

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

**DIVISION OF
WATER AND SEWER**

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ANNUAL REPORT

OF

Plantation Landings, Ltd.

Exact Legal Name of Respondent

606-W 522-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



WS813-00-AR

PLANTATION LANDING, LTD.

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2000

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

Plantation Landings, Ltd.
(EXACT NAME OF UTILITY)

P. O. Box 5252 Lakeland, Florida 33807-5252	5015 South Florida Avenue, Suite 200 Lakeland, Florida 33813-2562	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1987

Fax Number (863) 647-3992 E-mail Address _____

Sunshine State One-Call of Florida, Inc. Member No. _____

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

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 5015 S. Florida Avenue Suite 200
Lakeland, Florida

Name of subdivisions where services are provided: Plantation Landings Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>5015 South Florida Ave Lakeland, FL 33813</u>	
Person who prepared this report: <u>Jim D. Lee CPA</u>	<u>CPA</u>	<u>PO Box 2158 Lakeland, FL 33806</u>	
Officers and Managers: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>5015 South Florida Ave Lakeland, FL 33813</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Century Realty Funds, Inc.</u>	<u>5%</u>	<u>5015 S. FL Ave., Lakeland</u>	\$ <u>0</u>
<u>T & A Investments, Inc.</u>	<u>85%</u>	_____	\$ <u>0</u>
<u>G Willard How</u>	<u>10%</u>	_____	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ _____	\$ _____	\$ _____	\$ <u>80,617</u>
Commercial_-----		_____	_____	_____	_____
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Specify)_-----		_____	_____	_____	_____
Total Gross Revenue_		\$ _____	\$ _____	\$ _____	\$ <u>80,617</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>64,400</u>	\$ <u>83,233</u>	\$ _____	\$ <u>147,633</u>
Depreciation Expense_	F-5	<u>11,942</u>	<u>41,412</u>	_____	<u>53,354</u>
CIAC Amortization Expense_	F-8	<u>0</u>	<u>0</u>	_____	<u>0</u>
Taxes Other Than Income_	F-7	<u>2,039</u>	<u>2,992</u>	_____	<u>5,031</u>
Income Taxes_-----	F-7	<u>0</u>	<u>0</u>	_____	<u>0</u>
Total Operating Expense		\$ <u>78,381</u>	<u>127,637</u>	_____	\$ <u>206,018</u>
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(125,401)</u>
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ <u>1,121,330</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ <u>654,228</u>
Interest Expense_-----		_____	_____	_____	<u>471,828</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(130,127)</u>

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,313,521	\$ 1,313,028
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	579,697	526,343
Net Utility Plant -----		\$ 733,824	\$ 786,685
Cash -----		8,745	33,448
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Non-utility Property Net (121,122)		2,346,388	2,594,377
Notes Receivable (144)		23,034	23,034
Misc. Current & Accrued Assets (174)		423,437	355,061
Total Assets -----		\$ 3,535,428	\$ 3,792,605
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	(3,176,364)	(3,046,237)
Total Capital -----		\$ (3,176,364)	\$ (3,046,237)
Long Term Debt (224) -----	F-6	\$ 5,922,730	\$ 6,000,000
Accounts Payable (231) -----		705	8,261
Notes Payable (232) -----		169,300	283,122
Customer Deposits (235) -----			
Accrued Taxes (236) -----		3,628	3,503
Other Liabilities (Specify) -----			
Accounts Payable Assoc. Cos (233)		93,527	82,604
Misc. Current & Accrued Liabilities (241)		521,902	461,352
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	0	0
Total Liabilities and Capital -----		\$ 3,535,428	\$ 3,792,605

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>329,685</u>	\$ <u>983,836</u>	\$ _____	\$ <u>1,313,521</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) ----- _____ _____	_____	_____	_____	_____
Total Utility Plant -----	\$ <u><u>329,685</u></u>	\$ <u><u>983,836</u></u>	\$ <u>_____</u>	\$ <u><u>1,313,521</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ <u>129,654</u>	\$ <u>396,689</u>	\$ _____	\$ <u>526,343</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account -----	\$ <u>11,894</u>	\$ <u>41,345</u>	\$ _____	\$ <u>53,239</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) ----- _____	_____	_____	_____	_____
48		67		115
Total Credits -----	\$ <u><u>11,942</u></u>	\$ <u><u>41,412</u></u>	\$ _____	\$ <u><u>53,354</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) ----- _____	_____	_____	_____	_____
Total Debits -----	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year -----	\$ <u><u>141,596</u></u>	\$ <u><u>438,101</u></u>	\$ _____	\$ <u><u>579,697</u></u>

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	_____	_____
Shares authorized_____	_____	_____
Shares issued and outstanding_____	_____	_____
Total par value of stock issued_____	_____	_____
Dividends declared per share for year_____	_____	_____

RETAINED EARNINGS (215)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year_____	\$ _____	\$ (3,046,237)
Changes during the year (Specify): Current year loss_____	_____	(130,127)
_____	_____	_____
Balance end of year_____	\$ _____	\$ (3,176,364)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Bank of America 12/2/99 7/1/07	_____	_____	\$ 5,922,730
_____	_____	_____	_____
Total_____	_____	_____	\$ 5,922,730

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax_____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax_____	_____	_____	_____	_____
Local property tax_____	_____ 225	_____ 1,178	_____	_____ 1,403
Regulatory assessment fee_____	_____ 1,814	_____ 1,814	_____	_____ 3,628
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_____	\$ _____ 2,039	\$ _____ 2,992	\$ _____	\$ _____ 5,031

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside 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
Century Realty Funds, Inc.	\$ 13,186	\$ 13,186	Payroll
Rhema Business Services	\$ _____	\$ 1,019	Consulting
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

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

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00 %</u>		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	<u>0</u>	<u>0</u>	<u>0</u>
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	_____	_____	_____
6) Less Accumulated Amortization_____	_____	_____	_____
7) Net CIAC_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total_____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____		\$ _____	\$ <u>0</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ _____	\$ _____	\$ <u>0</u>
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	<u>0</u>
Balance End of Year (Must agree with line #6 above.)	\$ _____	\$ _____	\$ <u>0</u>

WATER
OPERATING
SECTION

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 350	\$ _____	\$ _____	\$ 350
302	Franchises_____	900	_____	_____	900
303	Land and Land Rights_____	14,970	_____	_____	14,970
304	Structures and Improvements_	11,034	_____	_____	11,034
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	33,479	_____	_____	33,479
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	15,088	_____	_____	15,088
310	Power Generation Equipment_	29,936	_____	_____	29,936
311	Pumping Equipment_____	_____	493	_____	493
320	Water Treatment Equipment_	2,972	_____	_____	2,972
330	Distribution Reservoirs and Standpipes_____	10,386	_____	_____	10,386
331	Transmission and Distribution Lines_____	114,086	_____	_____	114,086
333	Services_____	26,744	_____	_____	26,744
334	Meters and Meter Installations_____	59,599	_____	_____	59,599
335	Hydrants_____	9,648	_____	_____	9,648
336	Backflow Prevention Devices_	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	_____	_____	_____
341	Transportation Equipment_	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_	_____	_____	_____	_____
346	Communication Equipment_	_____	_____	_____	_____
347	Miscellaneous Equipment_	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 329,192	\$ 493	\$ _____	\$ 329,685

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
304	Structures and Improvements_	28	0 %	3.57 %	4,531	\$	394	\$ 4,925
305	Collecting and Impounding Reservoirs_		%					
306	Lake, River and Other Intakes_		%					
307	Wells and Springs_	27	0 %	3.70 %	12,500		1,238	13,738
308	Infiltration Galleries & Tunnels_		%					
309	Supply Mains_	32	0 %	3.13 %	5,418		473	5,891
310	Power Generating Equipment_	17	0 %	5.88 %	14,968		1,760	16,728
311	Pumping Equipment_	17	0 %	5.88 %	0		29	29
320	Water Treatment Equipment_	17	0 %	5.88 %	2,013		175	2,188
330	Distribution Reservoirs & Standpipes_	33	0 %	3.03 %	3,623		314	3,937
331	Trans. & Dist. Mains_	38	0 %	2.63 %	34,522		3,000	37,522
333	Services_	35	0 %	2.86 %	8,787		765	9,552
334	Meter & Meter Installations_	17	0 %	5.88 %	40,317		3,505	43,822
335	Hydrants_	40	0 %	2.50 %	2,772		241	3,013
336	Backflow Prevention Devices_		%					
339	Other Plant and Miscellaneous Equipment_		%					
340	Office Furniture and Equipment_		%					
341	Equipment_		%					
342	Transportation Equipment_		%					
343	Stores Equipment_		%					
343	Tools, Shop and Garage Equipment_		%					
344	Laboratory Equipment_		%					
345	Power Operated Equipment_		%					
346	Communication Equipment_		%					
347	Miscellaneous Equipment_		%					
348	Other Tangible Plant_		%					
	Totals_				129,451	\$	11,894	\$ 141,345 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 13,186
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	924
610	Purchased Water_____	
615	Purchased Power_____	2,760
616	Fuel for Power Production_____	
618	Chemicals_____	1,823
620	Materials and Supplies_____	857
630	Contractual Services:	
	Billing_____	
	Professional_____	25,601
	Testing_____	1,737
	Other_____	2,183
640	Rents_____	
650	Transportation Expense_____	771
655	Insurance Expense_____	2,861
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	11,697
	Total Water Operation And Maintenance Expense_____	\$ 64,400 *

* 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	399	399	399
3/4"	D	1.5			
1"	D	2.5	2	2	5.0
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)	_____	_____			
** D = Displacement C = Compound T = Turbine			Total	401	401.00

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____ Plantation Landings

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January_____	_____	2,837	_____	2,837	2,700
February_____	_____	2,807	_____	2,807	2,901
March_____	_____	3,413	_____	3,413	1,180
April_____	_____	3,049	_____	3,049	3,349
May_____	_____	3,284	_____	3,284	2,780
June_____	_____	3,092	_____	3,092	3,204
July_____	_____	2,224	_____	2,224	2,266
August_____	_____	2,224	_____	2,224	1,813
September_____	_____	2,015	_____	2,015	1,874
October_____	_____	2,638	_____	2,638	2,157
November_____	_____	2,893	_____	2,893	2,529
December_____	_____	2,785	_____	2,785	2,526
Total for Year_____	_____	33,261	_____	33,261	29,279

If water is purchased for resale, indicate the following:

Vendor_____ N/A

Point of delivery_____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC_____	6"_____	6,960	_____	_____	6,960
PVC_____	4"_____	5,110	_____	_____	5,110
PVC_____	2"_____	2,120	_____	_____	2,120
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____ Plantation Landings

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1,990	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	522'	_____	_____	_____
Diameters of Wells _____	12"	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank _____	15,000	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

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

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	_____	_____	_____
Type of Source_____	Ground_____	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Primary_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)___	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_ Boaster Pump	_____	_____	_____
Auxiliary Power_____	Grower stand-by Pump-Ford Motor	_____	_____

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____ Plantation Landings

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. _____ 210
2. Maximum number of ERCs * which can be served. _____ 210
3. Present system connection capacity (in ERCs *) using existing lines. _____ 210
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 210
5. Estimated annual increase in ERCs *. __ None
6. Is the utility required to have fire flow capacity? _____ Yes
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. _____
Service provided by Polk County Fire Dept.
Hydrants in park, 2 wells on site
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # _____
12. Water Management District Consumptive Use Permit # _ 208753.2
 - a. Is the system in compliance with the requirements of the CUP? _____
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/350\ gallons\ per\ day).$

WASTEWATER
OPERATING
SECTION

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_-----	\$ 400	\$ _____	\$ _____	\$ 400
352	Franchises_-----	1,014	_____	_____	1,014
353	Land and Land Rights_-----	78,192	_____	_____	78,192
354	Structures and Improvements_--	104,609	_____	_____	104,609
355	Power Generation Equipment_--	_____	_____	_____	_____
360	Collection Sewers - Force_-----	17,952	_____	_____	17,952
361	Collection Sewers - Gravity_-----	182,837	_____	_____	182,837
362	Special Collecting Structures_--	_____	_____	_____	_____
363	Services to Customers_-----	29,050	_____	_____	29,050
364	Flow Measuring Devices_-----	4,873	_____	_____	4,873
365	Flow Measuring Installations_--	_____	_____	_____	_____
370	Receiving Wells_-----	_____	_____	_____	_____
371	Pumping Equipment_-----	173,454	_____	_____	173,454
380	Treatment and Disposal Equipment_-----	391,455	_____	_____	391,455
381	Plant Sewers_-----	_____	_____	_____	_____
382	Outfall Sewer Lines_-----	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_-----	_____	_____	_____	_____
390	Office Furniture and Equipment_-----	_____	_____	_____	_____
391	Transportation Equipment_-----	_____	_____	_____	_____
392	Stores Equipment_-----	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_-----	_____	_____	_____	_____
394	Laboratory Equipment_-----	_____	_____	_____	_____
395	Power Operated Equipment_-----	_____	_____	_____	_____
396	Communication Equipment_-----	_____	_____	_____	_____
397	Miscellaneous Equipment_-----	_____	_____	_____	_____
398	Other Tangible Plant_-----	_____	_____	_____	_____
	Total Wastewater Plant_-----	\$ 983,836	\$ _____	\$ _____	\$ 983,836 *

* This amount should tie to sheet F-5.

UTILITY NAME:

Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2000

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
354	Structures and Improvements	27	0 %	3.70 %	\$ 17,344	\$	\$ 3,870	\$ 21,214
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	7,647		664	8,311
361	Collection Sewers - Gravity	40	0 %	2.50 %	52,567		4,571	57,138
362	Special Collecting Structures		%	%				
363	Services to Customers	35	0 %	2.86 %	9,546		831	10,377
364	Flow Measuring Devices	5	0 %	20.00 %	4,873		0	4,873
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	18	0 %	5.56 %	110,822		9,644	120,466
380	Treatment and Disposal Equipment	18	0 %	5.56 %	193,599		21,765	215,364
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 396,398	\$	\$ 41,345	\$ 437,743 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 13,186
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	924
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	6,695
715	Purchased Power_____	4,481
716	Fuel for Power Production_____	
718	Chemicals_____	6,074
720	Materials and Supplies_____	3,035
730	Contractual Services:	
	Billing_____	26,620
	Professional_____	1,283
	Testing_____	6,595
	Other_____	
740	Rents_____	771
750	Transportation Expense_____	2,861
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	10,708
	Total Wastewater Operation And Maintenance Expense_____	\$ 83,233 *

* 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 er Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	401	401	401
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			401	401	401

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2000

PUMPING EQUIPMENT

Lift Station Number_____	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	_____	_____
Make or Type and nameplate data on pump_____	<u>Hydro-matic</u>	<u>Hydro-matic</u>	<u>Hydro-matic</u>	<u>Hydro-matic</u>	_____	_____
	<u>5500 M2</u>	<u>Grinder</u>	<u>Model</u>	<u>Model</u>	_____	_____
	_____	_____	<u>5200 M2</u>	<u>5200 M2</u>	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	<u>5' x5'</u>	<u>5'x7'4"</u>	<u>5' x 14'</u>	<u>4'x10'8"</u>	_____	_____
Power:						
Electric_____	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	<u>5 HP</u>	_____	<u>2 HP</u>	<u>2 HP</u>	_____	_____
	<u>230 v</u>	<u>115 v</u>	<u>230v</u>	<u>230 v</u>	_____	_____
	<u>1 Phase</u>	<u>1 amp</u>	<u>1 Phase</u>	<u>1 Phase</u>	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	<u>403</u>	_____	_____	_____	_____	_____
Beginning of year_____	<u>403</u>	_____	_____	_____	_____	_____
Added during year_____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year_____	<u>0</u>	_____	_____	_____	_____	_____
End of year_____	<u>403</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	<u>8"</u>	_____	_____	_____	<u>4"</u>	<u>3"</u>	_____	_____
Type of main_____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	<u>PVC</u>	_____	_____
Length of main (nearest foot)_____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	<u>12,660</u>	_____	_____	_____	<u>2980</u>	<u>510</u>	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>12,660</u>	_____	_____	_____	<u>2,980</u>	<u>510</u>	_____	_____

MANHOLES

Size (inches)_____	<u>4"</u>	_____	_____	_____
Type of Manhole_____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year_____	<u>50</u>	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	<u>50</u>	_____	_____	_____

UTILITY NAME: _____ Plantation Landings, Ltd.

SYSTEM NAME: _____ Plantation Landings

YEAR OF REPORT DECEMBER 31, 2000

TREATMENT PLANT

Manufacturer_____	Unknown_____	_____	_____
Type_____	Extended Air_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	.80 MGD_____	_____	_____
Average Daily Flow_____	27,249_____	_____	_____
Method of Effluent Disposal_____	Perc Ponds_____	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	9,946,000_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	Electric	Electric	Electric	Electric	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	775	_____	775
February_____	841	_____	841
March_____	1,054	_____	1,054
April_____	1,020	_____	1,020
May_____	713	_____	713
June_____	630	_____	630
July_____	713	_____	713
August_____	868	_____	868
September_____	750	_____	750
October_____	783	_____	783
November_____	900	_____	900
December_____	899	_____	899
Total for year_____	<u>9,946</u>	_____	<u>9,946</u>

If Wastewater Treatment is purchased, indicate the vendor: _____ N/A _____

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____ Plantation Landings

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. _____ 77
2. Maximum number of ERCs* which can be served. _____ 77
3. Present system connection capacity (in ERCs*) using existing lines. _____ 77
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 77
5. Estimated annual increase in ERCs*. _____ None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
None

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. _____
Large Percolation ponds
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? _____
If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? _____
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ July 1998
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # _____ FLA 013033

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2000

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>
---	---	---	---

Forletta James/Ben Plantation Landings, Ltd.

(signature of chief executive officer of the utility) *

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

(signature of chief financial officer of the utility) *

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

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