

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS-831

CWS Communities LP dba Crystal Lake Club

Exact Legal Name of Respondent

525-W and 454-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

FILED IN THE OFFICE OF THE SECRETARY OF STATE

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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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FINANCIAL SECTION

REPORT OF

Mink Associates II LLC dba Crystal Lake Club Utilities

(EXACT NAME OF UTILITY)

33 Crystal Lake Drive, Avon Park, Florida 33825 Same as Mailing Address Highlar
 Mailing Address Street Address County

Telephone Number 863-385-7727 Date Utility First Organized 1985

Fax Number 863-385-5646 E-mail Address GDRCPA@ROCHESTER.RR.COM

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: Same as above

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: <u>Gerald Ross CPA</u>	<u>Manager</u>	<u>84 South Main St. Fairport, New York 14450</u>	<u>\$ 7,555</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>1910 Lake Eustis Drive Eustis, Florida 32726</u>	<u>None</u>
Officers and Managers: <u>Gerald Ross CPA</u>	<u>Manager</u>	<u>84 South Main St. Fairport, New York 14450</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
Mink Assoc. II, LLC:	_____	_____	\$ _____
<u>Donlin Property Assoc</u>	<u>33.50%</u>	<u>1598 Penfield Road</u>	<u>\$ 0</u>
<u>Milton Mink Living Trust</u>	<u>16.23%</u>	<u>Rochester, NY 14625</u>	<u>\$ 0</u>
<u>Arlene H. Mink Living Trust</u>	<u>16.23%</u>	<u>Same</u>	<u>\$ 0</u>
<u>Mink Family Trust</u>	<u>16.23%</u>	<u>Same</u>	<u>\$ 0</u>
<u>Linda M. Cole Trust</u>	<u>16.23%</u>	<u>Same</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 71,986	\$ 57,987	\$ _____	\$ 129,973
Commercial_____		6,072	1,136	_____	7,208
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue____		\$ 78,058	\$ 59,123	\$ _____	\$ 137,181
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 77,034	\$ 99,791	\$ _____	\$ 176,825
Depreciation Expense_____	F-5	12,989	28,664	_____	41,653
CIAC Amortization Expense_____	F-8	(6,012)	(6,638)	_____	(12,650)
Taxes Other Than Income____	F-7	3,245	2,670	_____	5,915
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 87,256	124,487	_____	\$ 211,743
Net Operating Income (Loss)		\$ (9,198)	\$ (65,364)	\$ _____	\$ (74,562)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Income_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
Net Income (Loss)		\$ (9,198)	\$ (65,364)	\$ _____	\$ (74,562)

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 1,111,013	\$ 1,102,963
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>525,805</u>	<u>479,992</u>
Net Utility Plant_____		\$ <u>585,208</u>	\$ <u>622,971</u>
Cash_____		<u>35,358</u>	_____
Customer Accounts Receivable (141)_____		<u>14</u>	_____
Other Assets (Specify): _____ _____ _____		_____ _____ _____	_____ _____ _____
Total Assets_____		\$ <u><u>620,580</u></u>	\$ <u><u>622,971</u></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	<u>(67,059)</u>	_____
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	_____	<u>(349,222)</u>
Total Capital_____		\$ <u>(67,059)</u>	\$ <u>(349,222)</u>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		<u>86,235</u>	_____
Notes Payable (232)_____		_____	_____
Customer Deposits (235)_____		<u>3,885</u>	_____
Accrued Taxes (236)_____		<u>5,850</u>	_____
Other Liabilities (Specify) Due to Parent		<u>359,673</u>	<u>768,865</u>
Advances for Construction Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>231,995</u>	<u>203,328</u>
Total Liabilities and Capital_____		\$ <u><u>620,580</u></u>	\$ <u><u>622,971</u></u>

UTILITY NAME Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>406,198</u>	\$ <u>704,815</u>	\$ _____	\$ <u>1,111,013</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>406,198</u></u>	\$ <u><u>704,815</u></u>	\$ <u><u>_____</u></u>	\$ <u><u>1,111,013</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>168,749</u>	\$ <u>315,402</u>	\$ _____	\$ <u>484,152</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>12,989</u>	\$ <u>28,664</u>	\$ _____	\$ <u>41,653</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u><u>181,738</u></u>	\$ <u><u>344,066</u></u>	\$ <u><u>_____</u></u>	\$ <u><u>525,805</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>181,738</u></u>	\$ <u><u>344,066</u></u>	\$ <u><u>_____</u></u>	\$ <u><u>525,805</u></u>

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

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 _____	\$ _____	\$ 7,503
Changes during the year (Specify):		
Net Income _____	_____	(74,562)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ (67,059)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	LLC Partner
Balance first of year _____	\$ _____	\$ -
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ -

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 Utilities

YEAR OF REPORT	
DECEMBER 31,	2004

TAX EXPENSE

(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 _____	-	-	_____	-
Regulatory assessment fee _____	3,245	2,670	_____	5,915
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense	\$ 3,245	\$ 2,670	\$ _____	\$ 5,915

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
<u>Pugh Utilities Service</u>	\$ 6,588	\$ 17,967	<u>Contract Operator</u>
<u>GDR Management</u>	\$ 3,778	\$ 3,778	<u>Management Company</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 186,350	\$ 205,125	\$ 391,475
2) Add credits during year _____			
_____	\$ 3,325	\$ 4,900	\$ 8,225
3) Total _____	189,675	210,025	399,700
4) Deduct charges during the year _____	-	-	-
5) Balance end of year _____	189,675	210,025	399,700
6) Less Accumulated Amortization _____	77,524	90,181	167,705
7) Net CIAC _____	\$ 112,151	\$ 119,844	\$ 231,995

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	
Water	7	\$ 475	\$ 3,325
Sewer	7	700	4,900
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____		\$ 3,325	\$ 4,900

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 71,512	\$ 83,543	\$ 155,055
Add Credits During Year: _____	6,012	6,638	12,650
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ 77,524	\$ 90,181	\$ 167,705

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

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

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 Utilities

YEAR OF REPORT DECEMBER 31, 2004

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 Utilities

YEAR OF REPORT DECEMBER 31, 2004

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_____	15,774	-		15,774
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____	-			-
310	Power Generation Equipment_____	-			-
311	Pumping Equipment_____	-			-
320	Water Treatment Equipment_____	516			516
330	Distribution Reservoirs and Standpipes_____	-	-		-
331	Transmission and Distribution Lines_____	147,391			147,391
333	Services_____	174,443			174,443
334	Meters and Meter Installations_____	46,064	3,430		49,494
335	Hydrants_____				
336	Backflow Prevention Devices_____	497			497
339	Other Plant and Miscellaneous Equipment_____	-			-
340	Office Furniture and Equipment_____	5,263			5,263
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_____	\$ 402,768	\$ 3,430	\$ -	\$ 406,198

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

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)
301	Organization							
304	Structures and Improvements			3.57%	\$ 4,565	\$	\$ 336	\$ 4,901
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.70%	7,352		584	7,935
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment							
320	Water Treatment Equipment			4.55%	211		23	234
330	Distribution Reservoirs & Standpipes							
331	Trans. & Dist. Mains			2.63%	54,152		3,876	58,028
333	Services			2.86%	68,850		4,989	73,839
334	Meter & Meter Installations			5.88%	31,959		2,809	34,769
335	Hydrants							
336	Backflow Prevention Devices			4.00%	170		20	189
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment			6.67%	1,492		351	1,843
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				\$ 168,749	\$	\$ 12,989	\$ 181,739 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	4,384
615	Purchased Power_____	5,947
616	Fuel for Power Production_____	_____
618	Chemicals_____	2,846
620	Materials and Supplies_____	3,430
630	Contractual Services:	
	Billing and Collecting (Meter Reading)_____	13,310
	Professional (Contract Ops & Acct/Legal, Management Fee)_____	12,373
	Testing_____	1,251
	Other (Repair and Maintenance)_____	3,724
640	Rents_____	6,240
650	Transportation Expense_____	_____
655	Insurance Expense_____	-
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses (Includes allocation for property tax, insurance, park mgr, payroll tax, health insurance, mortgage, etc.)_____	23,529
	Total Water Operation And Maintenance Expense_____	\$ 77,034 *

* 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	479	486	486
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	8	8	8
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	494

UTILITY NAME: _____ Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

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	_____	5,170	_____	5,170	3,609
February	_____	4,467	_____	4,467	3,906
March	_____	5,434	_____	5,434	4,396
April	_____	6,094	_____	6,094	3,694
May	_____	5,908	_____	5,908	4,042
June	_____	5,082	_____	5,082	4,980
July	_____	4,598	_____	4,598	4,501
August	107	3,366	_____	3,473	3,932
September	_____	2,753	_____	2,753	3,909
October	_____	4,265	_____	4,265	2,571
November	_____	5,390	_____	5,390	2,021
December	_____	4,545	_____	4,545	3,781
Total for Year	107	57,072	-	57,179	45,342

If water is purchased for resale, indicate the following:

Vendor: Sebring Ridge Utilities
Point of delivery: Park Entrance

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 Utilities

YEAR OF REPORT DECEMBER 31, 2004

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)
Motors				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31 2004

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_ _ _ _ _ _ _ _	_____	_____	_____
Ozone_ _ _ _ _ _ _ _ _ _	_____	_____	_____
Other_ _ _ _ _ _ _ _ _ _	_____	_____	_____
Auxiliary Power_ _ _ _ _ _ _	_____	_____	_____

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. 1234 Based on well capacity
2. Maximum number of ERC's * which can be served. 1,234 Based on well capacity
3. Present system connection capacity (in ERCs *) using existing lines. 494
4. Future connection capacity (in ERCs *) upon service area buildout. 500
5. Estimated annual increase in ERCs *. None
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required? 20 hydrants and Sebring Ridge Utilities
500 GPM
7. Attach a description of the fire fighting facilities. Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this 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.651-5242
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 Utilities

YEAR OF REPORT DECEMBER 31, 2004

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ -	\$ -	\$ -	\$ -
352	Franchises_____	-	-	-	7,914
353	Land and Land Rights_____	7,914	-	-	157,163
354	Structures and Improvements_____	145,485	11,678	-	-
355	Power Generation Equipment_____	-	-	-	70,222
360	Collection Sewers - Force_____	70,222	-	-	52,387
361	Collection Sewers - Gravity_____	52,387	-	-	-
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	-	-	-	6,690
364	Flow Measuring Devices_____	6,690	-	-	-
365	Flow Measuring Installations_____	-	-	-	15,712
370	Receiving Wells_____	15,712	-	-	-
371	Pumping Equipment_____	-	-	-	-
380	Treatment and Disposal Equipment_____	157,423	13,619	-	171,042
381	Plant Sewers_____	205,989	-	-	205,989
382	Outfall Sewer Lines_____	-	-	-	-
389	Other Plant and Miscellaneous Equipment_____	-	2,749	-	16,448
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_____	\$ 676,769	\$ 28,046	\$ 0	\$ 704,815 *

* This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	2.86%	\$ 80,679	\$	5,944	\$ 86,624
355	Power Generation Equipment		%					
360	Collection Sewers - Force		%	3.70%	42,109		2,598	44,707
361	Collection Sewers - Gravity		%	2.50%	18,864		1,310	20,173
362	Special Collecting Structures		%					
363	Services to Customers		%	0.00%	-		-	-
364	Flow Measuring Devices		%	20.00%	4,683		1,338	6,021
365	Flow Measuring Installations		%					
370	Receiving Wells		%	4.00%	8,483		628	9,111
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment		%	6.67%	64,467		10,954	75,421
381	Plant Sewers		%	2.86%	81,170		5,891	87,061
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%	6.67%	13,699		-	13,699
390	Office Furniture and Equipment		%	6.67%	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		%					
	Totals				\$ 315,402	\$ -	\$ 28,664	\$ 344,066 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	4,730
715	Purchased Power_____	17,842
716	Fuel for Power Production_____	_____
718	Chemicals_____	1,450
720	Materials and Supplies_____	_____
730	Contractual Services:	
	Billing and Collecting_____	_____
	Professional (Contract Ops & Acct/Legal, Management Fee)_____	12,373
	Testing_____	6,450
	Other (Repair and Maintenance)_____	2,217
		31,200
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses (Includes allocation for property tax, insurance, park mgr, payroll tax, heat Insurance, mortgage, etc.)_____	23,529
	Total Wastewater Operation And Maintenance Expense_____	\$ 99,791 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	479	486	486
General Service					
5/8"	D	1.0	3	3	3
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			482	489	489

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

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

PUMPING EQUIPMENT

Lift Station Number_____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	PVC	_____	_____	_____	_____	_____
Average length_____	30	_____	_____	_____	_____	_____
Number of active service connections_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	8"	_____	_____	_____	_____	_____	_____	_____
Type of main_____	PVC	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot)	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year	####	_____	_____	_____	_____	_____	_____	_____
Added during year	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year	_____	_____	_____	_____	_____	_____	_____	_____
End of year	####	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches)_____	_____	_____	_____
Type of Manhole_____	Precast	_____	_____
Number of Manholes:			
Beginning of year_____	12	_____	_____
Added during year_____	_____	_____	_____
Retired during year_____	_____	_____	_____
End of Year_____	12	_____	_____

UTILITY NAME:

Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

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 _____ 40,655 _____ Ponds _____ _____ 14,839,000 _____	_____ _____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____ _____
---	--	--	--

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 _____	1,550,000 _____	_____	All _____
February _____	1,479,000 _____	_____	All _____
March _____	1,550,000 _____	_____	All _____
April _____	1,230,000 _____	_____	All _____
May _____	837,000 _____	_____	All _____
June _____	720,000 _____	_____	All _____
July _____	744,000 _____	_____	All _____
August _____	1,054,000 _____	_____	All _____
September _____	1,260,000 _____	_____	All _____
October _____	1,457,000 _____	_____	All _____
November _____	1,470,000 _____	_____	All _____
December _____	1,488,000 _____	_____	All _____
Total for year _____	14,839,000 _____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME:

Crystal Lake Club Utilities

YEAR OF REPORT
DECEMBER 31, 2004

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. 489
- 2. Maximum number of ERCs* which can be served. 500
- 3. Present system connection capacity (in ERCs*) using existing lines. 489
- 4. Future connection capacity (in ERCs*) upon service area buildout. 500
- 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 # DC38-124473

* 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 000/365 days/280 gallons per day).

UTILITY NAME: Crystal Lake Club Utilities

YEAR OF REPORT DECEMBER 31, 2004

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

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

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

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.