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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS813-06-AR
Plantation Landings, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2006

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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: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>500 S. Florida Avenue</u> <u>Lakeland, FL 33801</u>	
Person who prepared this report: <u>Jim D. Lee CPA</u>	<u>CPA</u>	<u>PO Box 2158</u> <u>Lakeland, FL 33806</u>	
Officers and Managers: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>500 S. Florida Avenue</u> <u>Lakeland, FL</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>500 S. Florida Ave., Lkld.</u>	\$ <u>0</u>
<u>T & A Investments, Inc.</u>	<u>75%</u>	_____	\$ <u>0</u>
<u>Willard Howe</u>	<u>10%</u>	_____	\$ <u>0</u>
<u>John & Margaret Maxwell</u>	<u>10%</u>	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 37,723	\$ 37,723	\$ _____	\$ 75,446
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 37,723	\$ 37,723	\$ _____	\$ 75,446
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 185,584	\$ 205,570	\$ _____	\$ 391,154
Depreciation Expense_____	F-5	8,263	41,413	_____	49,676
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	2,192	4,313	_____	6,505
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 196,039	251,296	_____	\$ 447,335
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (371,889)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 1,412,811
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 1,647,602
Interest Expense_____		_____	_____	_____	545,087
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (1,151,767)

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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	\$ 1,313,521
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	894,316	844,640
Net Utility Plant _____		\$ 419,205	\$ 468,881
Cash _____		722,813	182,766
Customer Accounts Receivable (141)_____			
Other Assets (Specify): _____			
Non-utility Property Net (121,122)		667,843	707,660
Notes Receivable (144)		23,034	23,034
Misc. Current & Accrued Assets (174)		1,085,270	1,183,811
Accts Recvbl Assoc Cos (145)		78,673	
Total Assets _____		\$ 2,996,838	\$ 2,566,152
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	(5,302,454)	(4,150,687)
Total Capital _____		\$ (5,302,454)	\$ (4,150,687)
Long Term Debt (224) _____	F-6	\$ 7,920,204	\$ 6,333,266
Accounts Payable (231) _____		5,340	3,245
Notes Payable (232) _____		0	0
Customer Deposits (235) _____			
Accrued Taxes (236) _____		6,505	5,479
Other Liabilities (Specify) _____			
Accounts Payable Assoc. Cos (233)		0	48,800
Misc. Current & Accrued Liabilities (241)		367,243	326,049
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	0	0
Total Liabilities and Capital _____		\$ 2,996,838	\$ 2,566,152

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>329,625</u>	\$ <u>983,836</u>	\$ _____	\$ <u>1,313,521</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>329,625</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>199,475</u>	\$ <u>645,165</u>	\$ _____	\$ <u>844,640</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>8,215</u>	\$ <u>41,346</u>	\$ _____	\$ <u>49,561</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	48	67	_____	115
Total Credits _____	\$ <u>8,263</u>	\$ <u>41,413</u>	\$ _____	\$ <u>49,676</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>207,738</u></u>	\$ <u><u>686,578</u></u>	\$ <u>_____</u>	\$ <u><u>894,316</u></u>

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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 _____	\$ _____	\$ (4,150,687)
Changes during the year (Specify): Current year loss _____	_____ _____	(1,151,767) _____
Balance end of year _____	\$ _____	\$ (5,302,454)

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	67	\$ 7,920,204
_____	_____	_____	_____
Total _____			\$ 7,920,204

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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_____	494	2,615	_____	3,109
Regulatory assessment fee_____	1,697	1,698	_____	3,395
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_____	\$ 2,191	\$ 4,313	\$ _____	\$ 6,504

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.	\$ 8,561	\$ 10,584	Payroll
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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: _____			0
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

**WATER
OPERATING
SECTION**

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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_____	\$ 329,685	\$ _____	\$ _____	\$ 329,685

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2006

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 %	\$ 6,894	\$	\$ 394	\$ 7,288
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.70 %	19,932		1,239	21,171
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	8,253		473	8,726
310	Power Generating Equipment	17	0 %	5.88 %	25,530		1,760	27,290
311	Pumping Equipment	17	0 %	5.88 %	174		28	202
320	Water Treatment Equipment	17	0 %	5.88 %	2,972		0	2,972
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	5,511		315	5,826
331	Trans. & Dist. Mains	38	0 %	2.63 %	52,523		3,000	55,523
333	Services	35	0 %	2.86 %	13,376		765	14,141
334	Meter & Meter Installations	17	0 %	5.88 %	59,599		0	59,599
335	Hydrants	40	0 %	2.50 %	4,219		241	4,460
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				\$ 198,983	\$	\$ 8,215	\$ 207,198 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 14,500
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	0
615	Purchased Power	3,509
616	Fuel for Power Production	
618	Chemicals	5,170
620	Materials and Supplies	4,852
630	Contractual Services:	
	Billing	0
	Professional	128,530
	Testing	254
	Other	8,266
640	Rents	
650	Transportation Expense	597
655	Insurance Expense	4,490
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	15,416
	Total Water Operation And Maintenance Expense	\$ 185,584 *

* 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
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		
			<u>401</u>	<u>401</u>	<u>404</u>

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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 _____	_____	2,705	_____	2,705	1,723
February _____	_____	2,636	_____	2,636	2,185
March _____	_____	3,325	_____	3,325	2,507
April _____	_____	1,955	_____	1,955	2,348
May _____	_____	1,399	_____	1,399	2,016
June _____	_____	2,187	_____	2,187	825
July _____	_____	2,160	_____	2,160	1,498
August _____	_____	2,250	_____	2,250	1,581
September _____	_____	1,946	_____	1,946	1,504
October _____	_____	2,844	_____	2,844	1,532
November _____	_____	2,577	_____	2,577	2,362
December _____	_____	2,205	_____	2,205	1,867
Total for Year _____	_____	28,189	_____	28,189	21,948

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, 2006

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, 2006

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, 2006

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, 2006

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, 2006

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 %	\$ 40,568	\$	\$ 3,871	\$ 44,439
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	11,632		664	12,296
361	Collection Sewers - Gravity	40	0 %	2.50 %	79,993		4,571	84,564
362	Special Collecting Structures		%	%				
363	Services to Customers	35	0 %	2.86 %	14,531		831	15,362
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 %	168,686		9,644	178,330
380	Treatment and Disposal Equipment	18	0 %	5.56 %	324,188		21,765	345,953
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				\$ 644,471	\$	\$ 41,346	\$ 685,817 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 16,523
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	6,550
715	Purchased Power _____	10,077
716	Fuel for Power Production _____	
718	Chemicals _____	9,603
720	Materials and Supplies _____	8,533
730	Contractual Services:	
	Billing _____	
	Professional _____	130,975
	Testing _____	0
	Other _____	3,068
740	Rents _____	
750	Transportation Expense _____	597
755	Insurance Expense _____	4,490
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	15,154
	Total Wastewater Operation And Maintenance Expense _____	\$ 205,570 *

* 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 Equivalent Customers (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)					
** D = Displacement C = Compound T = Turbine			Total	401	401

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

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 5500 M2	Hydro-matic Grinder	Hydro-matic Model 5200 M2	Hydro-matic Model 5500 M2	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	5' x 5'	5'x7'4"	5' x 14'	4'x10'8"	_____	_____
Power:						
Electric _____	Electric	Electric	Electric	Electric	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	5 HP 230 v 1 Phase	_____	2 HP 230v 1 Phase	2 HP 230 v 1 Phase	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	403	_____	_____	_____	_____	_____
Beginning of year _____	403	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	403	_____	_____	_____	_____	_____
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 _____	PVC	_____	_____	_____	PVC	PVC	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	12,660	_____	_____	_____	2980	510	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	12,660	_____	_____	_____	2,980	510	_____	_____

MANHOLES

Size (inches) _____	<u>4"</u>	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	50	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	50	_____	_____	_____

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2006

SYSTEM NAME: _____ Plantation Landings

TREATMENT PLANT

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

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 _____	1,023	_____	1,023
February _____	780	_____	780
March _____	854	_____	854
April _____	600	_____	600
May _____	420	_____	420
June _____	390	_____	390
July _____	727	_____	727
August _____	713	_____	713
September _____	660	_____	660
October _____	651	_____	651
November _____	870	_____	870
December _____	920	_____	920
Total for year _____	<u>8,608</u>	_____	<u>8,608</u>

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

UTILITY NAME: _____ Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2006

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).

UTILITY NAME: Plantation Landings, Ltd.

YEAR OF REPORT
DECEMBER 31, 2006

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.	2.	3.	4.		*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	
				(signature of chief executive officer of the utility)	
1.	2.	3.	4.		*
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue**

Water Operations

Class C

Company: *PLANTATION LANDINGS, LTD*

For the Year Ended December 31, 2006

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>37,723</u>	\$ <u>37,723</u>	\$ <u>0</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>37,723</u>	\$ <u>37,723</u>	\$ <u>0</u>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>37,723</u>	\$ <u>37,723</u>	\$ <u>0</u>

Explanations:

RECEIVED
 FLORIDA PUBLIC SERVICE
 COMMISSION
 07 MAY - 1 AM 10:32
 DIVISION OF
 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).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company: PLANTATION LANDINGS LTD
For the Year Ended December 31, 2006

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>37,723</u>	\$ <u>37,723</u>	\$ <u>- 0 -</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ <u>37,723</u>	\$ <u>37,723</u>	\$ <u>- 0 -</u>
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ <u>37,723</u>	\$ <u>37,723</u>	\$ <u>- 0 -</u>

Explanations:

Instructions:

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