

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

PLANTATION LANDINGS, LTD.
Exact Legal Name of Respondent

606-W 522-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED

MAY 30 2000

Florida Public Service Commission
Division of Water and Wastewater

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1999

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DIVISION OF
WATER AND SEWER

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 preceeding 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)

Post Office 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 South 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 S. Florida Avenue Lakeland, FL 33813</u>	
Person who prepared this report: <u>Norman F. Mears</u> <u>Rhema Business Services, Inc.</u>	<u>Consultant</u>	<u>1344 Vickers Drive Tallahassee, FL 32303</u>	
Officers and Managers: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>5015 S. Florida Avenue Lakeland, FL 33813</u>	\$ 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
<u>Century Realty Funds, Inc.</u>	<u>5.0</u>	<u>5015 S. FL Av., Lakeland</u>	\$ 0
<u>Raymond Moats</u>	<u>12.5</u>	<u>5015 S. FL Av., Lakeland</u>	\$ 0
<u>T&A Investments, Inc.</u>	<u>72.5</u>	<u>5015 S. FL Av., Lakeland</u>	\$ 0
<u>G. Willard Howe</u>	<u>10.0</u>	<u>5015 S. FL Av., Lakeland</u>	\$ 0
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME PLANTATION LANDINGS, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ _____	\$ _____	\$ _____	\$ 77,841
Commercial_-----		_____	_____	_____	_____
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Specify)_-----		_____	_____	_____	_____
Total Gross Revenue_		\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>77,841</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>54,273</u>	\$ <u>81,159</u>	\$ _____	\$ <u>135,432</u>
Depreciation Expense_	F-5	<u>11,914</u>	<u>41,413</u>	_____	<u>53,327</u>
CIAC Amortization Expense_	F-8	<u>0</u>	<u>0</u>	_____	<u>0</u>
Taxes Other Than Income_	F-7	<u>2,014</u>	<u>3,117</u>	_____	<u>5,131</u>
Income Taxes_-----	F-7	<u>0</u>	<u>0</u>	_____	<u>0</u>
Total Operating Expense		\$ <u>68,201</u>	<u>125,689</u>	_____	\$ <u>193,890</u>
Net Operating Income (Loss)		\$ <u>(68,201)</u>	\$ <u>(125,689)</u>	\$ _____	\$ <u>(116,049)</u>
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ <u>1,104,986</u>
-----		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ <u>610,577</u>
Interest Expense_-----		_____	_____	_____	<u>485,554</u>
-----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Net Income (Loss)		\$ <u>(68,201)</u>	\$ <u>(125,689)</u>	\$ _____	\$ <u>(107,194)</u>

UTILITY NAME: PLANTATION LANDINGS, LTD.

YEAR OF REPORT DECEMBER 31, 1999

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,313,028	\$ 1,313,028
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>526,343</u>	<u>478,381</u>
Net Utility Plant -----		\$ 786,685	\$ 834,647
Cash -----		33,448	18,280
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Nonutility Property, Net (121,122)		2,594,377	2,580,975
Notes Receivable (144)		23,034	23,034
Misc. Current & Accrued Assets (174)		355,061	1,126
			<u>206,940</u>
Total Assets -----		\$ <u>3,792,605</u>	\$ <u>3,665,002</u>
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	<u>(3,046,237)</u>	<u>(2,939,043)</u>
Total Capital -----		\$ <u>(3,046,237)</u>	\$ <u>(2,939,043)</u>
Long Term Debt (224) -----	F-6	\$ 6,000,000	\$ 4,867,671
Accounts Payable (231) -----		8,261	7,129
Notes Payable (232) -----		283,122	822,245
Customer Deposits (235) -----			
Accrued Taxes (236) -----		3,503	316
Other Liabilities (Specify) -----			
Accounts Payable Assoc Cos (233)		82,604	579,717
Misc. Current & Accrued Liabilities (241)		461,352	326,967
Misc. Operating Reserves (265)			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>0</u>	<u>0</u>
Total Liabilities and Capital -----		\$ <u>3,792,605</u>	\$ <u>3,665,002</u>

UTILITY NAME: PLANTATION LANDINGS, LTD.

YEAR OF REPORT DECEMBER 31, 1999

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 329,192	\$ 983,836	\$ _____	\$ 1,313,028
Construction Work in -----	_____	_____	_____	_____
Other (Specify) ----- _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Utility Plant -----	\$ 329,192	\$ 983,836	\$ 0	\$ 1,313,028

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 117,740	\$ 360,641	\$ 0	\$ 478,381
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account -----	\$ 11,866	\$ 41,346	\$ _____	\$ 53,212
Salvage -----	_____	_____	_____	_____
Other Credits (specify) -----	_____	_____	_____	_____
Amort. of Org. & Franchises	48	67	_____	115
Total Credits -----	\$ 11,914	\$ 41,413	\$ 0	\$ 53,327
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify)	_____	_____	_____	_____
Adjustment	_____	5,365	_____	5,365
Total Debits -----	\$ 0	\$ 5,365	\$ 0	\$ 5,365
Balance End of Year -----	\$ 129,654	\$ 396,689	\$ 0	\$ 526,343

UTILITY NAME PLANTATION LANDINGS, LTD.

YEAR OF REPORT	
DECEMBER 31,	1999

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ N/A	\$ N/A
Changes during the year (Specify):		
Net Income (Loss) _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ (2,939,043)
Changes during the year (Specify):		
Net Income (Loss) _____	_____	(107,194)
_____	_____	_____
Balance end of year _____	\$ _____	\$ (3,046,237)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
John Hancock 04/01/95 03/01/00 _____	9.5	_____	\$ 6,000,000
_____	_____	_____	_____
Total _____			\$ 6,000,000

UTILITY NAME PLANTATION LANDINGS, LTD.

YEAR OF REPORT DECEMBER 31, 1999

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 _____	262	1,366	_____	1,628
Regulatory assessment fee _____	1,752	1,751	_____	3,503
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 2,014	\$ 3,117	\$ _____	\$ 5,131

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	\$ 6,580	\$ 6,580	Payroll
Rhema Business Services	\$ 433	\$ 4,430	Regulatory Consulting
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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.			Water	Wastewater
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ 0	\$ 0
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ 0	\$ 0

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME PLANTATION LANDINGS, LTD.

YEAR OF REPORT	
DECEMBER 31	1999

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	\$ <u>N/A</u>	<u> </u> %	<u> </u> %	<u> </u> %
Preferred Stock	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Long Term Debt	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Customer Deposits	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Tax Credits - Zero Cost	<u> </u>	<u> </u> %	0.00 %	<u> </u> %
Tax Credits - Weighted Cost	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Deferred Income Taxes	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Other (Explain)	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
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:	<u> </u> %
Commission Order Number approving AFUDC rate:	<u> </u>

**WATER
OPERATING
SECTION**

UTILITY NAME: PLANTATION LANDINGS, LTD.

YEAR OF REPORT DECEMBER 3 1999

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				
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	\$ 0	\$ 0	\$ 329,192

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 %	\$ 4,137	\$	\$ 394	\$ 4,531
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	11,261		1,239	12,500
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	4,946		472	5,418
310	Power Generating Equipment	17	0 %	3.13 %	13,208		1,760	14,968
311	Pumping Equipment		%	%				
320	Water Treatment Equipment	17	0 %	3.13 %	1,838		175	2,013
330	Distribution Reservoirs & Standpipes	33	0 %	3.13 %	3,308		315	3,623
331	Trans. & Dist. Mains	38	0 %	2.63 %	31,521		3,001	34,522
333	Services	35	0 %	2.86 %	8,022		765	8,787
334	Meter & Meter Installations	17	0 %	5.88 %	36,813		3,504	40,317
335	Hydrants	40	0 %	2.5 %	2,531		241	2,772
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				\$ 117,585	\$ 0	\$ 11,866	\$ 129,451 *

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 12,366
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	875
610	Purchased Water	
615	Purchased Power	2,648
616	Fuel for Power Production	
618	Chemicals	689
620	Materials and Supplies	3,041
630	Contractual Services:	
	Billing	
	Professional	17,107
	Testing	229
	Other	1,255
640	Rents	
650	Transportation Expense	
655	Insurance Expense	1,864
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	14,199
	Total Water Operation And Maintenance Expense	\$ 54,273
	* 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	399.0
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)					
Total			401	401	404.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: PLANTATION LANDINGS, LTD.

YEAR OF REPORT DECEMBER 31, 1999

SYSTEM NAME: Plantation Landings

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January_____	_____	2,806	_____	2,806	2,744
February_____	_____	2,847	_____	2,847	2,911
March_____	_____	3,609	_____	3,609	2,981
April_____	_____	3,616	_____	3,616	3,666
May_____	_____	2,760	_____	2,760	3,225
June_____	_____	2,230	_____	2,230	2,733
July_____	_____	2,763	_____	2,763	1,754
August_____	_____	2,316	_____	2,316	2,510
September_____	_____	2,535	_____	2,535	2,570
October_____	_____	2,184	_____	2,184	1,018
November_____	_____	2,564	_____	2,564	2,276
December_____	_____	2,479	_____	2,479	2,413
Total for Year_____	0	32,709	0	32,709	30,801

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 1999

SYSTEM NAME: Plantation Landings

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1990	_____	_____	_____
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, 1999

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 _____	0	_____	_____
Reverse Osmosis _____	0	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	0	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	0	_____	_____
Gravity GPD/Sq.Ft. _____	0	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	_____	_____	_____
Ozone _____	0	_____	_____
Other _____	0	_____	_____
Auxiliary Power _____	Grower Stand-by _____	_____	_____
	Pump-Ford Motor _____	_____	_____

UTILITY NAME: PLANTATION LANDINGS, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

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 Department
Hydrants in park, 2 wells on site
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None

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 # _____ 208753.02
 - a. Is the system in compliance with the requirements of the CUP? _____ Yes
 - 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 1999

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_____	_____	_____	_____	0
370	Receiving Wells_____	_____	_____	_____	0
371	Pumping Equipment_____	173,454	_____	_____	173,454
380	Treatment and Disposal Equipment_____	391,455	_____	_____	391,455
381	Plant Sewers_____	_____	_____	_____	0
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	\$ 0	\$ 0	\$ 983,836 *

* This amount should tie to sheet F-5.

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 %	\$ 13,473	\$	\$ 3,871	\$ 17,344
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	0 %	3.70 %	6,983		664	7,647
361	Collection Sewers - Gravity	40	0 %	2.50 %	47,996		4,571	52,567
362	Special Collecting Structures		%	%				
363	Services to Customers	35	0 %	2.86 %	8,715		831	9,546
364	Flow Measuring Devices	5	0 %	20.00 %	10,238	5,365	0	4,873
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	18	0 %	5.56 %	101,178		9,644	110,822
380	Treatment and Disposal Equipment	18	0 %	5.56 %	171,834		21,765	193,599
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				\$ 360,417	\$ 5,365	\$ 41,346	\$ 396,398 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 12,366
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	875
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	11,910
715	Purchased Power _____	3,973
716	Fuel for Power Production _____	
718	Chemicals _____	6,080
720	Materials and Supplies _____	2,468
730	Contractual Services:	
	Billing _____	
	Professional _____	21,104
	Testing _____	2,180
	Other _____	2,799
740	Rents _____	115
750	Transportation Expense _____	1,151
755	Insurance Expense _____	1,864
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	14,274
	Total Wastewater Operation And Maintenance Expense _____	\$ 81,159

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Number of Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	401	401	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	401	401 0

PUMPING EQUIPMENT

Lift Station Number _____	1	2	3	4		
Make or Type and nameplate data on pump _____	Hydro-matic M-5500M2 Pump	Hydro-matic Grinder	Hydro-matic Model 5200M2	Hydro-matic Model S500M2		
Year installed _____						
Rated capacity _____						
Size _____	5'x5'	5'x7'4"	5'x14'	4'x10'8"		
Power:						
Electric _____	Electric	Electric	Electric	Electric		
Mechanical _____						
Nameplate data of motor _____	5HP 230v 1 Phase		2HP 230v 1 Phase	5HP 230v 1 Phase		

SERVICE CONNECTIONS

Size (inches) _____	4"					
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) _____	8"				4"	3"		
Type of main _____	PVC				PVC	PVC		
Length of main (nearest foot) _____								
Beginning of year _____	12660				2980	510		
Added during year _____								
Retired during year _____								
End of year _____	12660				2980	510		

MANHOLES

Size (inches) _____	48"			
Type of Manhole _____	Concrete			
Number of Manholes:				
Beginning of year _____	50			
Added during year _____	0			
Retired during year _____	0			
End of Year _____	50			

UTILITY NAME: PLANTATION LANDINGS, LTD.

SYSTEM NAME: Plantation Landings

YEAR OF REPORT DECEMBER 3 , 1999

TREATMENT PLANT

Manufacturer_____	Unknown		
Type_____	Extended Air		
"Steel" or "Concrete"_____	Concrete		
Total Permitted Capacity_____	.80 MGD		
Average Daily Flow_____	21,658		
Method of Effluent Disposal_____			
Permitted Capacity of Disposal_____			
Total Gallons of Wastewater treated_____	7,905,000		

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_____	806		806
February_____	868		868
March_____	899		899
April_____	690		690
May_____	403		403
June_____	510		510
July_____	651		651
August_____	720		720
September_____	558		558
October_____	720		720
November_____	553		553
December_____	527		527
Total for year_____	7905		7905

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

UTILITY NAME: PLANTATION LANDINGS, LTD.

YEAR OF REPORT
DECEMBER 31, 1999

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? _____ No

12. Department of Environmental Protection ID # _____ FLA013033

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



 (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.