

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

Do Not Remove from this Office

ANNUAL REPORT

The Woodlands of Lake Placid, L.P.
1525 U.S. Highway 27, South
Lake Placid, FL 33852-5107

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



WU824-00-AR

THE WOODLANDS OF LAKE PLACID, L.P.

RECEIVED SERVICE
01 MAY -2 11:11:03
REGISTRATION LEGISLATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 00

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 preceding 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)

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FINANCIAL SECTION

REPORT OF

THE WOODLANDS OF LAKE PLACID, L.P.
(EXACT NAME OF UTILITY)

1525 U.S. Hwy. 27 South Lake Placid, FL 33852-5107 Mailing Address	1525 U.S. Hwy. 27 South Lake Placid, FL 33852-5107 Street Address	Highlands County
--	---	---------------------

Telephone Number (863) 699-1991 Date Utility First Organized 1989

Fax Number (863) 699-1890 E-mail Address campfla@strato.net

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: 1525 U.S. Hwy 27 South
Lake Placid, FL 33852-5107

Name of subdivisions where services are provided: Camp Florida Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: John Lovelette	Manager	1525 US Hwy 27 South Lake Placid, FL 33852	
Person who prepared this report: Forrest H. Hilton John Lovelette	CPA	702 US 27 North Avon Park, FL 33825	
Officers and Managers:			\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

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
Camper Corral, Inc. (General Partner)	1%	7406 US 27 North Avon Park, FL 33825	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

UTILITY NAME: The Woodlands of Lake Placid, L.P

<p>YEAR OF REPORT DECEMBER 31, 2000</p>

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 37,870	\$ 33,468	\$ _____	\$ 71,338
Commercial_____		3,890	_____	_____	3,890
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 41,760	\$ 33,468	\$ _____	\$ 75,228
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 53,124	\$ 20,109	\$ _____	\$ 75,233
Depreciation Expense_____	F-5	7,035	5,011	_____	12,046
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	1,879	1,506	_____	3,385
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 62,038	26,626	_____	\$ 88,664
Net Operating Income (Loss)		\$ (20,278)	\$ 6,842	\$ _____	\$ (13,436)
Other Income:					
Nonutility Income_____		\$ 27,094	\$ _____	\$ _____	\$ 27,094
Reimbursement on meters installation.		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		13,390	14,960	_____	28,350
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (6,574)	\$ (8,118)	\$ _____	\$ (14,692)

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations**

Company: The Woodlands of Lake Placid, L.P.

For the Year Ended December 31, 2000

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 37,870	\$ 37,870	\$ 0
Commercial	3,890	3,890	0
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 41,760	\$ 41,760	\$ 0
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 41,760	\$ 41,760	\$ 0

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations**

Company: The Woodlands of Lake Placid, L.P.

For the Year Ended December 31, 2000

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 33,468	\$ 33,468	\$ 0
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 33,468	\$ 33,468	\$ 0
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 33,468	\$ 33,468	\$ 0

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 347,037	\$ 155,321
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>79,955</u>	<u>46,612</u>
Net Utility Plant -----		\$ 267,082	\$ 108,709
Cash -----		1,246	0
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----		0	0
LAND -----		5,000	5,000

Total Assets -----		\$ <u>273,328</u>	\$ <u>113,709</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>(51,656)</u>	<u>(36,964)</u>
Total Capital -----		\$ <u>(51,656)</u>	\$ <u>(36,964)</u>
Long Term Debt (224) -----	F-6	\$ 321,599	\$ 148,775
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		3,385	1,898
Other Liabilities (Specify) -----			

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>273,328</u>	\$ <u>113,709</u>

UTILITY NAME: The Woodlands of Lake Placid, L.P.

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)_____	\$ 187,358	\$ 159,679	\$ _____	\$ 347,037
Construction Work in Progress (105)_____	0	_____	_____	0
Other (Specify) _____	0	_____	_____	0
_____	0	_____	_____	0
_____	0	_____	_____	0
Total Utility Plant _____	\$ 187,358	\$ 159,679	\$ _____	\$ 347,037

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year_____	\$ 46,612	\$ 21,297	\$ _____	\$ 67,909
Add Credits During Year:				
Accruals charged to depreciation account_____	\$ 7,035	\$ 5,011	\$ _____	\$ 12,046
Salvage_____	_____	_____	_____	_____
Other Credits (specify)_____	_____	_____	_____	_____
Total Credits _____	\$ 53,647	\$ 26,308	\$ _____	\$ 79,955
Deduct Debits During Year:				
Book cost of plant retired_____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal_____	_____	_____	_____	_____
Other debits (specify)_____	_____	_____	_____	_____
Total Debits _____	\$ 0	\$ 0	\$ _____	\$ 0
Balance End of Year _____	\$ 53,647	\$ 26,308	\$ _____	\$ 79,955

UTILITY NAME: The Woodlands of Lake Placid, L.P

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 _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ (36,964)
Changes during the year (Specify): _____ _____	_____ _____	(14,692) _____
Balance end of year _____	\$ _____	\$ (51,656)

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>HighVest, Inc. issued 9-15-95, open date of maturity</u>	9	_____	\$ 321,599
_____	_____	_____	_____
Total _____			\$ 321,599

UTILITY NAME: The Woodlands of Lake Placid, L.P.

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 _____	1,879	1,506	_____	3,385
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 1,879	\$ 1,506	\$ _____	\$ 3,385

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
Short Utility Service	\$ 9,823	\$ 7,920	Plant Operations
Chastain Skilman	\$ 9,158	\$ _____	Professional Services
Polston Engineering	\$ _____	\$ 750	Professional Services
La Grow	\$ 43,603	\$ _____	Repair & Maintenance
La Grow	\$ 60,666	\$ _____	Installation of Meters
_____	\$ _____	\$ _____	Partially Reimbursed by
_____	\$ _____	\$ _____	Customers. See F-3
_____	\$ _____	\$ _____	Balance Paid in 2001.
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: The Woodlands of Lake Placid, L.P.

YEAR OF REPORT
DECEMBER 31 2000

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	N/A		
4) Deduct charges during the year _____			
5) Balance end of year _____			
6) Less Accumulated Amortization _____			
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

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
_____	_____	_____	_____
_____	_____	_____	_____
_____	N/A	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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 _____	\$ _____	\$ _____	\$ _____
Add Credits During Year: _____	N/A		
Deduct Debits During Year: _____			
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____

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

UTILITY NAME: The Woodlands of Lake Placid, L.P.

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	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ <u>N/A</u>	<u>100.00</u> %		<u>_____</u> %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ % Commission Order Number approving AFUDC rate: _____
--

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

UTILITY NAME: The Woodlands of Lake Placid, L.P.

YEAR OF REPORT
DECEMBER 31, 2000

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

N O T A P P L I C A B L E

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ \$ _____	\$ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ \$ _____	\$ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ \$ _____	\$ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ \$ _____	\$ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____ \$ _____

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

**WATER
OPERATING
SECTION**

UTILITY NAME: The Woodlands of Lake Placid, L.P.

YEAR OF REPORT DECEMBER 31 2000

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 0	\$	\$	\$ 0
302	Franchises	0			0
303	Land and Land Rights	0			0
304	Structures and Improvements	0			0
305	Collecting and Impounding Reservoirs	0			0
306	Lake, River and Other Intakes	0			0
307	Wells and Springs	23,000			23,000
308	Infiltration Galleries and Tunnels	0			0
309	Supply Mains	7,500			7,500
310	Power Generation Equipment	0			0
311	Pumping Equipment	3,000			3,000
320	Water Treatment Equipment	20,181	32,037		52,218
330	Distribution Reservoirs and Standpipes	0			0
331	Transmission and Distribution Lines	93,910			93,910
333	Services	870			870
334	Meters and Meter Installations	2,000			2,000
335	Hydrants	3,600			3,600
336	Backflow Prevention Devices	400			400
339	Other Plant and Miscellaneous Equipment	0			0
340	Office Furniture and Equipment	260			260
341	Transportation Equipment	0			0
342	Stores Equipment	0			0
343	Tools, Shop and Garage Equipment	600			600
344	Laboratory Equipment	0			0
345	Power Operated Equipment	0			0
346	Communication Equipment	0			0
347	Miscellaneous Equipment	0			0
348	Other Tangible Plant	0			0
	Total Water Plant	\$ 155,321	\$ 32,037	\$ 0	\$ 187,358

UTILITY NAME: The Woodlands of Lake Placid, LP

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		%	%	\$ 0	\$	0	\$ 0
305	Collecting and Impounding Reservoirs		%	%	0		0	0
306	Lake, River and Other Intakes		%	%	0		0	0
307	Wells and Springs	27	%	3.7	6,420		851	7,271
308	Infiltration Galleries & Tunnels		%	%	0		0	0
309	Supply Mains	32	%	3.13	4,768		235	5,003
310	Power Generating Equipment		%	%	0		0	0
311	Pumping Equipment	17	%	5.88	1,452		176	1,628
320	Water Treatment Equipment	17	%	5.88	15,277		3,070	18,347
330	Distribution Reservoirs & Standpipes		%	%	0			0
331	Trans. & Dist. Mains	38	%	2.63	16,037		2,470	18,507
333	Services	35	%	2.86	281		25	306
334	Meter & Meter Installations	40	%	2.5	968		50	1,018
335	Hydrants	40	%	2.5	871		90	961
336	Backflow Prevention Devices	35	%	2.86	194		11	205
339	Other Plant and Miscellaneous Equipment		%	%	0		0	0
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	15	%	6.67	102		17	119
342	Stores Equipment		%	%	0		0	0
343	Tools, Shop and Garage Equipment		%	%	0		0	0
344	Laboratory Equipment	15	%	6.67	242		40	282
345	Power Operated Equipment		%	%	0		0	0
346	Communication Equipment		%	%	0		0	0
347	Miscellaneous Equipment		%	%	0		0	0
348	Other Tangible Plant		%	%	0		0	0
	Totals				\$ 46,612	\$	\$ 7,035	\$ 53,647 *

* This amount should tie to Sheet F-5.

UTILITY NAME: The Woodlands of Lake Placid, L.P.

YEAR OF REPORT
DECEMBER 31 2000

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 4,000
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	5,095
616	Fuel for Power Production	
618	Chemicals Short Ut.	1,285
620	Materials and Supplies LaGrow \$3800.90	
630	Contractual Services:	
	Billing	
	Professional Operations - Engineering	12,158
	Testing Polston Eng. \$750 Short Ut.	5,538
	Other Repairs	20,666
640	Rents	
650	Transportation Expense	
655	Insurance Expense	2,473
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	1,909
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ 53,124 *

* 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	31	192	192
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	4	6	6
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)			161		
** D = Displacement C = Compound T = Turbine			Total	196	198

UTILITY NAME: The Woodlands of Lake Placid, L.P.

YEAR OF REPORT DECEMBER 31, 2000

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January		4,034	1	4,033	4,033
February		3,720	1	3,719	3,719
March		4,230	1	4,229	4,229
April		3,613	3	3,610	3,610
May		3,294	5	3,289	3,289
June		2,734	30	2,704	2,704
July		2,347	30	2,317	2,317
August		2,288	20	2,268	2,268
September		2,485	20	2,465	2,465
October		2,825	1	2,824	2,824
November		3,778	2	3,776	3,776
December		2,317	1	2,316	2,316
Total for Year		37,665	115	37,550	37,550

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
PVC	3"	2790			2790
PVC	6"	9440			9440
PVC	4"	1600			1600
PVC	3"	2818			2818
PVC	2"	280			280
PVC	1 1/2"	9898			9898

UTILITY NAME: The Woodlands of Lake Placid, L.P.

<p>YEAR OF REPORT DECEMBER 31, 2000</p>

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1989	Unknown	_____	_____
Types of Well Construction and Casing _____	10"/8"	6"/4"	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	1,780	Unknown	_____	_____
Diameters of Wells _____	10"	6"	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	50	25	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	N/A	N/A	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	Steel	_____	_____
Capacity of Tank _____	15,000	10,000	_____	_____
Ground or Elevated _____	Ground	Ground	_____	_____

HIGH SERVICE PUMPING

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

UTILITY NAME: The Woodlands of Lake Placid, **YEAR OF REPORT**
DECEMBER 31, 2000

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	<u>175,200</u>	<u>175,200</u> AGPD	_____
Type of Source_____	<u>Ground</u>	<u>Ground</u>	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	<u>175,200</u>	<u>175,200</u>	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	<u>175,200</u>	<u>175,200</u>	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	<u>N/A</u>	<u>N/A</u>	_____

UTILITY NAME: The Woodlands of Lake Placid

YEAR OF REPORT
DECEMBER 31, 2000

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 129

2. Maximum number of ERCs * which can be served. 250

3. Present system connection capacity (in ERCs *) using existing lines. 250 Estimated

4. Future connection capacity (in ERCs *) upon service area buildout. 250 Estimated

5. Estimated annual increase in ERCs *. 5 of 10

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. Served by Sun N Lakes and Lake Placid Fire Dept.

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

9. When did the company last file a capacity analysis report with the DEP? N/A

10. If the present system does not meet the requirements of DEP rules, submit the following:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? _____

c. When will construction begin? _____

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? _____

11. Department of Environmental Protection ID # 6280304

12. Water Management District Consumptive Use Permit # 20 9490.001

a. Is the system in compliance with the requirements of the CUP? No metered rate

b. If not, what are the utility's plans to gain compliance? PSC is determining a metered rate.

* 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: Woodlands of Lake Placid, L.P.

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_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	20,000	_____	_____	20,000
354	Structures and Improvements_____	100,000	_____	_____	100,000
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	6,179	_____	_____	6,179
361	Collection Sewers - Gravity_____	25,000	_____	_____	25,000
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	3,000	_____	_____	3,000
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	5,500	_____	_____	5,500
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_____	\$ 159,679	\$ _____	\$ _____	\$ 159,679 *

* This amount should tie to sheet F-5.

UTILITY NAME: The Woodlands of Lake Placid, Inc.

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)	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	27	%	3.7 %	\$ 15,742	\$	\$ 3,704	\$ 19,446
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force	27	%	3.7 %	973		229	1,202
361	Collection Sewers - Gravity	40	%	2.5 %	2,656		625	3,281
362	Special Collecting Structures		%	%				
363	Services to Customers	35	%	2.86 %	366		86	452
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	15	%	6.67 %	1,560		367	1,927
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				\$ 21,297	\$	\$ 5,011	\$ 26,308 *

* This amount should tie to Sheet F-5.

UTILITY NAME: The Woodlands of Lake Placid, LP.

YEAR OF REPORT DECEMBER 31 2000

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 4,000
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	1,828
715	Purchased Power_____	3,139
716	Fuel for Power Production_____	
718	Chemicals_____	2,782
720	Materials and Supplies_____	
730	Contractual Services:	
	Billing_____	
	Professional_____	3,750
	Testing_____	2,138
	Other_____	
740	Rents_____	
750	Transportation Expense_____	
755	Insurance Expense_____	2,472
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	
	Total Wastewater Operation And Maintenance Expense_____	\$ 20,109 *

* 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			
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			158	158	158
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	158	158

UTILITY NAME: The Woodlands of Lake Placid, LP.

YEAR OF REPORT DECEMBER 31,

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>Hydromatic</u>	_____	_____	_____	_____	_____
Year installed _____	<u>1989</u>	_____	_____	_____	_____	_____
Rated capacity _____	<u>77</u>	_____	_____	_____	_____	_____
Size _____	<u>4"</u>	_____	_____	_____	_____	_____
Power:						
Electric _____	<u>3hp</u>	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>75</u>	_____	_____	_____	_____	_____
Number of active service connections _____	<u>250</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>250</u>	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>250</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	<u>155</u>	_____	_____	_____	_____	_____
Non-developed RV sites _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>4"</u>	<u>6"</u>	<u>8"</u>	<u>10" 12"</u>	<u>4"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	<u>575</u>	<u>3640</u>	<u>2588</u>	<u>1600/120</u>	<u>1895</u>	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	<u>1895</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>575</u>	<u>3640</u>	<u>2588</u>	<u>1600/120</u>	<u>1895</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>48"</u>	_____	_____	_____
Type of Manhole _____	<u>conc.</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>46</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>46</u>	_____	_____	_____

UTILITY NAME: The Woodlands of Lake Placid, L.P.

YEAR OF REPORT DECEMBER 31 2000
--

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	Mardlf _____		
Type _____	Aeration _____		
"Steel" or "Concrete" _____	Concrete _____		
Total Permitted Capacity _____	50,000 g/d _____		
Average Daily Flow _____			
Method of Effluent Disposal _____	Ponds _____		
Permitted Capacity of Disposal _____			
Total Gallons of Wastewater treated _____	4,365,000 _____		

MASTER LIFT STATION PUMPS

Manufacturer _____	Hydromatic _____					
Capacity (GPM's) _____	77 _____					
Motor:						
Manufacturer _____	Marley _____					
Horsepower _____	3 Hp _____					
Power (Electric or Mechanical) _____	elec. _____					

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	466,000 _____		466,000 _____
February _____	677,000 _____		677,000 _____
March _____	775,000 _____		775,000 _____
April _____	521,000 _____		521,000 _____
May _____	227,000 _____		227,000 _____
June _____	123,000 _____		123,000 _____
July _____	126,000 _____		126,000 _____
August _____	230,000 _____		230,000 _____
September _____	220,000 _____		220,000 _____
October _____	296,000 _____		296,000 _____
November _____	333,000 _____		333,000 _____
December _____	<u>371,000</u> _____		<u>371,000</u> _____
Total for year _____	<u>4,365,000</u> _____		<u>4,365,000</u> _____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: The Woodlands of Lake Placid, L.P.

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. 20
2. Maximum number of ERCs* which can be served. 60- estimated
3. Present system connection capacity (in ERCs*) using existing lines. 60
4. Future connection capacity (in ERCs*) upon service area buildout. 80
5. Estimated annual increase in ERCs*. 3 to 5
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
Possible double in size in 2005, development of property within our territory
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. N/A
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? 12/2000
11. If the present system does not meet the requirements of DEP rules, submit the following: N/A
 - 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 # Permit # FLA014340 ID#5228P00239

* 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).

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1.	2.	3.	4.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



(signature of chief executive officer of the utility) *

1.	2.	3.	4.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(signature of chief financial officer of the utility) *

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

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