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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU824-01-AR

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

SU840-01-AR

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

Submitted To The

STATE OF FLORIDA



REGULATION

02 JUN 03 AM 10:42

STATE OF FLORIDA
REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

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)

FINANCIAL SECTION

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REPORT OF

THE WOODLANDS OF LAKE PLACID

(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	County Highlands
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: _____

Name of subdivisions where services are provided: Camp Florida Resort

CONTACTS:

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

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>Camper Corral, Inc.</u>	<u>1%</u>	7406 US 27 North Sebring, FL 33870	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 55,827	\$ 25,532	\$ _____	\$ 81,359
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 55,827	\$ 25,532	\$ _____	\$ 81,359
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 32,941	\$ 27,521	\$ _____	\$ 60,462
Depreciation Expense_____	F-5	8,714	11,076	_____	19,790
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	4,041	5,435	_____	9,476
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 45,696	44,032	_____	\$ 89,728
Net Operating Income (Loss)		\$ 10,131	\$ (18,500)	\$ _____	\$ (8,369)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ 44,694	\$ 44,694
Interest Expense_____		_____	_____	63,000	63,000
Depr. Nonutility_____		_____	_____	51,852	51,852
Amor. Exp. Nonutility_____		_____	_____	3,552	3,552
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 10,131	\$ (18,500)	\$ (163,098)	\$ (171,467)

UTILITY NAME: Woodland of Lake Placid

YEAR OF REPORT DECEMBER 31 2001

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 894,227	\$ 347,037
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>273,024</u>	<u>79,955</u>
Net Utility Plant -----		\$ 621,203	\$ 267,082
Cash -----		14,104	1,246
Customer Accounts Receivable (141) -----		4,869	5,000
Other Assets (Specify): -----		1,672	
Land -----		25,408	
Special Deposits -----		<u>719,121</u>	
Misc. Deferred Debt -----			
Nonutility-Property Net -----			
Total Assets -----		\$ <u>1,386,377</u>	\$ <u>273,328</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>(348,835)</u>	<u>(51,656)</u>
Total Capital -----		\$ (348,835)	\$ (51,656)
Long Term Debt (224) -----	F-6	\$ 321,599	\$ 321,599
Accounts Payable (231) -----		1,189,307	
Notes Payable (232) -----		3,385	3,385
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>220,921</u>	
Total Liabilities and Capital -----		\$ <u>1,386,377</u>	\$ <u>273,328</u>

UTILITY NAME: Woodlands of Lake Placid

YEAR OF REPORT
DECEMBER 31, 2001

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 479,660	\$ 413,807	\$ _____	\$ 893,467
-----	_____	_____	_____	_____
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
-----	_____	_____	_____	_____
Total Utility Plant	\$ 479,660	\$ 413,807	\$ _____	\$ 893,467

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 103,213	\$ 141,528	\$ _____	\$ 244,741
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account	\$ 14,868	\$ 13,396	\$ _____	\$ 28,264
Salvage	_____	_____	_____	_____
Other Credits (specify)	_____	_____	_____	_____
Total Credits	\$ 14,868	\$ 13,396	\$ _____	\$ 28,264
<u>Deduct Debits During Year:</u>				
Book cost of plant retired	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal	_____	_____	_____	_____
Other debits (specify)	_____	_____	_____	_____
Total Debits	\$ -0-	\$ -0-	\$ _____	\$ -0-
Balance End of Year	\$ 118,081	\$ 154,923	\$ _____	\$ 273,004

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

YEAR OF REPORT DECEMBER 31, 2001

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 _____	\$ _____	\$ (177,368)
Changes during the year (Specify): Loss for year _____	_____ _____	(171,467) _____
Balance end of year _____	\$ _____	\$ (348,835)

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

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

YEAR OF REPORT DECEMBER 31, 2001

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	2,402	1,058	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>2,402</u>	\$ <u>1,058</u>	\$ _____	\$ _____

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
Forrest H. Hilton	\$ 3120	\$ 3120	CPA Services
Short Utility	\$ 12,795	\$ 1500	Plant Operations
LA - Grow	\$ 4,838.34	\$ _____	Repair & Maintenance
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

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

YEAR OF REPORT DECEMBER 31 2001

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____ <u>Auditor Adjustments</u>	\$ 204,307	\$ 65,600	\$ 269,907
3) Total _____	<u>204,307</u>	<u>65,600</u>	<u>269,907</u>
4) Deduct charges during the year _____			
5) Balance end of year _____			
6) Less Accumulated Amortization _____	<u>35,465</u>	<u>13,521</u>	<u>48,986</u>
7) Net CIAC _____	\$ <u>168,842</u>	\$ <u>52,079</u>	\$ <u>220,921</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
_____		_____	_____	_____
_____		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 Debits During Year: _____	35,465	13,521	48,986
Deduct Credits During Year: _____			
Balance End of Year (Must agree with line #6 above.)	\$ <u>35,465</u>	\$ <u>13,521</u>	\$ <u>48,986</u>

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31 2001

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	\$ _____	_____ 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**

UTILITY NAME: THE WOODLANDS OF LAKE PLACID

YEAR OF REPORT DECEMBER 31 2001

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	20,598			20,598
304	Structures and Improvements	66,428			66,428
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	41,707			41,707
308	Infiltration Galleries and Tunnels				
309	Supply Mains	1,040			1,040
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes	32,416			32,416
331	Transmission and Distribution Lines	201,739	4,573		206,312
333	Services	58,563			58,563
334	Meters and Meter Installations	44,480	552		45,032
335	Hydrants	5,364			5,364
336	Backflow Prevention Devices	1,254			1,254
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	946			946
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 474,535	\$	\$	\$ 479,660

UTILITY NAME: THE WOODLANDS OF LAKE PLACID

YEAR OF REPORT
DECEMBER 31, 2001

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 (i-g+h=i)
304	Structures and Improvements	35	%	3.57%				2,371
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70%	25,493	1,543		27,037
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	38	%	2.63%	5,739	27		5,767
310	Power Generating Equipment	17	%	5.88%	41			41
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes	33	%	3.03%		982		982
331	Trans. & Dist. Mains	38	%	2.53%	10,559	5,366		15,925
333	Services	35	%	2.86%	38,398	1,675		40,073
334	Meter & Meter Installations	40	%	5.88%	17,216	2,632		19,848
335	Hydrants	40	%	2.50%	4,086	134		4,220
336	Backflow Prevention Devices	35	%	5.88%	1,442	74		1,515
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	15	%	6.67%	208			271
341	Transportation Equipment	6	%	16.67%	32	63		32
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 103,213	\$ 14,868	\$	\$ 118,081

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 14,056
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	3
615	Purchased Power	4080
616	Fuel for Power Production	
618	Chemicals	1411
620	Materials and Supplies	587
630	Contractual Services:	
	Billing	7490
	Professional	
	Testing	1404
	Other	
640	Rents	574
650	Transportation Expense	993
655	Insurance Expense	737
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1606
	Total Water Operation And Maintenance Expense	\$ 32,941 *

* 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	192	190	190
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	6	8	8
3/4"	D	1.5			
1"	D	2.5		2	5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0		4	32
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			198	204	235

UTILITY NAME: THE WOODLANDS OF L.P.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January		2,241	2		2,239
February		2,595	2		2,593
March		2,333	2		2,331
April		2,053	2		2,051
May		2,031	2		2,029
June		1,637	2		1,635
July		1,543	2		1,541
August		1,620	2		1,618
September		1,502	2		1,500
October		1,839	2		1,837
November		2,095	2		2,093
December		2,318	2		2,316
Total for Year		23,807			23,783

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	8"	2790			2790
pvc	6"	9440			9440
pvc	4"	1600			1600
pvc	3"	2818			2818
pvc	2"	280	640		920
pvc	1 1/2"	9898		640	9258

UTILITY NAME: THE WOODLANDS OF LP

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1989</u>	<u>unknown</u>	_____	_____
Types of Well Construction and Casing _____	<u>10"/8"</u>	<u>6"/4"</u>	_____	_____
Depth of Wells _____	<u>1780</u>	<u>unknown</u>	_____	_____
Diameters of Wells _____	<u>10"</u>	<u>6"</u>	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	<u>50</u>	<u>25</u>	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	<u>n/a</u>	<u>n/a</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>steel</u>	<u>steel</u>	_____	_____
Capacity of Tank _____	<u>15,000</u>	<u>10,000</u>	_____	_____
Ground or Elevated _____	<u>ground</u>	<u>ground</u>	_____	_____

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 LP

YEAR OF REPORT DECEMBER 31, 2001

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 LP

YEAR OF REPORT
DECEMBER 31, 2001

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 to 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 & Lake Placid Fire Dept.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Add Standby generator by 2002
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 # 209490.001
 - 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**

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_____	36,000	_____	_____	36,000
354	Structures and Improvements_____	42,176	_____	_____	42,176
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	11,557	_____	_____	11,557
361	Collection Sewers - Gravity_____	141,605	_____	_____	141,605
362	Special Collecting Structures_____	1,040	_____	_____	1,040
363	Services to Customers_____	111,860	_____	_____	111,860
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	68,622	_____	_____	68,622
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_____	947	_____	_____	947
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 413,807	\$ _____	\$ _____	\$ 413,807 *

* This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	%	3.70 %	\$	\$ 1,561	\$	\$ 1,561
355	Power Generation Equipment		%					
360	Collection Sewers - Force	27	%	3.70 %	16,776	428		17,203
361	Collection Sewers - Gravity	40	%	2.50 %	4,176	3,540		7,716
362	Special Collecting Structures	39	%	2.70 %	37,955	28		37,983
363	Services to Customers	35	%	2.86 %	42	3,199		3,241
364	Flow Measuring Devices	5	%	20.00 %	34,391			34,391
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment	15	%	6.67 %		4,577		4,577
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment	15	%	6.67 %	48,156			48,156
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment	15	%	6.67 %		63		63
394	Laboratory Equipment		%					
395	Power Operated Equipment	10	%	10.00 %	32			32
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 141,528	\$ 13,396	\$	\$ 154,923 *

* This amount should tie to Sheet F-5.

UTILITY NAME: THE WOODLANDS OF LP

YEAR OF REPORT
DECEMBER 31 2001

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 8,865
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	1,683
716	Fuel for Power Production	3,422
718	Chemicals	
720	Materials and Supplies	3,014
730	Contractual Services:	
	Billing	5,124
	Professional	
	Testing	2,148
	Other	
740	Rents	479
750	Transportation Expense	829
755	Insurance Expense	616
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	1,341
	Total Wastewater Operation And Maintenance Expense	\$ 27,521 *

* 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 Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0		157	157
General Service					
5/8"	D	1.0		8	8
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0		1	5
2"	D,C,T	8.0		1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers			158		
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	167 *	178

*Customers w/water meters
Waste water not individually metered

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	SAME	_____	_____	_____	_____	_____
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 _____	SAME	_____	_____	_____	_____	_____
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 _____	_____	SAME	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

NO CHANGE

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

UTILITY NAME: WOODLANDS OF LP

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31 2001

TREATMENT PLANT

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

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Hydromatic</u>	_____	_____	_____	_____
Capacity (GPM's) _____	<u>77</u>	_____	_____	_____	_____
Motor:					
Manufacturer _____	<u>Marley</u>	_____	_____	_____	_____
Horsepower _____	<u>3 hp</u>	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>elec.</u>	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>392,000</u>	_____	<u>392,000</u>
February _____	<u>794,000</u>	_____	<u>794,000</u>
March _____	<u>837,000</u>	_____	<u>837,000</u>
April _____	<u>420,000</u>	_____	<u>420,000</u>
May _____	<u>248,000</u>	_____	<u>248,000</u>
June _____	<u>180,000</u>	_____	<u>180,000</u>
July _____	<u>279,000</u>	_____	<u>279,000</u>
August _____	<u>341,000</u>	_____	<u>341,000</u>
September _____	<u>390,000</u>	_____	<u>390,000</u>
October _____	<u>527,000</u>	_____	<u>527,000</u>
November _____	<u>401,000</u>	_____	<u>401,000</u>
December _____	<u>496,000</u>	_____	<u>496,000</u>
Total for year _____	<u>5,305,000</u>	_____	<u>5,305,000</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: WOODLANDS OF LP

YEAR OF REPORT
DECEMBER 31, 2001

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. 50

2. Maximum number of ERCs* which can be served. 87

3. Present system connection capacity (in ERCs*) using existing lines. 87

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

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 2007

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? _____
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 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 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.

