

OFFICIAL COPY

DIVISION OF
REGULATORY AND SERVICE

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU075-03-AR
Floralino Properties, Inc.
P. O. Box 5017
Largo, FL 33779-5017

Submitted To The

STATE OF FLORIDA



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FLORIDA PUBLIC SERVICE
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DIVISION OF
ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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FINANCIAL SECTION

REPORT OF

Floralino Properties, Inc.
(EXACT NAME OF UTILITY)

P.O. Box 5017
Largo, FL 33779
Mailing Address

5147 Marine Parkway
New Port Richey, FL Pasco
Street Address County

Telephone Number 727-843-0064

Date Utility First Organized 11/03/57

Fax Number 727-846-7306

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: Anthony Tubolino, 5147 Marine Parkway,
Suite B, New Port Richey, FL (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>Anthony Tubolino</u>	<u>President</u>	<u>Same as above</u>	
Person who prepared this report: <u>Anthony Tubolino</u>	<u>u</u>	<u>u</u>	
Officers and Managers: <u>Anthony Tubolino</u>	<u>u</u>	<u>"</u>	\$ <u>—</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Anthony & Phyllis Tubolino</u>	<u>100%</u>	<u>Same as above</u>	\$ <u>—</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Florida Properties Inc

YEAR OF REPORT
DECEMBER 31, 2003

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 123738	\$ _____	\$ _____	\$ 123738
Commercial _____		3344	_____	_____	3344
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		625	_____	_____	625
Total Gross Revenue _____		\$ 127707	\$ _____	\$ _____	\$ 127707
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 144346	\$ _____	\$ _____	\$ 144346
Depreciation Expense _____	F-5	10367	_____	_____	10367
CIAC Amortization Expense _____	F-8	0	_____	_____	0
Taxes Other Than Income _____	F-7	7772	_____	_____	7772
Income Taxes _____	F-7	0	_____	_____	0
Total Operating Expense		\$ 162485	_____	_____	\$ 162485
Net Operating Income (Loss)		\$ <34778>	\$ _____	\$ _____	\$ <34778>
Other Income:					
Nonutility Income _____		\$ 10711	\$ _____	\$ _____	\$ 10711
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		829	_____	_____	829
Net Income (Loss)		\$ <24896>	\$ _____	\$ _____	\$ <24896>

UTILITY NAME: Floradino Properties Inc

YEAR OF REPORT
DECEMBER 31, 2003

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 342907	\$ 342907
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>298359</u>	<u>287992</u>
Net Utility Plant -----		\$ 44548	\$ 54915
Cash -----		14061	2138
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
<u>refundable security deposits</u>		-0	185
<u>Miscellaneous Receivable</u>		0	835
Total Assets -----		\$ <u>58609</u>	\$ <u>58073</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	600	600
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		12400	12400
Retained Earnings (215) -----	F-6	<16228>	8668
Proprietary Capital (Proprietary and partnership only) (218) <u>Treasury Stock</u>	F-6	<15996>	<15996>
Total Capital -----		\$ <19224>	\$ 5672
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----			840
Notes Payable (232) -----		14469	29461
Customer Deposits (235) -----		10617	15777
Accrued Taxes (236) -----		5747	6024
Other Liabilities (Specify) -----			
<u>Payroll Taxes Payable</u>		0	249
<u>Deposit on Sale of Business</u>		47000	0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	-0	0
Total Liabilities and Capital -----		\$ <u>58609</u>	\$ <u>58073</u>

UTILITY NAME: Floralino Properties Inc

YEAR OF REPORT
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>342907</u>	\$ _____	\$ _____	\$ <u>342907</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>342907</u>	\$ _____	\$ _____	\$ <u>342907</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>287992</u>	\$ _____	\$ _____	\$ <u>287992</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>10367</u>	\$ _____	\$ _____	\$ <u>10367</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>10367</u>	\$ _____	\$ _____	\$ <u>10367</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>298359</u>	\$ _____	\$ _____	\$ <u>298359</u>

UTILITY NAME: Floralino Properties Inc.

YEAR OF REPORT
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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 _____	\$ _____	\$ 8668
Changes during the year (Specify): <u>Current Year Net Loss</u>		< 24896 >
Balance end of year _____	\$ _____	\$ < 16228 >

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: Florida Properties Inc

YEAR OF REPORT
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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 _____	2025	_____	_____	2025
Regulatory assessment fee _____	5747	_____	_____	5747
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 7610	\$ _____	\$ _____	\$ 7610

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
Ith Investments	\$ 29776	\$ _____	Operator + management
Azurix	\$ 3473	\$ _____	Maintenance + Testing
US Water Service	\$ 14913	\$ _____	Maintenance + Testing
Rose Sundstrom-Dentley	\$ 3907	\$ _____	Legal
Janet L. Sherman CPA	\$ 1225	\$ _____	Accounting + Taxes
Licki Bjornson	\$ 5076	\$ _____	Bookkeeping / office
Gloria McNaster	\$ 4838	\$ _____	Bookkeeping / office
Nancy Fleming	\$ 1746	\$ _____	Bookkeeping / office
Pandra Meyer	\$ 869	\$ _____	Bookkeeping / office
David Kelly	\$ 2200	\$ _____	repair
Garb Deremer	\$ 18357	\$ _____	Operator + management

UTILITY NAME: Florealine Properties Inc

YEAR OF REPORT
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>173559</u>	\$ _____	\$ <u>173559</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>173559</u>	_____	<u>173559</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>173559</u>	_____	<u>173559</u>
6) Less Accumulated Amortization _____	<u>173559</u>	_____	<u>173559</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
<u>NIA</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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>173559</u>	\$ _____	\$ <u>173559</u>
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>173559</u>	\$ _____	\$ <u>173559</u>

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

UTILITY NAME: Fioralino Properties Inc

YEAR OF REPORT DECEMBER 31 2003

SCHEDULE "A" NIA

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: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Floralme Properties Inc

YEAR OF REPORT
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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	16272			16272
304	Structures and Improvements	19693			19693
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	12818			12818
308	Infiltration Galleries and Tunnels				
309	Supply Mains	9879			9879
310	Power Generation Equipment				
311	Pumping Equipment	39104			39104
320	Water Treatment Equipment	32241			32241
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines	98255			98255
333	Services	17388			17388
334	Meters and Meter Installations	68567			68567
335	Hydrants	661			661
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	2273			2273
341	Transportation Equipment	25756			25756
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	\$ 342907	\$	\$	\$ 342907

UTILITY NAME: Floraline Properties Inc

YEAR OF REPORT
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57%	\$ 16336	\$	\$ 703	\$ 17039
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	%	3.70%	12818		6	12818
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	3.13%	8997		309	9306
310	Power Generating Equipment		%	%				
311	Pumping Equipment	17	%	5.88%	27414		2300	29714
320	Water Treatment Equipment	17	%	5.88%	32241		6	32247
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38	%	2.63%	93591		2584	96175
333	Services	35	%	2.86%	17388		6	17394
334	Meter & Meter Installations	17	%	5.88%	68567		6	68573
335	Hydrants	40	%	2.50%	581		17	598
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Equipment	6	%	16.67%	1471		160	1631
342	Transportation Equipment	6	%	16.67%	858		4234	12822
343	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				\$ 287992	\$	\$ 10367	\$ 298359*

* This amount should tie to Sheet F-5.

UTILITY NAME: Floraline Properties Inc
 SYSTEM NAME: Colonial Manor Water System

YEAR OF REPORT
 DECEMBER 31, 2003

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_		3706	299		3407
February_		1710	90		1620
March_		3172	422		2750
April_		2914	124		2790
May_		4372	222		4150
June_		3760	287		3473
July_		3671	477		3194
August_		3982	573		3409
September_		3210	147		3063
October_		3547	402		3145
November_		3657	224		3433
December_		3561	603		2958
Total for Year_		41262	3870		37392

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Floccino Properties Inc

YEAR OF REPORT
DECEMBER 31, 2003

SYSTEM NAME: Colonial Manor Water System

WELLS AND WELL PUMPS

(a) Well #1	(b) Well #2	(c) Well #3	(d) Well #4	(e) Well #5
Year Constructed <u>1963-1971</u>	<u>1963-1971</u>	<u>1963-1971</u>	<u>1963-1971</u>	<u>1963-1971</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 _____	_____	_____	_____	_____
Diameters of Wells <u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
Pump - GPM <u>12x8</u>	<u>8x8</u>	<u>8x8</u>	<u>8x8</u>	<u>8x8</u>
Motor - HP <u>300</u>	<u>300</u>	<u>350</u>	<u>300</u>	<u>250</u>
Motor Type * <u>10</u>	<u>10</u>	<u>25</u>	<u>10</u>	<u>10</u>
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: Floraline Properties Inc

YEAR OF REPORT
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SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	<u>296,000 GPD</u>	<u>Permit</u>	
Type of Source_____	<u>Wells</u>	<u>Stand by Pasco</u>	<u>Comty - No water used</u>

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

UTILITY NAME: Florida Properties Inc

YEAR OF REPORT
DECEMBER 31, 2003

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. NIA Build 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? NIA 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. NIA

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 # 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).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2003

WASTEWATER UTILITY PLANT ACCOUNTS *NA*

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	_____	_____	_____	_____
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
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_____	\$ _____	\$ _____	\$ _____	\$ _____*

* This amount should tie to sheet F-5.

UTILITY NAME: _____

NIA

YEAR OF REPORT
DECEMBER 31, 2003

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	%	\$	\$		\$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
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				\$	\$	\$	\$ *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2003

N/A

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 _____	_____
715	Purchased Power _____	_____
716	Fuel for Power Production _____	_____
718	Chemicals _____	_____
720	Materials and Supplies _____	_____
730	Contractual Services:	
	Billing _____	_____
	Professional _____	_____
	Testing _____	_____
	Other _____	_____
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	_____
	Total Wastewater Operation And Maintenance Expense _____	\$ _____ *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2003

PUMPING EQUIPMENT

MIA

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) _____	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	_____	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
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) _____	_____	_____	_____	_____	_____	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

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

UTILITY NAME: _____

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31 2003

TREATMENT PLANT *MA*

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____	_____	_____
---	-------	-------	-------

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____
--	-------	-------	-------	-------	-------	-------

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: _____

SYSTEM NAME: _____

YEAR OF REPORT
DECEMBER 31, 2003

GENERAL WASTEWATER SYSTEM INFORMATION

MA

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

1. Present number of ERCs* now being served. _____
2. Maximum number of ERCs* which can be served. _____
3. Present system connection capacity (in ERCs*) using existing lines. _____
4. Future connection capacity (in ERCs*) upon service area buildout. _____
5. Estimated annual increase in ERCs*. _____
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? _____
If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? _____
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 # _____

* 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: Florealine Properties Inc

YEAR OF REPORT
DECEMBER 31, 2003

CERTIFICATION OF ANNUAL REPORT

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

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES NO

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.

[Signature]
(signature of chief executive officer of the utility) *

Date: 4/30/04

1. 2. 3. 4.

[Signature]
(signature of chief financial officer of the utility) *

Date: 4-30-04

* 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.