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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS832

CWS COMMUNITIES TRUST
C70 PALM VALLEY
7777 MARKET CENTER AV.
EL PASO, TX. 79912

277W + 2735

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

CEVED

102 2001

Public Service Commission
Water and Wastewater



WS832-00-AR

CWS COMMUNITIES LP d/b/a PALM VALLEY

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, ~~2000~~ 2000

GENERAL INSTRUCTIONS

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

Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

FINANCIAL SECTION

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

REPORT OF

ALAFAYA PALM VALLEY
(EXACT NAME OF UTILITY)

3700 PALM VALLEY CIRCLE OVIEDO, FLA. 32765	3700 PALM VALLEY CIRCLE SEMINOLE
Mailing Address	Street Address County

Telephone Number 407-366-0733 Date Utility First Organized JUNE 27,1986

Fax Number 407-366-3896 E-mail Address mgr-pa@cwscommunities.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: CWS COMMUNITIES TRUST
7777 MARKET CENTER AV. EL PASO, TX 79912 PH. 915-977-5958

Name of subdivisions where services are provided: FOX RUN, Palm Valley

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Michelle Duncan	TEAM LEADER	7777 MARKET CNTR. AV. EL PASO, TX 79912	NONE
Person who prepared this report: TATTERSALL&TATTERSALL	CPA	333 N FERNCREEK AV. ORLANDO, FLA 32803	NONE
Officers and Managers: SANDY SEYFFART	CURRENT MANAGER	3700 PALM VALLEY CIR. OVIEDO,FLA. 32765	\$18,900
EARL FREDERICKSON	CURRENT MAINT. SUP	SAME	\$5,411

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
CWS COMMUNITIES TRUST		7777 MARKET CENTERAV.	
A (REIT)	100%	EL PASO,TX 79912	NONE

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		<u>\$47,581</u>	<u>\$21,575</u>		<u>\$69,156</u>
Commercial -----					
Industrial -----					
Multiple Family -----					
Guaranteed Revenues -----					
Other (Specify) -----					
Total Gross Revenue -----		<u>47,581</u>	<u>21,575</u>		<u>69,156</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3				
		<u>38,305</u>	<u>103,009</u>		<u>141,314</u>
Depreciation Expense -----	F-5	<u>12,521</u>	<u>33,454</u>		<u>45,975</u>
CIAC Amortization Expense --	F-8	<u>(2,797)</u>	<u>(9,751)</u>		<u>(12,548)</u>
Taxes Other Than Income --	F-7	<u>12,376</u>	<u>7,244</u>		<u>19,620</u>
Income Taxes -----	F-7				
Total Operating Expense		<u>60,405</u>	<u>133,956</u>		<u>194,361</u>
Net Operating Income (Loss)		<u>(12,824)</u>	<u>(112,381)</u>		<u>(125,205)</u>
Other Income:					
Nonutility Income -----					

Other Deductions:					
Miscellaneous Nonutility Expenses -----					
Interest Expense -----					
ACQUISITION ADJ. F8A		<u>1,735</u>	<u>2,121</u>		<u>3,856</u>

Net Income (Loss)		<u>(\$14,559)</u>	<u>(\$114,502)</u>		<u>(\$129,061)</u>

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>\$1,666,706</u>	<u>\$1,666,706</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-3	<u>(599,807)</u>	<u>(553,832)</u>
Net Utility Plant _____		<u>1,066,899</u>	<u>1,112,874</u>
Cash _____		<u> </u>	<u> </u>
Customer Accounts Receivable (141) _____		<u> </u>	<u> </u>
Other Assets (Specify): _____		<u> </u>	<u> </u>
ACQUISITION ADJUSTMENT		<u>66,397</u>	<u>70,253</u>
		<u> </u>	<u> </u>
		<u> </u>	<u> </u>
Total Assets _____		<u>\$1,133,296</u>	<u>\$1,183,127</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>\$0</u>	<u>\$0</u>
Preferred Stock Issued (204) _____	F-6	<u> </u>	<u> </u>
Other Paid in Capital (211) _____		<u> </u>	<u> </u>
Retained Earnings (215) _____	F-6	<u>(202,948)</u>	<u>(73,887)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u> </u>	<u> </u>
Total Capital _____		<u>(202,948)</u>	<u>(73,887)</u>
Long Term Debt (224) _____	F-6	<u> </u>	<u> </u>
Accounts Payable (231) _____		<u> </u>	<u> </u>
Notes Payable (232) _____		<u> </u>	<u> </u>
Customer Deposits (235) _____		<u>525</u>	<u>525</u>
Accrued Taxes (236) _____		<u>19,620</u>	<u>14,197</u>
Other Liabilities (Specify) _____		<u> </u>	<u> </u>
DUE TO AFFILIATE		<u>998,504</u>	<u>912,149</u>
		<u> </u>	<u> </u>
		<u> </u>	<u> </u>
Advances for Construction _____		<u> </u>	<u> </u>
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>317,595</u>	<u>330,143</u>
Total Liabilities and Capital _____		<u>\$1,133,296</u>	<u>\$1,183,127</u>

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	<u>\$288,298</u>	<u>\$1,250,543</u>	<u>\$0</u>	<u>\$1,538,841</u>
Construction Work in Progress (105) _____	_____	_____	<u>127,865</u>	<u>127,865</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	<u>\$288,298</u>	<u>\$1,250,543</u>	<u>\$127,865</u>	<u>\$1,666,706</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>\$208,676</u>	<u>\$345,156</u>	_____	<u>\$553,832</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	<u>12,521</u>	<u>33,454</u>	_____	<u>45,975</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	<u>221,197</u>	<u>378,610</u>	<u>-</u>	<u>599,807</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	_____	_____	_____	_____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Balance End of Year _____	<u>\$221,197</u>	<u>\$378,610</u>	<u>\$0</u>	<u>\$599,807</u>

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	<u>-\$73,887</u>	_____
Changes during the year (Specify):		
CURRENT PERIOD LOSS	<u>-\$129,061</u>	_____
Balance end of year _____	<u><u>-\$202,948</u></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>

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	<u>\$8,978</u>	<u>\$5,219</u>	_____	<u>\$14,197</u>
Add Accruals charged:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	<u>\$10,235</u>	<u>\$6,273</u>	_____	<u>\$16,508</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2,141</u>	<u>971</u>	_____	<u>3,112</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
2. Total Taxes Accrued _____	<u>12,376</u>	<u>7,244</u>	<u>-</u>	<u>19,620</u>
Deduct Taxes Paid:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	<u>6,495</u>	<u>4,241</u>	_____	<u>10,736</u>
Federal income tax _____	_____	_____	_____	_____
State income tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2,483</u>	<u>978</u>	_____	<u>3,461</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
3. Total Taxes Paid _____	<u>8,978</u>	<u>5,219</u>	<u>-</u>	<u>14,197</u>
4. Balance end of year _____	<u>\$12,376</u>	<u>\$7,244</u>	<u>\$0</u>	<u>\$19,620</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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	<u>\$89,509</u>	<u>\$390,046</u>	<u>\$479,555</u>
2) Add credits during year _____			
3) <u> Total </u> _____	<u>89,509</u>	<u>390,046</u>	<u>479,555</u>
4) Deduct charges during the year _____			
5) Balance end of year _____	<u>89,509</u>	<u>390,046</u>	<u>479,555</u>
6) Less Accumulated Amortization _____	<u>(49,446)</u>	<u>(112,514)</u>	<u>(161,960)</u>
7) Net CIAC _____	<u>\$40,063</u>	<u>\$277,532</u>	<u>\$317,595</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 _____		-	-
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
TAP FEES	0	170	-
TAP FEES	0	1,835	-
_____	_____	_____	_____
_____	_____	_____	_____
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>\$46,649</u>	<u>\$102,763</u>	<u>\$149,412</u>
Add Credits During Year: _____	<u>2,797</u>	<u>9,751</u>	<u>12,548</u>
Deduct Debits During Year: _____			
Balance End of Year (Must agree with line #6 above.)	<u>\$49,446</u>	<u>\$112,514</u>	<u>\$161,960</u>

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

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

SCHEDULE "A"

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

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

(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: ALAFAYA PALM VALLEY

YEAR OF REPORT
DECEMBER 31, 2000

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	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>	<u><u>\$0</u></u>

(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 _____	_____	_____	_____	_____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	\$ 2,433	_____	_____	\$ 2,433
304	Structures and Improvements _____	79,576	_____	_____	79,576
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	-	_____
307	Wells and Springs _____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	22,342	_____	_____	22,342
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	140,910	_____	_____	140,910
331	Transmission and Distribution Lines _____	32,585	_____	_____	32,585
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	_____	_____	_____	_____
335	Hydrants _____	7,475	_____	_____	7,475
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	_____	_____	_____	_____
341	Transportation Equipment _____	_____	_____	_____	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	2,977	_____	_____	2,977
	Total Water Plant _____	<u>\$ 288,298</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 288,298</u>

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	40	0.00 %	2.50 %	\$ 74,766	\$	\$ 1,989	\$ 76,755
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	10	0 %	10 %	18,496		2,234	20,730
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes	20	0 %	5 %	97,816		7,046	104,862
331	Trans. & Dist. Mains	31.25	0 %	3.125 %	12,266		1,018	13,284
333	Services		%	%				
334	Meter & Meter Installations		%	%				
335	Hydrants	31.25	0 %	3.125 %	2,355		234	2,589
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant	10	0 %	10 %	2,977			2,977
	Totals				\$ 196,156	\$	\$ 12,521	\$ 221,197 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 14,989
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	2,149
610	Purchased Water _____	
615	Purchased Power _____	6,776
616	Fuel for Power Production _____	
618	Chemicals _____	4,363
620	Materials and Supplies _____	
630	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other __ Maint. _____	5,600
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	472
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	3,956
	Total Water Operation And Maintenance Expense _____	\$ 38,305
	* 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	55	55	55
3/4"	D	1.5		-	-
1"	D	2.5		-	-
1 1/2"	D,T	5.0		-	-
General Service					
5/8"	D	1.0		-	-
3/4"	D	1.5		-	-
1"	D	2.5		-	-
1 1/2"	D,T	5.0		-	-
2"	D,C,T	8.0		-	-
3"	D	15.0		-	-
3"	C	16.0		-	-
3"	T	17.5		-	-
Unmetered Customers		1.0	642	640	640
Other (Specify):		0.0		-	-
		0.0		-	-
** D = Displacement C = Compound T = Turbine					
Total			697	695	695

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

WELLS AND WELL PUMPS
(If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1973</u>	<u>1973</u>	_____	_____
Types of Well Construction and Casing _____	<u>182" STEEL CASING</u>	<u>182" STEEL CASING</u>	_____	_____
Depth of Wells _____	<u>420'</u>	<u>420'</u>	_____	_____
Diameters of Wells _____	<u>10"</u>	<u>10"</u>	_____	_____
Pump - GPM _____	<u>820</u>	<u>820</u>	_____	_____
Motor - HP _____	<u>25</u>	<u>25</u>	_____	_____
Motor Type* _____	_____	_____	_____	_____
Yields of Wells in GPD _____	<u>305,000</u>	<u>305,000</u>	_____	_____
Auxiliary Power _____	<u>EMERG GEN</u>	<u>EMERG GEN</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>CONCRETE</u>	<u>STEEL</u>	_____	_____
Capacity of Tank _____	<u>5,000</u>	<u>10,000</u>	_____	_____
Ground or Elevated _____	<u>6' ELV.</u>	<u>6' ELV.</u>	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	<u>UNK</u>	<u>UNK</u>	_____	_____
Type _____	<u>ELECT</u>	<u>ELECT</u>	_____	_____
Rated Horsepower _____	<u>50</u>	<u>50</u>	_____	_____
<u>Pumps</u>				
Manufacturer _____	<u>UNK</u>	<u>UNK</u>	_____	_____
Type _____	<u>IND DRAFT.</u>	<u>AREATOR</u>	_____	_____
Capacity in GPM _____	<u>820</u>	<u>820</u>	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	<u>EMERG GEN</u>	<u>EMERG. GEN</u>	_____	_____

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Gals. Per day of source ___	448,000	_____	_____
Type of Source _____	FLA. ACQUIFER.	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	PORTABLE WATER	_____	_____
Make _____	_____	_____	_____
Gals. Per day capacity ___	448,000	_____	_____
High service pumping _____	_____	_____	_____
Gallons per minute _____	225	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft _____	_____	_____	_____
Gravity GPD/Sq. Ft _____	_____	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	GAS	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	EMR. GEN 175KW	_____	_____

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT
DECEMBER 31, 2000

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERCs * the system can efficiently serve. 593
2. Maximum ERCs * which can be served. 721
3. Present system connection capacity (in ERC's*) using existing lines. 700
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? Yes
If so, how much capacity is required? 150,000 Gallons
7. Attach a description of the fire fighting facilities. 47 HYDRANTS CONNECTED TO 6" & 8" MAINS
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
150,000 GAL. CAPACITY NEEDED FOR FUTURE EXPANSION TO MEET FIRE FLOW REQUIREMENTS.
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# 3590988
12. Water Management District Consumptive Use Permit # 2-117-0042AVNM2R
 - 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: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ 0	\$ _____	\$ _____	\$ 0
352	Franchises _____				
353	Land and Land Rights _____	116,298			116,298
354	Structures and Improvements _____	114,362			114,362
360	Collection Sewers - Force _____	6,859			6,859
361	Collection Sewers - Gravity _____	200,886			200,886
362	Special Collecting Structures _____				
363	Services to Customers _____				
364	Flow Measuring Devices _____	275			275
365	Flow Measuring Installations _____	75			75
370	Receiving Wells _____	4,000			4,000
371	Pumping Equipment _____				
380	Treatment and Disposal Equipment _____	481,057			481,057
381	Plant Sewers _____				
382	Outfall Sewer Lines _____	299,673			299,673
389	Other Plant and Miscellaneous Equipment _____	1,348			1,348
390	Office Furniture and Equipment _____				
391	Transportation Equipment _____				
392	Stores Equipment _____				
393	Tools, Shop and Garage Equipment _____				
394	Laboratory Equipment _____				
395	Power Operated Equipment _____	22,733			22,733
396	Communication Equipment _____				
397	Miscellaneous Equipment _____				
398	Other Tangible Plant _____	2,977			2,977
	Total Wastewater Plant _____	\$ 1,250,543	\$ 0	\$ 0	\$ 1,250,543 *

* This amount should tie to sheet F-5.

UTILITY NAME:
ALAFAYA PALM VALLEY

YEAR OF REPORT
DECEMBER 31, 2000

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Depr. Balance Begin. of Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	40	0.00%		\$ 87,547		\$ 2,859	\$ 90,406
360	Collection Sewers - Force	15	0.00%	0	2,313		514	2,827
361	Collection Sewers - Gravity	40	0.00%	2.50%	98,987		5,022	104,009
362	Special Collecting Structures							-
363	Services to Customers							-
364	Flow Measuring Devices	10	0.00%	10.00%	95		28	123
365	Flow Measuring Installations	10	0.00%	10.00%	28		8	36
370	Receiving Wells	40	0.00%	2.50%	800		100	900
371	Pumping Equipment							-
380	Treatment and Disposal Equipment	31.25	0.00%	3.13%	93,471		15,057	108,528
381	Plant Sewers							-
382	Outfall Sewer Lines	40	0.00%	2.50%	48,321		7,492	55,813
389	Other Plant and Miscellaneous Equipment	15	0.00%	7.50%	556		101	657
390	Office Furniture and Equipment							-
391	Transportation Equipment							-
392	Stores Equipment							-
393	Tools, Shop and Garage Equipment							-
394	Laboratory Equipment							-
395	Power Operated Equipment	10	0.00%	10.00%	10,061		2,273	12,334
396	Communication Equipment							-
397	Miscellaneous Equipment							-
398	Other Tangible Plant	10	0.00%	10.00%	2,977			2,977
	Totals				\$345,156	\$0	\$33,454	\$378,610*

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 9,321
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits _____	1,337
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	15,420
715	Purchased Power _____	11,123
716	Fuel for Power Production _____	
718	Chemicals _____	3,301
720	Materials and Supplies _____	352
730	Contractual Services:	
	Operator and Management _____	48,017
	Testing _____	
	Other ___ Maint. _____	8,713
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	289
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	5,136
	Total Wastewater Operation And Maintenance Expense _____	\$ 103,009

* 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	55	55	55
GENERAL SERVICE					
5/8"	D	1.0			
3/4"	D	1.5		0	0
1"	D	2.5		0	0
1 1/2"	D,T	5.0		0	0
2"	D,C,T	8.0		0	0
3"	D	15.0		0	0
3"	C	16.0		0	0
3"	T	17.5		0	0
UNMETERED CUSTOMERS					
OTHER (SPECIFY) _____	_____	_____	642	640	640
** D = Displacement C = Compound T = Turbine					
Total			<u>697</u>	<u>695</u>	<u>695</u>

PUMPING EQUIPMENT

Lift Station Number _____	FOX RUN	PALM V	EPV			
Make or Type and nameplate data on pump _____	UNK	UNK	UNK			
Year installed _____	1,973	1,993	1,994			
Rated capacity _____	140GPM	140GPM	140GPM			
Size _____	3HP	3HP	3HP			
Power:						
Electric _____	X	X	X			
Mechanical _____						
Nameplate data of motor _____	UNK	UNK	UNK			

SERVICE CONNECTIONS

Size (inches) _____	4"				
Type (PVC, VCP, etc.) _____	PVC				
Average length _____	15'				
Number of active service connections _____					
Beginning of year _____	700				
Added during year _____					
Retired during year _____					
End of year _____	700				
Give full particulars concerning inactive connections _____					

COLLECTING AND FORCE MAINS

	Collecting Mains		Force Mains			
Size (inches) _____	6"	8"				
Type of main _____	PVC	PVC				
Length of main (nearest foot) _____						
Beginning of year _____	5000'	35000'				
Added during year _____						
Retired during year _____						
End of year _____	5000'	35000'				

MANHOLES

Size (inches) _____	4'			
Type of Manhole _____	CONC			
Number of Manholes:				
Beginning of year _____	47			
Added during year _____				
Retired during year _____				
End of Year _____	47			

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	<u>DEFIANCE MFG.</u>	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	<u>CONC & STEEL</u>	_____	_____
Total Capacity _____	<u>126,000GPD</u>	_____	_____
Average Daily Flow _____	<u>96,000GPD</u>	_____	_____
Effluent Disposal _____	<u>RIPPER DRAINFIELD</u>	<u>& POND</u>	_____
Total Gallons of Wastewater treated _____	<u>28,642,200</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>HYDRO MATIC</u>	_____	_____	_____	_____
Capacity (GPM's) _____	<u>200</u>	_____	_____	_____	_____
Motor:					
Manufacturer _____	<u>M-40</u>	_____	_____	_____	_____
Horsepower _____	<u>5</u>	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>ELECT.</u>	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>2,891,000</u>	_____	<u>2,891,000</u>
February _____	<u>2,599,000</u>	_____	<u>2,599,000</u>
March _____	<u>2,896,000</u>	_____	<u>2,896,000</u>
April _____	<u>2,801,000</u>	_____	<u>2,801,000</u>
May _____	<u>2,622,000</u>	_____	<u>2,622,000</u>
June _____	<u>2,146,000</u>	_____	<u>2,146,000</u>
July _____	<u>2,354,000</u>	_____	<u>2,354,000</u>
August _____	<u>2,601,000</u>	_____	<u>2,601,000</u>
September _____	<u>2,500,000</u>	_____	<u>2,500,000</u>
October _____	<u>1,249,000</u>	_____	<u>1,249,000</u>
November _____	<u>1,194,000</u>	_____	<u>1,194,000</u>
December _____	<u>2,789,200</u>	_____	<u>2,789,200</u>
Total for year _____	<u>28,642,200</u>	<u>0</u>	<u>28,642,200</u>

If Wastewater Treatment is purchased, indicate the vendor: NONE

UTILITY NAME: ALAFAYA PALM VALLEY

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs * now being served. 280
2. Maximum ERCs ** which can be served. 807
3. Present system connection capacity (in ERC's*) using existing lines. 700
4. Future connection capacity (in ERC's*) upon service area buildout. 807
5. Estimated annual increase in ERCs * 10 PER YEAR
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
INCREASE PLANT CAPACITY BY 24,000 GAL. PER DAY. ESTIMATED COMPLETION DATE
31-Dec-01
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 # 3059P02830 AND REV CONSENT OGCFILE94-1144

* 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 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.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31,

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. Joseph H. Sherman, Sr. Chief Exec. Officer *

(signature of chief executive officer of the utility)

1. 2. 3. 4. Carl D. White *

(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.