ 877,874
Accounts Payable (231)			1,255
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)	F-7	7,542	2,309
Other Liabilities (Specify):			
Inter-Company Accounts Payable		156,033	76,376
Advances For Construction			
Contributions In Aid Of Construction - Net (271-272)	F-8	100,710	131,929
TOTAL LIABILITIES AND CAPITAL		\$ <u>2,393,068</u>	\$ <u>1,026,686</u>

GROSS UTILITY PLANT

Plant Accounts (101-107) Inclusive	Water	Sewer	W & S Other Than Reporting Systems	Total
Utility Plant In Service (101)	\$ 1,059,914	\$ 1,732,178	\$ 0	\$ 2,792,091
Construction Work In Progress (105)		15,758		15,758
Other (Specify): Plant Acquisition Adjustment		0		0
Total Utility Plant	\$ 1,059,914	\$ 1,747,935	\$ 0	\$ 2,807,849

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Sewer	W & S Other Than Reporting Systems	Total
BALANCE FIRST OF YEAR	\$ 124,585	\$ 320,211	\$ 0	\$ 444,796
Add Credits During Year:				
Expense	27,594	54,750		82,344
Other credits (specify):				0
Total Credits	\$ 27,594	\$ 54,750	\$ 0	\$ 82,344
Deduct Debits During Year:				
Audit Adjustments	\$ 37,079	\$ 18,161	\$ 0	\$ 55,240
Utility Plant Sold				0
Other debits (specify):				0
Total Debits	\$ 37,079	\$ 18,161	\$ 0	\$ 55,240
BALANCE END OF YEAR	\$ 189,258	\$ 393,122	\$ 0	\$ 582,380

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	\$ N/A	\$ N/A
Shares authorized	N/A	N/A
Shares issued and outstanding	N/A	N/A
Total par value of stock issued	\$ N/A	\$ N/A
Dividends declared per share for year	None	

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance First of Year	\$ _____	\$ _____
Changes during the year (specify): 1997 Net Income (Loss)		
Balance End of Year	\$ <u>0</u>	\$ <u>0</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Limited Partner
Balance First of Year	\$ N/A	\$ (63,057)
1997 Changes during the year (specify): Prior Year payment of Property Taxes		(75,185) 37
Balance End of Year	\$ <u>0</u>	\$ <u>(138,205)</u>

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue & Date of Maturity)	Interest Rate/Payments	Principal Per Balance Sheet Date
Interdivisional Debt Date of Issue: Date of Maturity:	None Charged	\$ 2,247,392
Total		\$ <u>2,247,392</u>

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
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TAXES ACCRUED (236)

(a)	Water (b)	Sewer (c)	Other (d)	Total (e)
Balance First of Year	\$ 647	\$ 1,662	\$ 0	\$ 2,309
Accruals charged:				
State ad valorem tax	\$	\$	\$	\$ 0
Personal property tax				38
Real Estate tax		38		
FPSC Assessment Fees	2,186	5,355		7,541
Other (Specify):				0
Total Taxes Accrued (408's)	\$ 2,186	\$ 5,393	\$ 0	\$ 7,579
Taxes Paid:				
State ad valorem tax	\$	\$	\$	\$ 0
Personal property tax				75
Real Estate tax		75		
FPSC Fees	647	1,624		2,271
Other (Specify):				0
Corporate State Tax				0
Total Taxes Paid	\$ 647	\$ 1,699	\$ 0	\$ 2,346
Balance End of Year	\$ 2,186	\$ 5,356	\$ 0	\$ 7,542

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	Amount	Description of Service
Culligan Operations, Inc. (Jan. - March 1997)	\$ 19,485	Water & Wastewater Plant Operation, Testing Misc. Repairs & Maintenance
Utilities, Inc. (April - December 1997)	\$ 41,481	Water & Wastewater Plant Operation, Testing, Misc. Repairs & Maintenance
Regulatory Consultants, Inc.	\$ 22,207	Application for Franchise to Polk County; Valuation/Sale; Application for Grandfather Certificate; Miscellaneous Consulting; and 1996 Annual Report
	\$	
	\$	

CONTRIBUTIONS IN AID OF CONSTRUCTION

(a)	Water (b)	Sewer (c)	Total (d)
Balance First of Year - CIAC	\$ 63,726	\$ 94,380	\$ 158,106
Add credits during year :			
Acquired Plant			
Capacity Fees Collected (Below)	0	0	0
Total Additions	\$ 0	\$ 0	\$ 0
Deduct debits during year:			
PSC Audit Adjustment	(13,548)	(20,065)	(33,613)
Total Deductions	\$ (13,548)	\$ (20,065)	\$ (33,613)
Balance End of Year - CIAC	50,178	74,315	124,493
Less Accumulated Amortization	(8,860)	(16,425)	(23,783)
NET CIAC	\$ 59,038	\$ 57,890	\$ 100,710

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	Sewer
		\$	\$
Sub-total		\$ 0	\$ 0
Report below all capacity charges, main extension charges and customer connections charges received during the year.			
Decription of Charge	Number of Connections	Charge per Connection	
Capacity Fees - Water		\$ 0	
Capacity Fees - Sewer		\$	\$ 0
Total Credits During Year		\$ 0	\$ 0

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year - Accum. Amort.	\$ 9,752	\$ 16,425	\$ 26,177
Add debits during year :			
Expense	1,181	1,990	3,171
Deduct credits during year:			
PSC Audit Adjustment	(2,073)	(3,492)	(5,565)
Balance End of Year - Accum. Amort.	8,860	14,923	23,783

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

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT DECEMBER 31, 1997

SCHEDULE 'A'

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

Class of Capital (a)	Dollar Amount (1) (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		%	%	%
Tax Credits - Weighted Cost		NOT APPLICABLE	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$ _____	%		%

- (1) Should equal amounts on Schedule B, Column (f), Page F-25.
- (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:	None	%
Commission order approving AFUDC date:	None	

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

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

SCHEDULE 'B'
SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjust. (c)	Non-juris. Adjust. (d)	Other (1) Adjust. (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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

NOT APPLICABLE

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION**

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
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WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Reclasses & Additions (d)	PSC Audit Adjustments (e)	Current Year (f)
301	Organization	\$	\$	\$	\$ 0
302	Franchises	22,846	0	7,476	30,322
303	Land and Land Rights				0
304	Structures and Improvements	197,933	(69,155)	(69,206)	59,572
305	Collecting and Impounding Reservoirs				0
306	Lake River and Other Intakes				0
307	Wells and Springs	55,897	(0)	(10,644)	45,253
308	Infiltration Galleries and Tunnels				0
309	Supply Mains				0
310	Power Generation Equipment		22,000		22,000
311	Pumping Equipment	100,099	(22,000)	(27,786)	50,313
320	Water Treatment Equipment		6,924		6,924
330	Distribution Reservoirs and Standpipes		62,231		62,231
331	Transmission and Distribution Mains	76,140	375,580	(9,082)	442,638
333	Services	14,402	163,340	(3,062)	174,680
334	Meters and Meter Installations		95,369		95,369
335	Hydrants	6,604	65,412	(1,404)	70,612
339	Other Plant and Miscellaneous Equipment				0
340	Office Furniture and Equipment				0
341	Transportation Equipment				0
342	Stores Equipment				0
343	Tools, Shop and Garage Equipment				0
344	Laboratory Equipment				0
345	Power Operated Equipment				0
346	Communication Equipment				0
347	Miscellaneous Equipment				0
348	Other Tangible Plant				0
	Total Water Plant	\$ 473,921	\$ 699,700	\$ (113,708)	\$ 1,059,914

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

A/C No. (a)	Account (b)	Avg. Serv. Life in Yrs (c)	Avg. Salv. In % (d)	Deprec. Rate Applied (e)	Accum. Deprec. Balance Previous Yr. (f)	Reclasses & PSC Audit Adjustments (g)	Credits (h)	Accum. Deprec. Balance This Yr. (i)
304	Structures & Improvements	33		%	\$ 47,351	\$ (30,201)	\$ 1,805	\$ 18,955
305	Collecting & Impounding Reservoirs			%				0
306	Lake River & Other Intakes							0
307	Well & Springs	30		%	15,154	(2,834)	1,508	13,828
308	Infiltration Galleries & Tunnels			%				0
309	Supply Mains							0
310	Power Generating Equipment					10,450	1,100	11,550
311	Pumping Equipment	20		%	42,088	(21,491)	2,516	23,113
320	Water Treatment Equipment			%		3,289	346	3,635
330	Distribution Reservoirs & Standpipes					8,350	1,886	10,236
331	Transmission & Distribution Mains	43		%	13,842	41,611	9,358	64,811
333	Services	40			2,340	21,296	4,013	27,649
334	Meters and Meter Installations			%	0	1,003	2,112	3,115
335	Hydrants	45		%	954	7,704	1,434	10,092
339	Other Plant and Miscellaneous Equip.							0
340	Office Furniture and Equipment							0
341	Transportation Equipment							0
342	Stores Equipment							0
343	Tools, Shop and Garage Equipment							0
344	Laboratory Equipment							0
345	Power Operated Equipment							0
346	Communication Equipment							0
347	Miscellaneous Equipment							0
348	Other Tangible Plant							0
	Totals				\$ 121,729	\$ 39,177	\$ 26,078	\$ 186,984
	Franchise Costs	20		%	2,856	(2,098)	1,516	2,274
	TOTAL ACCUMULATED DEPRECIATION				\$ 124,585	\$ 37,079	\$ 27,594	\$ 189,258

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

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	6,311
616	Fuel for Power Production	
618	Chemicals	1,930
620	Materials and Supplies	
630	Contractual Services	18,257
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 26,498

WATER CUSTOMERS

Description (a)	Types of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Yr. (d)	End of Yr. (e)	
Metered Customers:					
5/8"	D	1.0		897	897
3/4"	D	1.5			0
1"	D	2.5		2	5
1 - 1/2"	D, T	5.0		1	5
2"	D, C, T	8.0			0
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
4"	D, C	25.0			0
4"	T	30.0			0
6"	D, C	50.0			0
6"	T	62.5			0
Other (Specify):					
	Unmetered Customers (1)		819		0
	Total Customers		819	900	907

** D = Displacement
C = Compound
T = Turbine

(1) Meter installation for all customers was completed in 1997.

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

SYSTEM NAME: Cypress Lakes Associates, LTD.

	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER FROM WELLS (Omit 000's) (c)	LOSS THROUGH LINE FLUSHING (Omit 000's) (d)	TOTAL WATER PUMPED & PURCHASED (Omit 000's) (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January		7,544		7,544	N/A *
February		9,401		9,401	N/A *
March		9,953		9,953	N/A *
April		9,715		9,715	N/A *
May		9,053		9,053	N/A *
June		7,609		7,609	N/A *
July		5,987		5,987	N/A *
August		5,747		5,747	N/A *
September		6,606		6,606	N/A *
October		6,587	300	6,887	4,733
November		5,885	300	6,185	4,071
December		4,896	300	5,196	3,317
Total for Year	0	88,983	900	89,883	12,121

* Meter installation for all customers completed in 1997

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:

N/A

Kind of Pipe (Cast Iron, Coated Steel)	Diameter or Pipe	First of Year	Additions	Removed or Abandoned	End of Year
PVC Water Main	2"	0	675	0	675
PVC Water Main	4"	0	3,749	0	3,749
PVC Water Main	6"	2,868	19,495	0	22,363
PVC Water Main	8"	4,610	13,586	0	18,196
PVC Water Main	12"	0	25	0	25
D.I.P Class 50	6"	0	375	0	375
D.I.P Class 50	8"	0	1,203	0	1,203
Service Pipe	1 1/2"	0	4,672	0	4,672
Service Pipe	1"	0	3,569	0	3,569

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

SYSTEM NAME: Cypress Lakes Associates, LTD.

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed	Primary 1987	Secondary 1990		
Types of Well Construction and Casing	105'	105'		
Depth of Wells	563	550		
Diameters of Wells	12"	10"		
Pump - GPM	660 GPM	700 GPM		
Motor - HP	75 HP	50 HP		
Yields of Wells in GPD				
Auxiliary Power	Diesel			

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete or pneumatic)	Pneumatic			
Capacity of Tank	10,000 Gals.			
Ground or Elevated	Ground			

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer				
Type		N/A		
Rated Horsepower				
Pumps				
Manufacturer				
Type				
Capacity in GPM		N/A		
Average Number Of Hours Operated Per Day				
Auxiliary Power				

NAME OF UTILITY: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

SOURCE OF SUPPLY

List for each source of supply:

Gals. per day of source Type of source	Wells
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WATER TREATMENT FACILITIES

List for each water treatment facility:

Type	Chlorination
Make	Wallace & Tiernan CL2 Contact Unit
Gals. per day capacity	420,000 GPD
Method of measurement	Units Water Use Permit

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 * now being served: 704
2. Present ERC's * that system can efficiently served: 857
3. Estimated annual increase in ERC's * 45
4. List fire fighting facilities and capacities:
100,000 Gal. Hydropneumatic Storage Tank, Hydrants & High Service Pumping
5. List percent of certificated area where service connections are installed (total for each county):
80%
6. What is the current need for system upgrading and/or expansion?
None
7. What are plans for future system upgrading and/or expansion?
None
8. Have questions 6 and 7 been discussed with an engineer (if so, state name and address).
No
9. Have questions 6 and 7 been discussed with appropriate state sanitary engineering office.
No

* ERC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day

**WASTEWATER
OPERATING
SECTION**

SEWER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account name (b)	Previous Year (c)	Reclasses & Additions (d)	PSC Audit Adjustments (e)	Current Year (f)
351	Organization	\$	\$	\$	\$ 0
352	Franchises	24,556	0	5,766	30,322
353	Land and Land Rights				0
354	Structures and Improvements	217,442	(38,408)	(51,046)	127,988
360	Collection Sewers - Force	18,376	31,617	(3,915)	46,078
361	Collection Sewers - Gravity	78,208	374,874	138,536	591,618
362	Special Collecting Structures (Manholes)	57,548	271,966	(6,318)	323,196
363	Services to Customers	24,276	111,441	4,364	140,081
364	Flow Measuring Devices				0
365	Flow Measuring Installations				0
370	Receiving Wells				0
371	Pumping Equipment	184,983	68,996	(50,492)	203,487
380	Treatment and Disposal Equipment	298,078	23,926	(82,149)	239,855
381	Plant Sewers	22,613	10,941	(14,261)	19,293
382	Outfall Sewer Lines				0
389	Other Plant and Misc. Equipment	21,002	(0)	(17,557)	3,445
390	Office Furniture and Equipment				0
391	Transportation Equipment				0
392	Stores Equipment				0
393	Tools, Shop and Garage Equipment				0
394	Laboratory Equipment		3,940		3,940
395	Power Operated Equipment				0
396	Communication Equipment		2,875		2,875
397	Miscellaneous Equipment				0
398	Other Tangible Plant				0
	Total Sewer Plant	\$ 947,082	\$ 862,168	\$ (77,073)	\$ 1,732,178
	Acquisition Adjustment				0
	Total Adjusted Sewer Plant	\$ 947,082	\$ 862,168	\$ (77,073)	\$ 1,732,178

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - SEWER

A/C No. (a)	Account (b)	Avg. Serv. Life (Yrs) (c)	Avg. Salv. In % (d)	Deprec. Rate Applied (e)	Accum. Deprec. Balance Previous Yr. (f)	Reclasses and Adjusts (g)	Credits (h)	Accum. Deprec. Balance This Yr. (i)
354	Structures & Improvements	32		%	\$ 61,520	\$ (24,390)	\$ 4,000	\$ 41,130
360	Collection Sewers-Force	30		%	3,885	1,848	1,142	6,875
361	Collection Sewers-Gravity	45		%	13,818	54,221	11,675	79,714
362	Special Collecting Structures-Manhole	30			15,251	42,102	9,775	67,128
363	Services to Customers	38		%	4,152	9,316	3,235	16,703
364	Flow Measuring Devices							0
365	Flow Measuring Installations							0
370	Receiving Wells							0
371	Pumping Equipment	18		%	80,430	(22,042)	9,388	67,776
380	Treatment and Disposal Equipment	18		%	123,193	(31,233)	12,969	104,929
381	Plant Sewers	35		%	6,138	(1,839)	551	4,850
382	Outfall Sewer Lines							0
389	Other Plant and Miscellaneous Equip.	18			7,257	(6,013)	191	1,435
390	Office Furniture and Equipment							0
392	Transportation Equipment							0
393	Stores Equipment							0
393	Tools, Shop and Garage Equipment							0
394	Laboratory Equipment	12					164	164
395	Power Operated Equipment							0
396	Communication Equipment	10					144	144
397	Miscellaneous Equipment							0
398	Other Tangible Plant			%				0
					\$ 315,644	\$ 21,970	\$ 53,234	\$ 390,848
	Franchise Application	5			1,710	(1,710)	0	0
	Franchise Cost	20		%	2,857	(2,099)	1,516	2,274
	Total				\$ 320,211	\$ 18,161	\$ 54,750	\$ 393,122

SEWER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$
703	Salaries and Wages - Officers & Directors	
704	Employee Pensions and Benefits	
710	Purchased Sewage Treatment	
711	Sludge Removal Expense	11,760
715	Purchased Power	16,616
716	Fuel for Power Production	
718	Chemicals	7,313
720	Materials and Supplies	1,483
730	Contractual Services	92,364
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
Total Sewer Operation and Maintenance Expense		\$ 129,535

WASTEWATER CUSTOMERS

Description (a)	Types of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Yr. (d)	End of Yr. (e)	
Metered Customers:					
5/8"	D	1.0		895	895
3/4"	D	1.5			0
1"	D	2.5		2	5
1 - 1/2"	D, T	5.0		1	5
2"	D, C, T	8.0			0
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
4"	D, C	25.0			0
4"	T	30.0			0
6"	D, C	50.0			0
6"	T	62.5			0
Other (Specify):					
Unmetered Customers (1)			819		0
Total Customers			819	898	905

** D = Displacement
C = Compound
T = Turbine

(1) Meter installation for all customers was completed in 1997.

PUMPING EQUIPMENT

Lift station number	#1	#2	#3	#4
Make or type/nameplate data of pump				
Year installed	1987	1987	1990	1991
Rated capacity				
Size				
Power:				
Electric				
Mechanical				
Nameplate data of motor				

SERVICE CONNECTIONS

Size (inches)	4" & 6"						
Type (PVC, VCP, etc.)	PVC						
Average length	50' & 70'						
Number of active service connections:							
Beginning of year	0						
Added during year	0						
Plant Sold during year	0						
End of year	0						
Give full particulars concerning inactive connections:							

COLLECTION, FORCE MAINS AND MANHOLES

Collection and Force Mains	FORCE MAINS			GRAVITY MAINS			
	4"	6"	8"	6"	8"	10"	12"
Size (inches)							
Type of main	PVC						
Length of main (nearest foot):							
Beginning of year	2,454	305	0	0	3,180	0	2,951
Added during year	75	2,200	1,770	483	36,258	118	12
Retired during year	0	0	0		0	0	0
End of year	2,529	2,505	1,770	483	39,438	118	2,963

Manholes	3'	4'
Size		
Type	Concrete	Concrete
Number of Manholes:		
Beginning of year	34	0
Added during year	149	33
Retired during year	0	0
End of year	183	33

NAME OF UTILITY: Cypress Lakes Associates, LTD.
 SYSTEM NAME: Cypress Lakes Associates, LTD.

YEAR OF REPORT
 DECEMBER 31, 1997

TREATMENT PLANT

Manufacturer	Wetherell Trmt, Systems
Type	Extended Aeration (DEP Type II)
"Steel" or "Concrete"	Tube Steel
Total Capacity	160,000
Average Daily Flow	89,060
Effluent Disposal	To Golf Course (Class I Reliability)
Total Gallons of Sewage Treated	32,507,000

MASTER LIFT STATION PUMPS

Manufacturer	
Capacity	
Motor : Manufacturer	
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	2,257	100 %	None
February	3,445	100 %	None
March	4,464	100 %	None
April	2,503	100 %	None
May	3,398	100 %	None
June	1,980	100 %	None
July	1,812	100 %	None
August	1,990	100 %	None
September	1,949	100 %	None
October	2,667	100 %	None
November	2,984	100 %	None
December	3,058	100 %	None
Total for Year	32,507		

If Wastewater Treatment is purchased, indicate the vendor: **NOT APPLICABLE**

NAME OF UTILITY: Cypress Lakes Associates, LTD.
SYSTEM NAME: Cypress Lakes Associates, LTD.

YEAR OF REPORT
DECEMBER 31, 1997

OTHER SEWER SYSTEM INFORMATION

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

1. Present number of ERC's * being served	318
2. Maximum ERC's ** that system can efficiently serve	571
3. Present system connection capacity (in ERC's) using existing lines	595
4. Future connection capacity (in ERC's) upon service area buildout	750
5. Estimated annual increase in ERC's *	45
6. State any plans and estimated completion dates for any enlargements of this system.	None
7. List percent of certificated area where service connections are installed (total for each county)	80%
8. If present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code, submit the following: N/A	
a. Evaluation of the present plant or plants in regard to meeting the DER's rules.	
b. Plans for funding and construction of the required upgrading.	
c. Have these plans been coordinated with the DER?	
d. Do they concur?	
e. When will construction begin?	
9. Do you discharge effluent to surface waters?	No
10. Department of Environmental Protection ID # <u>4053P10696</u> (Permit #D-53-231915) Water Management District ID # _____	

* $ERC = (Total\ Gallons\ Treated / 365\ days) / 280\ Gallons\ Per\ Day$
Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment

** Total Plant Capacity / 280 gallons
Note 2: Mobile Home Unit = 140 GPD)

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--|---|--|
| YES
<input type="checkbox"/> | NO
<input checked="" type="checkbox"/> | 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission. |
| 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 checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|



Signature of General Manager of the Utility

- Each of the four items must be certified YES or NO. Each item need not be certified by the General Manager. The items being certified by the manager 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.