

OFFICIAL COPY

FEB 8 2001

CLASS "C"

WATER AND SEWER

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU075 51
Floralino Properties, Inc.
P. O. Box 5017
Largo, FL 33779-5017

153W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



ECONOMIC REGULATION

01 MAY 10 AM 11:15

REGISTRATION SERVICE

WU075-00-AR

FLORALINO PROPERTIES, INC.

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2000

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINANCIAL SECTION

REPORT OF

FLORALINO PROPERTIES, INC.

(EXACT NAME OF UTILITY)

P.O. Box 5017 Largo, FL 33779	5147 Marine Parkway -- Suite C New Port Richey, FL 34652 PASCO
Mailing Address	Street Address County

Telephone Number <u>(727) 843-0064</u>	Date Utility First Organized <u>11/3/57</u>
Fax Number <u>(727) 846-7306</u>	E-mail Address _____

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: TONY TUBOLINO, 5147 Marine Parkway, Suite C, New Port Richey, FL 34652 (727) 843-0064

Name of subdivisions where services are provided: COLONIAL MANOR, COLONIAL MANOR ANNEX, EASTWOOD ACRES

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>TONY TUBOLINO</u>	<u>President</u>	<u>Same as Above</u>	
Person who prepared this report: <u>TONY TUBOLINO</u>	<u>President</u>	<u>Same as Above</u>	
Officers and Managers: <u>TONY TUBOLINO</u>	<u>President</u>	<u>Same as Above</u>	\$ --0--
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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>Tony & Phyllis Tubolino</u>	<u>65%</u>	<u>Same as Above</u>	\$ --0--
<u>Tony Tubolino Jr.</u>	<u>35%</u>	<u>Same as Above</u>	\$ 16,875
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT
DECEMBER 31, 2000

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ 122,719	\$ _____	\$ _____	\$ 122,719
Commercial -----		8,356	_____	_____	8,356
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		4,452	_____	_____	4,452
Total Gross Revenue -----		\$ 135,527	\$ _____	\$ _____	\$ 135,527
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 137,126	\$ _____	\$ _____	\$ 137,126
Depreciation Expense -----	F-5	9,812	_____	_____	9,812
CIAC Amortization Expense -----	F-8	<3,551>	_____	_____	<3,551>
Taxes Other Than Income -----	F-7	9,440	_____	_____	9,440
Income Taxes -----	F-7	- 0 -	_____	_____	- 0 -
Total Operating Expense -----		\$ 152,827	\$ _____	\$ _____	\$ 152,827
Net Operating Income (Loss)		\$ <17,300>	\$ _____	\$ _____	\$ <17,300>
Other Income:					
Nonutility Income -----		\$ 2,857	\$ _____	\$ _____	\$ 2,857
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		_____	_____	_____	_____
Net Income (Loss)		\$ <14,443>	\$ _____	\$ _____	\$ <14,443>

REVISED

UTILITY NAME: FLORALINO PROPERTIES, Inc.

YEAR OF REPORT
DECEMBER 31, 1999

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ <u>118,860</u>	\$ _____	\$ _____	\$ <u>118,860</u>
Commercial _____		<u>11,449</u>	_____	_____	<u>11,449</u>
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		<u>4,144</u>	_____	_____	<u>4,144</u>
Total Gross Revenue _____		\$ <u>134,453</u>	\$ _____	\$ _____	\$ <u>134,453</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>115,701</u>	\$ _____	\$ _____	\$ <u>115,701</u>
Depreciation Expense _____	F-5	<u>10,078</u>	_____	_____	<u>10,078</u>
CIAC Amortization Expense _____	F-8	<u><5,415></u>	_____	_____	<u><5,415></u>
Taxes Other Than Income _____	F-7	<u>10,012</u>	_____	_____	<u>10,012</u>
Income Taxes _____	F-7	<u>-0-</u>	_____	_____	<u>-0-</u>
Total Operating Expense		\$ <u>130,376</u>	\$ _____	\$ _____	\$ <u>130,376</u>
Net Operating Income (Loss)		\$ <u>4,077</u>	\$ _____	\$ _____	\$ <u>4,077</u>
Other Income:					
Nonutility Income _____		\$ <u>4,436</u>	\$ _____	\$ _____	\$ <u>4,436</u>
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>8,513</u>	\$ _____	\$ _____	\$ <u>8,513</u>

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT DECEMBER 31, 2000

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>334,987</u>	\$ <u>339,308</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>284,089</u>	<u>274,504</u>
Net Utility Plant -----		\$ <u>50,898</u>	\$ <u>64,804</u>
Cash -----		<u>117</u>	<u>1,985</u>
Customer Accounts Receivable (141) -----			<u>3,303</u>
Other Assets (Specify): -----			
<i>REFUNDABLE SECURITY DEPOSITS</i> -----		<u>185</u>	<u>417</u>
<i>MISCELLANEOUS RECEIVABLE</i> -----		<u>835</u>	<u>835</u>
Total Assets -----		\$ <u>52,035</u>	\$ <u>71,344</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>600</u>	<u>600</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>12,400</u>	<u>12,400</u>
Retained Earnings (215) -----	F-6	<u>236</u>	<u>14,679</u>
Proprietary Capital (Proprietary and partnership only) (218) <i>TREASURY STOCK</i> -----	F-6	<u><15,996></u>	<u><15,996></u>
Total Capital -----		\$ <u><2760></u>	\$ <u>11,683</u>
Long Term Debt (224) -----	F-6	\$	\$ <u>10,228</u>
Accounts Payable (231) -----		<u>890</u>	
Notes Payable (232) -----		<u>33,989</u>	<u>24,982</u>
Customer Deposits (235) -----		<u>13,151</u>	<u>13,882</u>
Accrued Taxes (236) -----		<u>6,099</u>	<u>6,050</u>
Other Liabilities (Specify) -----			
<i>PAYROLL TAXES PAYABLE</i> -----		<u>666</u>	<u>968</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>-0-</u>	<u>3,551</u>
Total Liabilities and Capital -----		\$ <u>52,035</u>	\$ <u>71,344</u>

UTILITY NAME: FLORALINO PROPERTIES, INC.

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>334,987</u>	\$ _____	\$ _____	\$ <u>334,987</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>334,987</u>	\$ _____	\$ _____	\$ <u>334,987</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>274,504</u>	\$ _____	\$ _____	\$ <u>274,504</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>9812</u>	\$ _____	\$ _____	\$ <u>9812</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>9812</u>	\$ _____	\$ _____	\$ <u>9812</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ <u>227</u>	\$ _____	\$ _____	\$ <u>227</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>227</u>	\$ _____	\$ _____	\$ <u>227</u>
Balance End of Year _____	\$ <u>284,089</u>	\$ _____	\$ _____	\$ <u>284,089</u>

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT DECEMBER 31, 2000

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	#10	_____
Shares authorized _____	60	_____
Shares issued and outstanding _____	60	_____
Total par value of stock issued _____	#600	_____
Dividends declared per share for year _____	- 0 -	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ 14,679
Changes during the year (Specify): <u>CURRENT YEAR NET LOSS</u>	_____	<14,443>
_____	_____	_____
Balance end of year _____	\$ _____	\$ 236

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): <u>N/A</u>	_____	_____
_____	_____	_____
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	
<u>N/A</u>	_____	_____	\$ _____
_____	_____	_____	_____
Total _____	_____	_____	\$ _____

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT
DECEMBER 31, 2000

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 _____	_____	_____	_____	_____
Regulatory assessment fee _____	6,099	_____	_____	6,099
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 6,099	\$ _____	\$ _____	\$ 6,099

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
A & P INVESTMENTS	\$ 1,950.	\$ _____	Operator & Management
BUHR, GERALD, ESQ.	\$ 2,100.	\$ _____	Attorney fees
H2O UTILITIES	\$ 30,286.	\$ _____	Maintenance & Testing
LEDGER PLUS ACCOUNTING	\$ 910.	\$ _____	Accounting & Tax Services
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT
DECEMBER 31 2000

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>173,559</u>	\$ _____	\$ <u>173,559</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>173,559</u>	_____	<u>173,559</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>173,559</u>	_____	<u>173,559</u>
6) Less Accumulated Amortization _____	<u>173,559</u>	_____	<u>173,559</u>
7) Net CIAC _____	\$ <u>- 0 -</u>	\$ _____	\$ <u>- 0 -</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
_____	_____	_____	_____
_____	_____	_____	_____
_____ <i>N/A</i> _____	_____	_____	_____
_____	_____	_____	_____
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 CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>170,008</u>	\$ _____	\$ <u>170,008</u>
Add DEBITS During Year: _____	<u>3,551</u>	_____	<u>3,551</u>
Deduct Debits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>173,559</u>	\$ _____	\$ <u>173,559</u>

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

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT DECEMBER 31 2000

SCHEDULE "A" *N/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	\$ _____	100.00 %		_____ %

(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 Number approving AFUDC rate: _____

**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	16,272	_____	_____	16,272
304	Structures and Improvements	19,693	_____	_____	19,693
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	12,818	_____	_____	12,818
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	9,879	_____	_____	9,879
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	30,577	4,742	_____	35,319
320	Water Treatment Equipment	32,241	_____	_____	32,241
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	98,255	_____	_____	98,255
333	Services	17,388	_____	_____	17,388
334	Meters and Meter Installations	68,567	_____	_____	68,567
335	Hydrants	661	_____	_____	661
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	9,063	_____	9,063	- 0 -
340	Office Furniture and Equipment	1,311	_____	_____	1,311
341	Transportation Equipment	23,583	_____	_____	23,583
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	\$ 339,308	\$ 4,742	\$ 9,063	\$ 334,987

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT
DECEMBER 31, 2000

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	28	%	3.57%	\$ 14,227	\$	\$ 703	\$ 14,930
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	3.70%	12,818		- 0 -	12,818
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	3.13%	8,070		309	8,379
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88%	20,877		1,937	22,814
320	Water Treatment Equipment	17	%	5.88%	32,241		- 0 -	32,241
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38	%	2.63%	85,839		2,584	88,423
333	Services	35	%	2.86%	16,495		497	16,992
334	Meter & Meter Installations	17	%	5.88%	68,567		- 0 -	68,567
335	Hydrants	40	%	2.50%	530		17	547
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment	20	%	5.00%	227	227	- 0 -	- 0 -
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	6	%	16.67%	1,311		- 0 -	1,311
342	Stores Equipment	6	%	16.67%	13,302		3,765	17,067
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 274,504	\$ 227	\$ 9,812	\$ 284,089*

* This amount should tie to Sheet F-5.

REVISED

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT
DECEMBER 31 1999

WATER OPERATION AND MAINTENANCE EXPENSE

Accl. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ <u>12,753</u>
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	<u>19,500</u>
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	<u>3,370</u>
615	Purchased Power _____	<u>5,366</u>
616	Fuel for Power Production _____	_____
618	Chemicals _____	<u>1,347</u>
620	Materials and Supplies _____	<u>8,273</u>
630	Contractual Services:	
	Billing _____	<u>1,134</u>
	Professional _____	<u>13,640</u>
	Testing _____	<u>5,951</u>
	Other _____	<u>3,129</u>
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	<u>40,738</u>
	Total Water Operation And Maintenance Expense _____	\$ <u>115,701</u>

* 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			
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		

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 16,159
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	16,875
604	Employee Pensions and Benefits	
610	Purchased Water	2,512
615	Purchased Power	5,666
616	Fuel for Power Production	
618	Chemicals	1,185
620	Materials and Supplies	6,606
630	Contractual Services:	
	Billing	
	Professional	16,727
	Testing	578
	Other	7894
640	Rents	
650	Transportation Expense	
655	Insurance Expense	2,081
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	6,0843
	Total Water Operation And Maintenance Expense	\$ 137,126*

* 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	728	728	728
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	3		3.0
3/4"	D	1.5			
1"	D	2.5	1		2.5
1 1/2"	D,T	5.0	4		20.0
2"	D,C,T	8.0	2		16.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total					

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: COLONIAL MANOR WATER SYSTEM

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		4469	1138		3331
February		3985	422		3563
March		4538	1012		3526
April		4602	0		4978
May		5189	1436		3753
June		4119	33		4086
July		4446	806		3640
August		3397	251		3146
September		3053	327		2726
October		3887	630		3257
November		3810	704		3106
December		3802	115		3687
Total for Year		49,297	6,498		42,799

If water is purchased for resale, indicate the following:

Vendor PASCO COUNTY-- No Water Purchased - STAND BY WATER ONLY

Point of delivery _____

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

 N/A

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
	U N K N O W N				

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: COLONIAL MANOR WATER SYSTEM

WELLS AND WELL PUMPS

WELL #1 (a)	WELL #2 (b)	WELL #3 (c)	WELL #4 (d)	WELL #5 (e)
Year Constructed <u>1963-71</u>	<u>1963-71</u>	<u>1963-71</u>	<u>1963-71</u>	<u>1963-71</u>
Types of Well Construction and Casing <u>STEEL</u>	<u>STEEL</u>	<u>STEEL</u>	<u>STEEL</u>	<u>STEEL</u>
Depth of Wells <u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
Diameters of Wells <u>12 x 8</u>	<u>8 x 8</u>	<u>8 x 8</u>	<u>8 x 8</u>	<u>8 x 8</u>
Pump - GPM <u>300</u>	<u>300</u>	<u>350</u>	<u>300</u>	<u>250</u>
Motor - HP <u>10</u>	<u>10</u>	<u>25</u>	<u>10</u>	<u>10</u>
Motor Type *				
Yields of Wells in GPD				
Auxiliary Power				
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) <u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Capacity of Tank <u>5000</u>	<u>5000</u>	<u>5000</u>	<u>5000</u>	<u>5000</u>
Ground or Elevated <u>ELEVATED</u>	<u>ELEVATED</u>	<u>ELEVATED</u>	<u>ELEVATED</u>	<u>ELEVATED</u>

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer <u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Type				
Rated Horsepower				
Pumps				
Manufacturer <u>PEERLESS</u>	<u>PEERLESS</u>	<u>GOULDS</u>	<u>PEERLESS</u>	<u>GOULDS</u>
Type <u>8" VERTICAL</u>	<u>8" VERTICAL</u>	<u>8" VERTICAL</u>	<u>8" VERTICAL</u>	<u>8" VERTICAL</u>
Capacity in GPM <u>120</u>	<u>300</u>	<u>350</u>	<u>300</u>	<u>250</u>
Average Number of Hours Operated Per Day <u>8 HRS.</u>	<u>8 HRS.</u>	<u>8 HRS.</u>	<u>8 HRS.</u>	<u>8 HRS.</u>
Auxiliary Power <u>VARIOUS</u>	<u>VARIOUS</u>	<u>VARIOUS</u>	<u>VARIOUS</u>	<u>VARIOUS</u>

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT DECEMBER 31, 2000

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	296,000 G.P.D.	PERMIT _____	_____
Type of Source_____	WELLS	STAND BY PASCO COUNTY-	No Water Used

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_____	N/A	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME: FLORALINO PROPERTIES, INC.

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: COLONIAL MANOR WATER SYSTEM

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. AVERAGE USE 124,790 PER DAY.
2. Maximum number of ERCs * which can be served. SAME
3. Present system connection capacity (in ERCs *) using existing lines. _____
4. Future connection capacity (in ERCs *) upon service area buildout. N/A BUILT OUT
5. Estimated annual increase in ERCs *. NONE
6. Is the utility required to have fire flow capacity? NO
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 this system.

NONE

9. When did the company last file a capacity analysis report with the DEP? N/A NOT REQUIRED
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? NONE
 - c. When will construction begin? NONE
 - 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 # P.W.S.-ID 6510355
12. Water Management District Consumptive Use Permit # 203677.04
 - 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).

THIS COMPANY IS WATER ONLY

UTILITY NAME: FLORALINO PROPERTIES

YEAR OF REPORT
DECEMBER 31, 2000

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] *

(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.