

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS831-03-AR
CWS Communities LP d/b/a Crystal Lake Club
533 East Crystal Lake Drive
Avon Park, FL 33825-9739

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

Submitted To The

STATE OF FLORIDA

DEPARTMENT OF
ECONOMIC REGULATION

04 MAR 31 11:10:39

REGISTRATION SERVICE
03/31/04

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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FINANCIAL

SECTION

REPORT OF

Crystal Lake Club (Highland County)
(EXACT NAME OF UTILITY)

Florida 34474 Same as Mailing Address Highland
Mailing Address Street Address County

Telephone Number: _____ Date Utility First Organized 1985

Fax Number _____ E-mail Address None

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: _____

Name of subdivisions where services are provided: Crystal Lake Club

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Rise Reno</u>	<u>Utility Consultant</u>	<u>6160 S Syracuse Way</u> <u>Greenwood Village, CO 80111</u>	None
Person who prepared this report: <u>Excel Engineering</u>	<u>Engineer</u>	<u>122 Wilshire Blvd.</u> <u>Casselberry, Florida 32779</u>	None
Officers and Managers: <u>Ron Morris</u>	<u>President</u>	_____	\$ _____
<u>Lori Palazzolo</u>	<u>Senior VP/Controller</u>	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>CP Limited Partnership</u>	<u>100%</u>	_____	\$ _____
_____	_____	_____	\$ N/A
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 72,120	\$ 59,325	\$ _____	\$ 131,445
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 72,120	\$ 59,325	\$ _____	\$ 131,445
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 35,396	\$ 43,258	\$ _____	\$ 78,654
Depreciation Expense _____	F-5	12,898	23,844	_____	36,742
CIAC Amortization Expense _____	F-8	(5,507)	(6,729)	_____	(12,236)
Taxes Other Than Income _____	F-7	25,457	15,670	_____	41,127
Income Taxes _____	F-7	0	0	_____	0
Total Operating Expense		\$ 68,244	76,043	_____	\$ 144,287
Net Operating Income (Loss)		\$ 3,875	\$ (16,717)	\$ _____	\$ (12,842)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 3,875	\$ (16,717)	\$ _____	\$ (12,842)

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT	
DECEMBER 31,	2003

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,102,963	\$ 1,102,963
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>479,992</u>	<u>443,249</u>
Net Utility Plant -----		\$ <u>622,971</u>	\$ <u>659,714</u>
Cash -----		-----	-----
Customer Accounts Receivable (141) -----		-----	-----
Other Assets (Specify): -----		-----	-----
-----		-----	-----
-----		-----	-----
Total Assets -----		\$ <u>622,971</u>	\$ <u>659,714</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>(349,222)</u>	<u>(362,064)</u>
Total Capital -----		\$ <u>(349,222)</u>	\$ <u>(362,064)</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		-----	-----
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		-----	311
Other Liabilities (Specify) -----		-----	-----
Due to Affiliate -----		<u>768,865</u>	<u>805,904</u>
-----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>203,328</u>	<u>215,564</u>
Total Liabilities and Capital -----		\$ <u>622,971</u>	\$ <u>659,715</u>

UTILITY NAME Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 448,428	\$ 654,535	\$ _____	\$ 1,102,963
-----	_____	_____	_____	_____
Construction Work in	_____	_____	_____	_____
-----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 448,428	\$ 654,535	\$ _____	\$ 1,102,963

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 175,331	\$ 267,919	\$ _____	\$ 443,250
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 12,898	\$ 23,844	\$ _____	\$ 36,742
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 188,229	\$ 291,763	\$ _____	\$ 479,992
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 188,229	\$ 291,763	\$ _____	\$ 479,992

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 362,064
Changes during the year (Specify): Retained Earnings _____ Capital Contributions(Distributions) _____ _____	_____ _____ _____	(12,842) _____ _____
Balance end of year _____	\$ _____	\$ 349,222

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2003

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 _____	15,000	13,000	_____	28,000
Regulatory assessment fee _____	10,457	2,670	_____	13,127
Other (Specify) _____	_____	_____	_____	_____
Payroll Tax _____	_____	_____	_____	_____
Workers Comp _____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 25,457	\$ 15,670	\$ _____	\$ 41,127

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
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2003

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 175,425	\$ 189,025	\$ 364,450
2) Add credits during year _____	\$ -	\$ -	\$ -
3) Total _____	175,425	189,025	364,450
4) Deduct charges during the year _____	-	-	-
5) Balance end of year _____	175,425	189,025	364,450
6) Less Accumulated Amortization _____	72,840	88,282	161,122
7) Net CIAC _____	\$ 102,585	\$ 100,743	\$ 203,328

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAG (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 67,333	\$ 81,553	\$ 148,886
Add Credits During Year: _____	5,507	6,729	12,236
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ 72,840	\$ 88,282	\$ 161,122

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

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

SCHEDULE "A"

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

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

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

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

**WATER
OPERATING
SECTION**

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ -	\$ -	\$ -	\$ -
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	27,973	-		27,973
308	Infiltration Galleries and Tunnels				
309	Supply Mains	-			-
310	Power Generation Equipment	36,946			36,946
311	Pumping Equipment	-			-
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				
336	Backflow Prevention Devices				
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	\$ 448,428	\$ -	\$ -	\$ 448,428

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	35	%	2.86%	\$ 3,759	\$	\$ 269	\$ 4,028
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70%	7,842		1,036	8,878
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment	15	%	6.67%	5,695			5,695
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	40	%	2.50%	50,394		3,685	54,079
333	Services	34.75	%	2.88%	74,599		5,056	79,655
334	Meter & Meter Installations	17	%	5.88%	31,621		2,727	34,348
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	10	%	#####	1,421		125	1,546
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				\$ 175,331	\$	\$ 12,898	\$ 188,229 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 7000
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	2,877
615	Purchased Power	2,119
616	Fuel for Power Production	
618	Chemicals	972
620	Materials and Supplies	2,199
630	Contractual Services:	
	Billing	-
	Professional (Contract Ops & Annual Report/Legal)	16,220
	Testing	1,579
	Other	-
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	2,429
	Total Water Operation And Maintenance Expense	\$ 35,396 *

* 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	487	487	487
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 Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	487	487

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

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	_____	5,289	_____	5,289	-
February	_____	5,079	_____	5,079	-
March	_____	4,833	_____	4,833	-
April	_____	5,311	_____	5,311	-
May	_____	5,473	_____	5,473	-
June	_____	4,220	_____	4,220	-
July	_____	3,873	_____	3,873	-
August	_____	3,606	_____	3,606	-
September	_____	4,116	_____	4,116	-
October	_____	5,075	_____	5,075	-
November	_____	5,184	_____	5,184	-
December	_____	5,063	_____	5,063	-
Total for Year	_____	57,122	-	57,122	-

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:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	6"	30,454	None	None	30,454
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(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 _____	_____	_____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

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

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Crystal Lake Club

YEAR OF REPORT DECEMBER 31 2003

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	432,000	_____	_____
Type of Source _____	Deep Well	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	_____	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	Gas	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: ___ Crystal Lake Club

YEAR OF REPORT	
DEC	2003

SYSTEM NAME: _____

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. 447 Based on water pumped
- 2. Maximum number of ERC's * which can be served. 1,234 Based on permitted plant capacity
- 3. Present system connection capacity (in ERCs *) using existing lines. 447
- 4. Future connection capacity (in ERCs *) upon service area buildout. 1,234

5. Estimated annual increase in ERCs *. None

6. Is the utility required to have fire flow capacity? 20 hydrants and Sebring Ridge Utilities
If so, how much capacity is required?

7. Attach a description of the fire fighting facilities.

8. Describe any plans and estimated completion dates for any enlargements or improvements of N/A

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 # PWS No.6284111

12. Water Management District Consumptive Use Permit # 207811.02

- 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: Crystal Lake Club

YEAR OF REPORT	
DECEMBER 31,	2003

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ -	\$ -	\$ -	\$ -
352	Franchises_____	-	-	-	-
353	Land and Land Rights_____	7,914	-	-	7,914
354	Structures and Improvements_____	37,336	-	-	37,336
355	Power Generation Equipment_____	-	-	-	-
360	Collection Sewers - Force_____	70,222	-	-	70,222
361	Collection Sewers - Gravity_____	52,387	-	-	52,387
362	Special Collecting Structures_____	99,649	-	-	99,649
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_____	150,379	-	-	150,379
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_____	\$ 654,535	\$ -	\$ 0	\$ 654,535 *

* This amount should tie to sheet F-5.

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	35	%	2.86%	\$ 16,062	-	\$ 1,067	\$ 17,129
355	Power Generation Equipment	-	%	-	-	-	-	-
360	Collection Sewers - Force	30	%	3.33%	35,739	-	2,341	38,080
361	Collection Sewers - Gravity	40	%	2.50%	16,902	-	1,310	18,212
362	Special Collecting Structures	35	%	2.86%	45,230	-	2,847	48,077
363	Services to Customers	-	%	-	-	-	-	-
364	Flow Measuring Devices	-	%	-	-	-	-	-
365	Flow Measuring Installations	-	%	-	-	-	-	-
370	Receiving Wells	25	%	4.00%	7,536	-	628	8,164
371	Pumping Equipment	-	%	-	-	-	-	-
380	Treatment and Disposal Equipment	20	%	5.00%	47,596	-	7,519	55,115
381	Plant Sewers	28.5	%	3.51%	84,589	-	7,228	91,817
382	Outfall Sewer Lines	-	%	-	-	-	-	-
389	Other Plant and Miscellaneous Equipment	16.68	%	6.00%	12,961	-	821	13,782
390	Office Furniture and Equipment	15	%	6.67%	1,304	-	83	1,387
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				\$ 267,919	\$ -	\$ 23,844	\$ 291,763 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _ Crystal Lake Club

YEAR OF REPORT DECEMBER 31, 2003

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 7,000
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	3,960
715	Purchased Power_____	10,626
716	Fuel for Power Production_____	
718	Chemicals_____	5,877
720	Materials and Supplies_____	
730	Contractual Services:	
	Billing_____	
	Professional (Contract Ops & Annual Report/Legal)_____	13,797
	Testing_____	
	Other (Repair and Maintenance)_____	
740	Rents_____	
750	Transportation Expense_____	
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	1,998
	Total Wastewater Operation And Maintenance Expense_____	\$ 43,258 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	487	487	487
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			487	487	487

** D = Displacement
C = Compound
T = Turbine

Note: Number of General Service connections corrected from last years report to reflect as water only accounts.

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2003

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>Unk</u>	<u>Unk</u>	_____	_____	_____	_____
Year installed _____	<u>1988</u>	<u>1988</u>	_____	_____	_____	_____
Rated capacity _____	<u>200</u>	<u>200</u>	_____	_____	_____	_____
Size _____	<u>6"</u>	<u>6"</u>	_____	_____	_____	_____
Power:						
Electric _____	<u>Yes</u>	<u>Yes</u>	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>30</u>	_____	_____	_____	_____	_____
Number of active service connections _____	<u>487</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>0</u>	_____	_____	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	_____	_____
End of year _____	<u>487</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>6"</u>	_____	_____	_____	<u>6"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>5042</u>	_____	_____	_____	<u>13264</u>	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	<u>0</u>	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	<u>0</u>	_____	_____	_____
End of year _____	<u>5042</u>	_____	_____	_____	<u>13264</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4'</u>	_____	_____	_____
Type of Manhole _____	<u>Conc.</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>79</u>	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____
End of Year _____	<u>79</u>	_____	_____	_____

UTILITY NAME: Crystal Lake Club

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2003

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	Davco _____ Extended Aeration _____ Concrete _____ 90,000 GPD _____ 45,074 _____ Perc Ponds _____ _____ 16,452,000 _____		
---	---	--	--

MASTER LIFT STATION PUMPS

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

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	2,821,000 _____	_____	All _____
February _____	2,212,000 _____	_____	All _____
March _____	1,488,000 _____	_____	All _____
April _____	1,290,000 _____	_____	All _____
May _____	930,000 _____	_____	All _____
June _____	870,000 _____	_____	All _____
July _____	961,000 _____	_____	All _____
August _____	961,000 _____	_____	All _____
September _____	780,000 _____	_____	All _____
October _____	1,271,000 _____	_____	All _____
November _____	1,380,000 _____	_____	All _____
December _____	1,488,000 _____	_____	All _____
Total for year _____	16,452,000 _____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2003

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. | 487 |
| 2. Maximum number of ERCs* which can be served. | 321 |
| 3. Present system connection capacity (in ERCs*) using existing lines. | 487 |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | 321 |
| 5. Estimated annual increase in ERCs*. | None |

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

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? _____

12. Department of Environmental Protection ID # FLA014342

- * An ERC is determined based on one of the following methods:
- (a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
 - (b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Crystal Lake Club

YEAR OF REPORT
DECEMBER 31, 2003

CERTIFICATION 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 Public 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 chief executive officer 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.