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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

CRYSTAL LAKE CLUB
C/O CWS COMMUNITIES TRUST
7777 MARKET CENTER AV.
EL PASO, TX. 79912

525-W + 454-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

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02 2001

Public Service Commission
Water and Wastewater

WS831-00-AR

CWS COMMUNITIES LP d/b/a
CRYSTAL LAKE CLUB



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2000

GENERAL INSTRUCTIONS

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

Crystal Lake Club
(EXACT NAME OF UTILITY)

3101 Memorial Drive South

Avon Park, FL 33825

Highlands

Mailing Address

Street Address

County

Telephone Number 863-385-7727

Date Utility First Organized 1988

Fax Number 863-385-5646

E-mail Address mgr-cc@cwscommunities

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: CWS COMMUNITIES TRUST
7777 MARKET CENTER AV. EL PASO, TX 79912 PH. 915-977-5958

Name of subdivisions where services are provided: Crystal Lake Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Michelle Duncan	TEAM LEADER	7777 MARKET CNTR. AV. EL PASO, TX 79912	NONE
Person who prepared this report: TATTERSALL&TATTERSALL	CPA	333 N FERNCREEK AV. ORLANDO, FLA 32803	NONE
Officers and Managers: Gena F Larison	Manager	533 E. Crystal Lake Drive Avon Park, FL 33825	\$10,098
Gary Cowing	Maint. Supervisor	SAME	\$8,296

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
CWS COMMUNITIES TRUST		7777 MARKET CENTER AV.	
A (REIT)	100%	EL PASO, TX 79912	NONE

UTILITY NAME: CRYSTAL LAKE CLUB

<p>YEAR OF REPORT DECEMBER 31, 2000</p>

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		<u>\$63,928</u>	<u>\$52,957</u>	_____	<u>\$116,885</u>
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
Total Gross Revenue -----		<u>63,928</u>	<u>52,957</u>	_____	<u>116,885</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	<u>42,725</u>	<u>56,177</u>	_____	<u>98,902</u>
Depreciation Expense -----	F-5	<u>13,374</u>	<u>19,471</u>	_____	<u>32,845</u>
CIAC Amortization Expense --	F-8	<u>(5,508)</u>	<u>(6,729)</u>	_____	<u>(12,237)</u>
Taxes Other Than Income --	F-7	<u>10,720</u>	<u>9,281</u>	_____	<u>20,001</u>
Income Taxes -----	F-7	_____	_____	_____	_____
Total Operating Expense		<u>61,311</u>	<u>78,200</u>	_____	<u>139,511</u>
Net Operating Income (Loss)		<u>2,617</u>	<u>(25,243)</u>	_____	<u>(22,626)</u>
Other Income:					
Nonutility Income -----		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		<u>\$2,617</u>	<u>-\$25,243</u>	_____	<u>-\$22,626</u>

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) -----	<u>\$402,219</u>	<u>\$552,531</u>	_____	<u>\$954,750</u>
Construction Work in Progress (105) -----	_____	_____	_____	_____
Other (Specify) -----	_____	_____	_____	_____
Additions 2000	<u>\$40,136</u>	<u>\$4,298</u>	_____	<u>\$44,434</u>
PSC audit adjustments	<u>-\$9,482</u>	<u>\$11,588</u>	_____	<u>\$2,106</u>
Total Utility Plant -----	<u><u>\$432,873</u></u>	<u><u>\$568,417</u></u>	<u><u>\$0</u></u>	<u><u>\$1,001,290</u></u>

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

Account 108	Water	Wastewater	A/D & CIAC AM Other Than Reporting Systems	Total
Balance First of Year -----	<u>\$125,218</u>	<u>\$207,173</u>	_____	<u>\$332,391</u>
Add Credits During Year:				
Accruals charged to depreciation account -----	<u>13,374</u>	<u>19,471</u>	_____	<u>32,845</u>
Salvage -----	_____	_____	_____	_____
Other Credits (specify) -----	_____	_____	_____	_____
PSC audit adjustments	<u>7,029</u>	_____	_____	<u>7,029</u>
Total Credits -----	<u><u>145,621</u></u>	<u><u>226,644</u></u>	<u><u>-</u></u>	<u><u>372,265</u></u>
Deduct Debits During Year:				
Book cost of plant retired -----	_____	_____	_____	_____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) -----	_____	_____	_____	_____
Total Debits -----	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
Balance End of Year -----	<u><u>\$145,621</u></u>	<u><u>\$226,644</u></u>	<u><u>\$0</u></u>	<u><u>\$372,265</u></u>

UTILITY NAME: CRYSTAL LAKE CLUB

<p>YEAR OF REPORT DECEMBER 31, 2000</p>

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 _____	<u>-\$330,067</u>	_____
Changes during the year (Specify):		
CURRENT YEAR LOSS	<u>(22,626)</u>	_____
PSC audit adjustments	<u>\$1,459</u>	_____
	_____	_____
Balance end of year _____	<u><u>-\$351,234</u></u>	<u><u>\$0</u></u>

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	_____	_____
Changes during the year (Specify):		
	_____	_____
	_____	_____
Balance end of year _____	<u>_____</u>	<u>_____</u>

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____			_____
_____			_____
Total _____			<u>_____</u>

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	<u>\$2,516</u>	<u>\$2,357</u>	_____	<u>\$4,873</u>
Add Accruals charged:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	<u>\$8,101</u>	<u>\$6,901</u>	_____	<u>\$15,002</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2,619</u>	<u>2,383</u>	_____	<u>5,002</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
2. Total Taxes Accrued _____	<u>10,720</u>	<u>9,284</u>	<u>-</u>	<u>20,004</u>
Deduct Taxes Paid:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2,516</u>	<u>2,357</u>	_____	<u>4,873</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
3. Total Taxes Paid _____	<u>2,516</u>	<u>2,357</u>	<u>-</u>	<u>4,873</u>
4. Balance end of year _____ (1 + 2 - 3 = 4)	<u>\$10,720</u>	<u>\$9,284</u>	_____	<u>\$20,004</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$168,300	\$179,550	\$347,850
2) Add credits during year _ PSC audit _____	475	9,800	16,450
	6,650	189,350	\$364,775
3) Total _____	\$175,425	(325)	(325)
4) Deduct charges during the year _ PSC audit _____	175,425	189,025	364,450
5) Balance end of year _____	56,319	68,095	124,414
6) Less Accumulated Amortization _____	\$119,106	\$120,930	\$240,036
7) Net CIAC _____			

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 _____		\$0	\$0
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	
TAP FEES	14	\$475	6,650
TAP FEES	14	\$700	9,800
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line #2 above.) _____			\$6,650
			\$9,800

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$48,389	\$57,254	\$105,643
Add Credits During Year: _____			
Deduct Debits During Year: _____	5,508	6,729	12,237
PSC audit	2,422	4,112	6,534
Balance End of Year (Must agree with line #6 above.)	\$56,319	\$68,095	\$124,414

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

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

SCHEDULE "A"

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	_____	_____		_____
Preferred Stock	_____	_____		_____
Long Term Debt	_____	_____		_____
Customer Deposits	_____	_____		_____
Tax Credits - Zero Cost	_____	_____		_____
Tax Credits - Weighted Cost	_____	_____		_____
Deferred Income Taxes	_____	_____		_____
Other (Explain)	_____	_____		_____
Total	<u><u>\$0</u></u>	<u><u>0.00%</u></u>		<u><u>0.00%</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 approving AFUDC rate:	_____

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$0			\$0
302	Franchises _____				
303	Land and Land Rights _____	3,403			3,403
304	Structures and Improvements _____	9,417			9,417
305	Collecting and Impounding Reservoirs _____				
306	Lake, River and Other Intakes _____				
307	Wells and Springs _____	15,918			15,918
308	Infiltration Galleries and Tunnels _____				
309	Supply Mains _____				
310	Power Generation Equipment _____				
311	Pumping Equipment _____		33,446		33,446
320	Water Treatment Equipment _____				
330	Distribution Reservoirs and Standpipes _____				
331	Transmission and Distribution Lines _____	147,391			147,391
333	Services _____	185,168		* 9,482	175,686
334	Meters and Meter Installations _____	39,674	6,690		46,364
335	Hydrants _____				
339	Other Plant and Miscellaneous Equipment _____				
340	Office Furniture and Equipment _____	1,248			1,248
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 _____	\$402,219	\$40,136	\$9,482	\$432,873

* PSC audit adjustment

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		%	2.86 %	\$ 2,952	\$	\$ 269	\$ 3,221
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	3.7 %	5,852		589	6,441
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	6.67 %			1,116	1,116
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains		%	2.5 %	39,339		3,685	43,024
333	Services		%	2.88 %	52,390	** -7,029	5,333	64,479
334	Meter & Meter Installations		%	5.88 %	23,639		2,530	26,169
335	Hydrants		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	10 %	1,046		125	1,171
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				\$ 125,218	\$ -7,029	\$ 13,647	\$ 145,621 *

* This amount should tie to Sheet F-5. ** PSC audit adjustment

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees -----	\$ 9,889
603	Salaries and Wages - Officers, Directors, and Majority Stockholders -----	
604	Employee Pensions and Benefits -----	1,698
610	Purchased Water -----	5,726
615	Purchased Power -----	7,166
616	Fuel for Power Production -----	
618	Chemicals -----	586
620	Materials and Supplies -----	5,397
630	Contractual Services:	
	Operator and Management -----	
	Testing -----	
	Other ----- REPAIRS & MAINTENANCE	8,671
640	Rents -----	
650	Transportation Expense -----	
655	Insurance Expense -----	445
665	Regulatory Commission Expenses (Amortized Rate Case Expense) -----	
670	Bad Debt Expense -----	
675	Miscellaneous Expenses ----- OFFICE EXP. & ACCY	3,147
	Total Water Operation And Maintenance Expense -----	\$ 42,725
	* 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	444	457	457
3/4"	D	1.5		-	-
1"	D	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		1.0	0	0	0
Other (Specify):		0.0		-	-
		0.0		-	-
** D = Displacement C = Compound			Total	444	457
				457	457

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

WELLS AND WELL PUMPS
(If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	_____	_____	_____
Types of Well Construction and Casing _____	STEEL CASING	_____	_____	_____
Depth of Wells _____	1375'	_____	_____	_____
Diameters of Wells _____	8"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	20	_____	_____	_____
Motor Type* _____	_____	_____	_____	_____
Yields of Wells in GPD _____	432,000	_____	_____	_____
Auxiliary Power _____	ELECT.	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

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 _____	_____	_____	_____	_____

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Gals. Per day of source _____	432,000	_____	_____
Type of Source _____	DEEP WELL	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	RIGHT ANGLE	DRIVE TURBINE	_____
Make _____	AMARILLO	_____	_____
Gals. Per day capacity _____	432,000	_____	_____
High service pumping _____	Goulds	_____	_____
Gallons per minute _____	259	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft _____	_____	_____	_____
Gravity GPD/Sq. Ft _____	_____	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	Gas	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2000

GENERAL WATER SYSTEM INFORMATION

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

- 1. Present ERCs * the system can efficiently serve. 248
- 2. Maximum ERCs * which can be served. 341
- 3. Present system connection capacity (in ERC's*) using existing lines. 341
- 4. Future connection capacity (in ERC's*) upon service area buildout. 908
- 5. Estimated annual increase in ERC's * 10 PER YEAR
- 6. Is the utility required to have fire flow capacity? _____
If so, how much capacity is required? _____
- 7. Attach a description of the fire fighting facilities. 20 Hydrants & Sebring Rigde Utilities backup.
- 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 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? No
- 11. Department of Environmental Protection ID# DC-38-124473
- 12. Water Management District Consumptive Use Permit # 207811.02
 - a. Is the system in compliance with the requirements of 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)/350 gallons per day).

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	7,914	_____	_____	7,914
354	Structures and Improvements _____	37,336	_____	_____	37,336
360	Collection Sewers - Force _____	70,222	_____	_____	70,222
361	Collection Sewers - Gravity _____	52,387	_____	_____	52,387
362	Special Collecting Structures _____	96,531	_____	_____	96,531
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	15,712	_____	_____	15,712
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	51,494	4,298	** -11,587	67,379
381	Plant Sewers _____	205,989	_____	_____	205,989
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	13,699	_____	_____	13,699
390	Office Furniture and Equipment _____	1,248	_____	_____	1,248
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 _____	\$ 552,532	\$ 4,298	\$ -11,587	\$ 568,417 *

* This amount should tie to sheet F-5.

** PSC audit adjustment

UTILITY NAME:
CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2000

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements			2.86%	\$12,858		\$1,068	\$13,926
360	Collection Sewers - Force			3.33%	28,725		2,338	31,063
361	Collection Sewers - Gravity			2.50%	12,972		1,310	14,282
362	Special Collecting Structures			2.85%	36,933		2,751	39,684
363	Services to Customers							-
364	Flow Measuring Devices							-
365	Flow Measuring Installations							-
370	Receiving Wells			4.00%	5,652		628	6,280
371	Pumping Equipment							-
380	Treatment and Disposal Equipment			5.00%	35,521		3,262	38,783
381	Plant Sewers			3.50%	62,959		7,210	70,169
382	Outfall Sewer Lines							-
389	Other Plant and Miscellaneous Equipment			6.00%	10,495		822	11,317
390	Office Furniture and Equipment			6.60%	1,058		82	1,140
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				\$207,173	\$0	\$19,471	\$226,644*

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 8,504
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	1,460
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	5,450
715	Purchased Power _____	20,190
716	Fuel for Power Production _____	
718	Chemicals _____	8,198
720	Materials and Supplies _____	4,961
730	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other __ Repairs & Maint. _____	4,463
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	379
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____ OFFICE & TELEPHONE	2,572
	Total Wastewater Operation And Maintenance Expense _____	\$ 56,177
	* 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)	
5/8"	D	1.0	444	457	457
3/4"	D	1.5		0	0
1"	D	2.5		0	0
1 1/2"	D,T	5.0		0	0
2"	D,C,T	8.0		0	0
3"	D	15.0		0	0
3"	C	16.0		0	0
3"	T	17.5		0	0
4"	D,C	25.0		0	0
4"	T	30.0		0	0
6"	D,C	50.0		0	0
6"	T	62.5		0	0
Other (Specify): _____ _____	_____ _____	0.0 0.0 0.0		0 0 0	0 0 0
Unmetered Customers					
** D = Displacement C = Compound T = Turbine			Total	444	457
				457	457

PUMPING EQUIPMENT

Lift Station Number _____	1	2				
Make or Type and nameplate data on pump _____	UNK	UNK				
Year installed _____	1,988	1,988				
Rated capacity _____	200GPM	200GPM				
Size _____	6"	6"				
Power:						
Electric _____	X	X				
Mechanical _____						
Nameplate data of motor _____	UNK	UNK				

SERVICE CONNECTIONS

Size (inches) _____						
Type (PVC, VCP, etc.) _____	PVC					
Average length _____	30'					
Number of active service connections _____						
Beginning of year _____	444					
Added during year _____	14					
Retired during year _____	1					
End of year _____	457					
Give full particulars concerning inactive connections _ (one resident moved out)						

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches) _____	6"			6"		
Type of main _____	PVC			PVC		
Length of main (nearest foot) _____						
Beginning of year _____	5,042			13,264		
Added during year _____						
Retired during year _____						
End of year _____	5,042			13,264		

MANHOLES

Size (inches) _____	4'			
Type of Manhole _____	CONC			
Number of Manholes:				
Beginning of year _____	79			
Added during year _____				
Retired during year _____				
End of Year _____	79			

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	DAVCO	_____	_____
Type _____	EXT. AIR	_____	_____
"Steel" or "Concrete" _____	CONC.	_____	_____
Total Capacity _____	74GPM	_____	_____
Average Daily Flow _____	70,000GPD	_____	_____
Effluent Disposal _____	POND	_____	_____
Total Gallons of Wastewater treated _____	51,434	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	ABS	Hydramat	ABS	_____	_____	_____
Capacity (GPM's) _____	125	100	100	_____	_____	_____
Motor:						
Manufacturer _____	ABS	Hydramat	ABS	_____	_____	_____
Horsepower _____	2	1.5	1.5	_____	_____	_____
Power (Electric or Mechanical) _____	Electric	Electric	Electric	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	4,776	_____	4,776
February _____	4,615	_____	4,615
March _____	5,249	_____	5,249
April _____	5,144	_____	5,144
May _____	4,833	_____	4,833
June _____	3,229	_____	3,229
July _____	2,086	_____	2,086
August _____	3,861	_____	3,861
September _____	3,566	_____	3,566
October _____	4,766	_____	4,766
November _____	4,862	_____	4,862
December _____	4,447	_____	4,447
Total for year _____	51,434	0	51,434

If Wastewater Treatment is purchased, indicate the vendor: _____
 NONE _____

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

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. 503
2. Maximum ERCs ** which can be served. 503
3. Present system connection capacity (in ERC's*) using existing lines. 503
4. Future connection capacity (in ERC's*) upon service area buildout. 600
5. Estimated annual increase in ERCs * _____
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. _____
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? No
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? _____
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 # DC-38-124473

* 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)/280 gallons per day).

CERTIFICATE OF ANNUAL REPORT

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

YES NO

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 NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Service Commission.

YES NO

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 NO

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.

Joseph H. Sherman
(signature of chief executive officer of the utility)

1. 2. 3. 4.

Carl D. ...
(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.

**Pugh Utilities Service, Inc.
760 Henscratch Road
Lake Placid, Florida 33852
(863) 465-6911**

Dear Gena,

w/6
~~This is for page 6 of this report.~~

#8 The WWTP presently meets the requirements of FDEP Rule 62-4. However the plant, due to peak flows, at certain times of the year, required that a flow equalization should be installed on the plant. These plans are presently being drawn up and will be submitted to FDEP for approval. The permit states that this project should be completed by Dec. 2001. The construction cannot be started until there is an approved set of plans. You will have to answer where the funding is coming from. Please call me if you have any questions.

Sincerely,
Daniel M. Holmes
Daniel M. Holmes, as President
Pugh Utilities Service, Inc.