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**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

**ANNUAL REPORT**

OF

WS813-03-AR  
Plantation Landings, Ltd.  
P. O. Box 5252  
Lakeland, FL 33807-5252

Submitted To The

**STATE OF FLORIDA**



RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
DIVISION OF  
ECONOMIC REGULATION  
04 MAY -3 AM 11:06

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2003**

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations & Waste Water  
Class C**

**Company: Plantation Landings, Ltd.  
For the Year Ended December 31, 2003**

( a )	( b )	( c )	( d )
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Returns	Difference ( b ) - ( c )
Gross Revenue:			
Residential	\$ 72,852	\$ 72,852	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Wastewater Operating Revenue</b>	<b>\$ 72,852</b>	<b>\$ 72,852</b>	<b>\$ 0</b>
<b>LESS: Expenses for Purchased Wastewater from FPSC-Regulated Utility</b>			
<b>Net Wastewater Operating Revenues</b>	<b>\$ 72,852</b>	<b>\$ 72,852</b>	<b>\$ 0</b>

Explanations:

RECEIVED  
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ECONOMIC REGULATION

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column ( d ).

FINANCIAL  
SECTION

REPORT OF

Plantation Landings, Ltd.  
(EXACT NAME OF UTILITY)

P. O. Box 5252 Lakeland, Florida 33807-5252	500 S. Florida Avenue, Suite 700 Lakeland, FL 33801	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: 500 S. Florida Avenue, Suite 700  
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: Todd Maxwell	President of General Partner	500 S. Florida Avenue Lakeland, FL 33801	
Person who prepared this report: Jim D. Lee CPA	CPA	PO Box 2158 Lakeland, FL 33806	
Officers and Managers: Todd Maxwell	President of General Partner	500 S. Florida Avenue Lakeland, FL	\$ 0
			\$
			\$
			\$
			\$

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
Century Realty Funds, Inc.	5%	500 S. Florida Ave., Lkld.	\$ 0
T & A Investments, Inc.	85%		\$ 0
Willard Howe	10%		\$ 0
			\$
			\$
			\$
			\$

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ _____	\$ _____	\$ _____	\$ <u>72,852</u>
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ _____	\$ _____	\$ _____	\$ <u>72,852</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>90,944</u>	\$ <u>117,458</u>	\$ _____	\$ <u>208,402</u>
Depreciation Expense _____	F-5	<u>11,943</u>	<u>41,413</u>	_____	<u>53,356</u>
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	<u>1,943</u>	<u>3,247</u>	_____	<u>5,190</u>
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>104,830</u>	<u>162,118</u>	_____	\$ <u>266,948</u>
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(194,096)</u>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ <u>1,260,824</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ <u>760,986</u>
Interest Expense _____		_____	_____	_____	<u>470,999</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(165,257)</u>

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,313,521	\$ 1,313,521
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	739,763	686,407
Net Utility Plant -----		\$ 573,758	\$ 627,114
Cash -----		200	5,363
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Non-utility Property Net (121,122)		1,284,707	1,577,295
Notes Receivable (144)		23,034	23,034
Misc. Current & Accrued Assets (174)		1,361,738	1,294,088
<b>Total Assets</b> -----		\$ 3,243,437	\$ 3,526,894
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	(3,905,974)	(3,740,717)
<b>Total Capital</b> -----		\$ (3,905,974)	\$ (3,740,717)
Long Term Debt (224) -----	F-6	\$ 6,603,481	\$ 6,724,079
Accounts Payable (231) -----		36,854	2,811
Notes Payable (232) -----			143,300
Customer Deposits (235) -----			
Accrued Taxes (236) -----		5,190	5,389
Other Liabilities (Specify) -----			
Accounts Payable Assoc. Cos (233)		210,790	93,527
Misc. Current & Accrued Liabilities (241)		293,096	298,505
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	0	0
<b>Total Liabilities and Capital</b> -----		\$ 3,243,437	\$ 3,526,894

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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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 5) _____	_____	_____	_____	_____
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>165,481</u>	\$ <u>520,926</u>	\$ _____	\$ <u>686,407</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>11,895</u>	\$ <u>41,345</u>	\$ _____	\$ <u>53,240</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	<u>48</u>	<u>68</u>	_____	<u>116</u>
Total Credits _____	\$ <u><u>11,943</u></u>	\$ <u><u>41,413</u></u>	\$ _____	\$ <u><u>53,356</u></u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>177,424</u></u>	\$ <u><u>562,339</u></u>	\$ <u>_____</u>	\$ <u><u>739,763</u></u>

UTILITY NAME: Plantation Landings, Ltd.

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 2003</b>
---

**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 _____	\$ _____	\$ (3,740,717)
Changes during the year (Specify): Current year loss _____ _____ _____	_____ _____ _____	(165,257) _____ _____
Balance end of year _____	\$ _____	\$ (3,905,974)

**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 _____ _____	6.35	_____	\$ 6,603,481
Total _____			\$ 6,603,481



UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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**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 _____	304	1,608	_____	1,912
Regulatory assessment fee _____	1,639	1,639	_____	3,278
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 1,943	\$ 3,247	\$ _____	\$ 5,190

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

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Century Realty Funds, Inc.	\$ 11,940	\$ 11,940	Payroll
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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**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>	\$ <u>0</u>	\$ <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>	\$ <u>0</u>	\$ <u>0</u>

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

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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**SCHEDULE "A"**

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

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

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

**APPROVED AFUDC RATE**

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



**WATER  
OPERATING  
SECTION**

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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**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				
	<b>Total Water Plant</b>	<b>\$ 329,685</b>	<b>\$</b>	<b>\$</b>	<b>\$ 329,685</b>

UTILITY NAME: \_\_\_\_\_

Plantation Landings, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	0 %	3.57 %	\$ 5,713	\$	\$ 394	\$ 6,107
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	0 %	3.70 %	16,216		1,239	17,455
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.13 %	6,836		472	7,308
310	Power Generating Equipment	17	0 %	5.88 %	20,250		1,760	22,010
311	Pumping Equipment	17	0 %	5.88 %	87		29	116
320	Water Treatment Equipment	17	0 %	5.88 %	2,536		175	2,711
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,566		315	4,881
331	Trans. & Dist. Mains	38	0 %	2.63 %	43,522		3,000	46,522
333	Services	35	0 %	2.86 %	11,082		765	11,847
334	Meter & Meter Installations	17	0 %	5.88 %	50,830		3,505	54,335
335	Hydrants	40	0 %	2.50 %	3,496		241	3,737
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%					
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 165,134	\$	\$ 11,895	\$ 177,029 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 11,940
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	2,063
616	Fuel for Power Production	
618	Chemicals	3,405
620	Materials and Supplies	1,589
630	Contractual Services:	
	Billing	
	Professional	52,575
	Testing	1,572
	Other	168
640	Rents	
650	Transportation Expense	1,887
655	Insurance Expense	2,309
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	13,436
	Total Water Operation And Maintenance Expense	\$ 90,944 *

\* This amount should tie to Sheet F-3.

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	399.0		399.0
3/4"	D	1.5			
1"	D	2.5	2.0		2.0
1 1/2"	D,T	5.0			
<b>General Service</b>					
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)					
<b>** D = Displacement C = Compound T = Turbine</b>			<b>Total</b>		<b>401.0</b>



UTILITY NAME: \_\_\_\_\_ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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SYSTEM NAME: \_\_\_\_\_ Plantation Landings

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ]	Water Sold To Customers (Omit 000's)
January _____	_____	2,396	_____	2,396	1,627
February _____	_____	2,432	_____	2,432	2,119
March _____	_____	2,594	_____	2,594	2,057
April _____	_____	2,641	_____	2,641	2,150
May _____	_____	2,613	_____	2,613	2,322
June _____	_____	2,364	_____	2,364	1,871
July _____	_____	2,698	_____	2,698	1,675
August _____	_____	1,725	_____	1,725	1,668
September _____	_____	1,868	_____	1,868	1,528
October _____	_____	2,222	_____	2,222	1,574
November _____	_____	2,309	_____	2,309	1,767
December _____	_____	2,427	_____	2,427	2,066
Total for Year _____	_____	28,289	_____	28,289	22,424

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, 2003
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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)
<b>Motors</b>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<b>Pumps</b>				
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, 2003
-------------------------------------

**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, 2003

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, 2003
-------------------------------------

**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, 2003

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 %	\$ 28,956	\$	\$ 3,871	\$ 32,827
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	9,639		664	10,303
361	Collection Sewers - Gravity	40	0 %	2.50 %	66,280		4,571	70,851
362	Special Collecting Structures		%	%				
363	Services to Customers	35	0 %	2.86 %	12,038		831	12,869
364	Flow Measuring Devices	5	0 %	20 %	4,873		0	4,873
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	18	0 %	5.56 %	139,754		9,644	149,398
380	Treatment and Disposal Equipment	18	0 %	5.56 %	258,894		21,764	280,658
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				\$ 520,434	\$	\$ 41,345	\$ 561,779 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: \_\_\_\_\_ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
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**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 11,940
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	10,625
715	Purchased Power	4,539
716	Fuel for Power Production	
718	Chemicals	5,175
720	Materials and Supplies	3,119
730	Contractual Services:	
	Billing	
	Professional	57,726
	Testing	1,130
	Other	4,186
740	Rents	
750	Transportation Expense	1,482
755	Insurance Expense	2,309
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	15,227
	Total Wastewater Operation And Maintenance Expense	\$ 117,458 *

\* This amount should tie to Sheet F-3.

**WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	401.0	401.0	401.0
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		
			401.0	401.0	401.0



UTILITY NAME: \_\_\_\_\_ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2003
-------------------------------------

**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 _____	Hydro-matic <u>5500 M2</u>	Hydro-matic <u>Grinder</u>	Hydro-matic <u>Model</u> <u>5200 M2</u>	Hydro-matic <u>Model</u> <u>5500 M2</u>	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	<u>5' x 5'</u>	<u>5' x 7' 4"</u>	<u>5' x 14'</u>	<u>4' x 10' 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>230 v</u> <u>1 Phase</u>	<u>115 v</u> <u>1 amp</u>	<u>2 HP</u> <u>230v</u> <u>1 Phase</u>	<u>2 HP</u> <u>230 v</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

<b>YEAR OF REPORT</b> DECEMBER 31, 2003
--

**TREATMENT PLANT**

Manufacturer _____	<u>Unknown</u>	_____	_____
Type _____	<u>Extended Air</u>	_____	_____
"Steel" or "Concrete" _____	<u>Concrete</u>	_____	_____
Total Permitted Capacity _____	<u>.80 MGD</u>	_____	_____
Average Daily Flow _____	<u>27,882</u>	_____	_____
Method of Effluent Disposal _____	<u>Perc Ponds</u>	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	<u>10,177,000</u>	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____
Motor:					
Manufacturer _____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>1,053</u>	_____	<u>1,053</u>
February _____	<u>899</u>	_____	<u>899</u>
March _____	<u>1,131</u>	_____	<u>1,131</u>
April _____	<u>750</u>	_____	<u>750</u>
May _____	<u>677</u>	_____	<u>677</u>
June _____	<u>746</u>	_____	<u>746</u>
July _____	<u>568</u>	_____	<u>568</u>
August _____	<u>539</u>	_____	<u>539</u>
September _____	<u>441</u>	_____	<u>441</u>
October _____	<u>610</u>	_____	<u>610</u>
November _____	<u>677</u>	_____	<u>677</u>
December _____	<u>740</u>	_____	<u>740</u>
Total for year _____	<u>8,831</u>	_____	<u>8,831</u>

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

UTILITY NAME: \_\_\_\_\_ Plantation Landings, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2003

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

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).

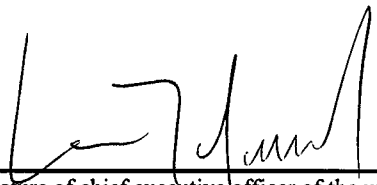
# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

  
\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

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