

OFFICIAL COPY
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WATER AND SEWER
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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF
WS831-01-AR
CWS COMMUNITIES LP d/b/a CRYSTAL LAKE CLUB
533 EAST CRYSTAL LAKE DRIVE
AVON PARK, FL 33825-9739

Exact Legal Name of Respondent

525-W & 454-S
Certificate Number(s)

Submitted To The
STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

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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REPORT OF

Crystal Lake Club
(EXACT NAME OF UTILITY)

533 East Crystal Lake Dr. Avon Park, FL 33825	Same As Mailing	Highlands
Mailing Address	Street Address	County
Telephone Number 863-385-7727	Date Utility First Organized 1988	
Fax Number 863-385-5646	E-mail Address	
Sunshine State One-Call of Florida, Inc. Member N _____		

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 LP**
533 East Crystal Lake Drive, Avon Park, FL 33825

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: RISE RENO	TEAM LEADER	6160 S. SYRACUSE WAY GREENWOOD VILLAGE, CO 80111	NONE
Person who prepared this report: TATTERSALL&TATTERSALL	CPA	333 N FERNCREEK AV. ORLANDO, FL 32803	NONE
Officers and Managers: RON MORRIS	DIST. PRESIDENT	8805 CROWN BLVD. TAMPA, FL 33615	NONE
LORI PALAZZOLO	SENIOR VP & CONTROLLER	6160 S. SYRACUSE WAY GREENWOOD VILLAGE, CO 80111	NONE

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
CP Limited Partnership (known in Florida as Chateau Communities Limited Partnership)	100%	6160 S. SYRACUSE WAY GREENWOOD VILLAGE CO 80111-4772	NONE

UTILITY NAME: CRYSTAL LAKE CLUB

<p>YEAR OF REPORT DECEMBER 31, 2001</p>

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		<u>\$58,766</u>	<u>\$61,573</u>	_____	<u>\$120,339</u>
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Famil -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify -----		_____	_____	_____	_____
Total Gross Revenue -----		<u>\$58,766</u>	<u>\$61,573</u>	_____	<u>\$120,339</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	<u>30,277</u>	<u>39,371</u>	_____	<u>69,648</u>
Depreciation Expense -----	F-5	<u>14,685</u>	<u>19,578</u>	_____	<u>34,263</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>8,478</u>	<u>8,921</u>	_____	<u>17,399</u>
Income Taxes -----	F-7	_____	_____	_____	_____
Total Operating Expense		<u>47,932</u>	<u>61,141</u>	_____	<u>109,073</u>
Net Operating Income (Loss)		<u>10,834</u>	<u>432</u>	_____	<u>11,266</u>
Other Income:					
Nonutility Income -----		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		<u>\$10,834</u>	<u>\$432</u>	_____	<u>\$11,266</u>

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	<u>\$1,001,290</u>	<u>\$1,001,290</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-3	<u>(406,528)</u>	<u>(372,265)</u>
Net Utility Plant _____		<u>\$594,762</u>	<u>\$629,025</u>
Cash _____			
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____			

Total Assets _____		<u>\$594,762</u>	<u>\$629,025</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>\$0</u>	<u>\$0</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>(339,968)</u>	<u>(351,234)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		<u>(339,968)</u>	<u>(351,234)</u>
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>5,476</u>	<u>20,004</u>
Other Liabilities (Specify) _____			
DUE TO AFFILIATE _____		<u>701,454</u>	<u>720,219</u>

Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>227,800</u>	<u>240,036</u>
Total Liabilities and Capital _____		<u>\$594,762</u>	<u>\$629,025</u>

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	<u>\$432,873</u>	<u>\$568,417</u>	_____	<u>\$1,001,290</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	<u>\$432,873</u>	<u>\$568,417</u>	<u>\$0</u>	<u>\$1,001,290</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>\$145,621</u>	<u>\$226,644</u>	_____	<u>\$372,265</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	14,685	19,578	_____	34,263
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	<u>160,306</u>	<u>246,222</u>	-	<u>406,528</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>\$160,306</u>	<u>\$246,222</u>	<u>\$0</u>	<u>\$406,528</u>

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

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 _____	(\$351,234)	_____
Changes during the year (Specify):		
Net income for the year _____	11,266	_____
_____	_____	_____
Balance end of year _____	<u>(\$339,968)</u>	<u>\$0</u>

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	_____	_____
Changes during the year (Specify):		
_____	_____	_____
Balance end of year _____	<u>\$0</u>	<u>\$0</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>\$0</u>

UTILITY NAME: CRYSTAL LAKE CLUB

<p>YEAR OF REPORT DECEMBER 31, 2001</p>

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	<u>\$10,720</u>	<u>\$9,284</u>	_____	<u>\$20,004</u>
Add Accruals charged:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	<u>\$5,842</u>	<u>\$6,081</u>	_____	<u>\$11,923</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2,636</u>	<u>2,840</u>	_____	<u>5,476</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
2. Total Taxes Accrued _____	<u>8,478</u>	<u>8,921</u>	<u>-</u>	<u>17,399</u>
Deduct Taxes Paid:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	<u>13,943</u>	<u>12,982</u>	_____	<u>26,925</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2,619</u>	<u>2,383</u>	_____	<u>5,002</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
3. Total Taxes Paid _____	<u>16,562</u>	<u>15,365</u>	<u>-</u>	<u>31,927</u>
4. Balance end of year _____	<u>\$2,636</u>	<u>\$2,840</u>	_____	<u>\$5,476</u>
(1 + 2 - 3 = 4)				

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

REVISED

YEAR OF REPORT DECEMBER 31, 2001

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	<u>\$175,425</u>	<u>\$189,025</u>	<u>\$364,450</u>
2) Add credits during year _____			
3) Total _____	<u>\$175,425</u>	<u>189,025</u>	<u>\$364,450</u>
4) Deduct charges during the year _____			
5) Balance end of year _____	<u>175,425</u>	<u>189,025</u>	<u>364,450</u>
6) Less Accumulated Amortization _____	<u>61,826</u>	<u>74,824</u>	<u>136,650</u>
7) Net CIAC _____	<u>\$113,599</u>	<u>\$114,201</u>	<u>\$227,800</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 _____		<u>\$0</u>	<u>\$0</u>
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>
			<u>\$0</u>

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	<u>\$56,319</u>	<u>\$68,095</u>	<u>\$124,414</u>
Deduct Credits During Year _____			
Add Debits During Year: _____	<u>5,507</u>	<u>6,729</u>	<u>12,236</u>
Balance End of Year (Must agree with line #6 above.) _____	<u>\$61,826</u>	<u>\$74,824</u>	<u>\$136,650</u>

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

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

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>\$0</u>	<u>0.00%</u>		<u>0.00%</u>

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity					
Preferred Stock					
Long Term Debt					
Customer Deposits					
Tax Credits-Zero Cost					
Tax Credits-Weighted					
Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$0	\$0	\$0	\$0	\$0

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION**

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 _____	175,686			175,686
334	Meters and Meter Installations _____	46,364			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 _____	\$432,873	\$0	\$0	\$432,873

* PSC audit adjustment

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2001

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	\$ 3,221	\$	\$ 269	\$ 3,490
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.7	6,441		589	7,030
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment			6.67	1,116		2,231	3,347
320	Water Treatment Equipment							
330	Distribution Reservoirs & Standpipes							
331	Trans. & Dist. Mains			2.5	43,024		3,685	46,709
333	Services			2.88	64,479		5,060	69,539
334	Meter & Meter Installations			5.88	26,169		2,726	28,895
335	Hydrants							
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment			10	1,171		125	1,296
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				\$ 145,621	\$ 0	\$ 14,685	\$ 160,306 *

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

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2001

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 5,009
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	1,624
615	Purchased Power _____	6,287
616	Fuel for Power Production _____	
618	Chemicals _____	50
620	Materials and Supplies _____	2,941
630	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other _____ REPAIRS & MAINTENANCE	7,295
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	637
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____ OFFICE EXP. & ACCY	6,434
	Total Water Operation And Maintenance Expense _____	\$ 30,277 *

* 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	457	457	457
3/4"	D	1.5	0	0	0
1"	D	2.5	0	0	0
1 1/2"	D,T	5.0	0	0	0
General Service					
5/8"	D	1.0	0	0	0
3/4"	D	1.5	0	0	0
1"	D	2.5	0	0	0
1 1/2"	D,T	5.0	0	0	0
2"	D,C,T	8.0	0	0	0
3"	D	15.0	0	0	0
3"	C	16.0	0	0	0
3"	T	17.5	0	0	0
Unmetered Customers		1.0	0	0	0
Other (Specify):		0.0		-	-
		0.0		-	-
** D = Displacement C = Compound T = Turbine			Total	457	457

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2001

SYSTEM NAME _____

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 _____	0	4,776	3,204	1,572	1,572
February _____	0	4,615	2,958	1,657	1,657
March _____	0	4,655	2,391	2,264	2,264
April _____	0	5,144	3,201	1,943	1,943
May _____	0	5,249	1,304	3,945	3,945
June _____	0	3,229	0	3,229	3,444
July _____	2,344	2,086	0	4,430	3,044
August _____	0	3,861	1,398	2,463	2,463
September _____	0	3,566	1,037	2,529	2,529
October _____	0	4,766	2,760	2,006	2,006
November _____	0	4,862	1,933	2,929	2,929
December _____	0	4,470	638	3,832	3,830
Total for Year _____	2,344	51,279	20,824	32,799	31,626

If water is purchased for resale, indicate the following:

Vendor SEBRING RIDGE UTILITIES STANDBY WATER CAPACITY

Point of delivery _____

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

NONE

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"	30,454			30,454
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

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 _____	_____	_____	_____	_____

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

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, 2001

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).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT DECEMBER 31, 2001

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 _____	67,379	_____	_____	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 _____	\$ 568,417	\$ 0	\$ 0	\$ 568,417 *

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

UTILITY NAME:
CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2001

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%	\$13,926		\$1,068	\$14,994
360	Collection Sewers - Force			3.33%	31,063		2,338	33,401
361	Collection Sewers - Gravity			2.50%	14,282		1,310	15,592
362	Special Collecting Structures			2.85%	39,684		2,751	42,435
363	Services to Customers							-
364	Flow Measuring Devices							-
365	Flow Measuring Installations							-
370	Receiving Wells			4.00%	6,280		628	6,908
371	Pumping Equipment							-
380	Treatment and Disposal Equipment			5.00%	38,783		3,369	42,152
381	Plant Sewers			3.50%	70,169		7,210	77,379
382	Outfall Sewer Lines							-
389	Other Plant and Miscellaneous Equipment			6.00%	11,317		822	12,139
390	Office Furniture and Equipment			6.60%	1,140		82	1,222
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				\$226,644	\$0	\$19,578	\$246,222*

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 5,323
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	2,950
715	Purchased Power _____	15,382
716	Fuel for Power Production _____	
718	Chemicals _____	4,426
720	Materials and Supplies _____	2,006
730	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other __ Repairs & Maint. _____	2,183
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	667
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____ OFFICE EXP. & ACCY	6,434
	Total Wastewater Operation And Maintenance Expense _____	\$ 39,371 *

* 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	457	457	457
3/4"	D	1.5	0	0	0
1"	D	2.5	0	0	0
1 1/2"	D,T	5.0	0	0	0
2"	D,C,T	8.0	0	0	0
3"	D	15.0	0	0	0
3"	C	16.0	0	0	0
3"	T	17.5	0	0	0
4"	D,C	25.0	0	0	0
4"	T	30.0	0	0	0
6"	D,C	50.0	0	0	0
6"	T	62.5	0	0	0
Other (Specify): _____ _____	_____ _____	0.0	0	0	0
Unmetered Customers					
** D = Displacement C = Compound T = Turbine			Total	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, 2001

SYSTEM NAME _____

TREATMENT PLANT

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

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>ABS</u>	<u>ydramat</u>	<u>ABS</u>	_____	_____	_____
Capacity (GPM's) _____	<u>125</u>	<u>100</u>	<u>100</u>	_____	_____	_____
Motor:						
Manufacturer _____	<u>ABS</u>	<u>ydramat</u>	<u>ABS</u>	_____	_____	_____
Horsepower _____	<u>2</u>	<u>1.5</u>	<u>1.5</u>	_____	_____	_____
Power (Electric or Mechanical) _____	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	_____	_____	_____

PUMPING WASTEWATER STATISTICS

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

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

UTILITY NAME: CRYSTAL LAKE CLUB

YEAR OF REPORT
DECEMBER 31, 2001

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.



(signature of senior vice president & controller of the utility) *

1. 2. 3. 4.

(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.