

OFFICIAL COPY
DIVISION OF
WATER AND SEWER
Do Not Remove from this Office
CLASS "A" OR "B"

WATER and/or WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

56317-02-AR OF
WU834-02-AR
North Fort Myers Utility, Inc.
P. O. Box 2547
Ft. Myers, FL 33902-2547

Submitted To The
STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

RECEIVED SERVICE
DIVISION OF
ECONOMIC REGULATION
03 APR 24 PM 2:28
FORT MYERS, FL 33902

Cronin, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

JAMES L. CARLSTEDT, C.P.A.
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JOHN H. CRONIN, JR., C.P.A.
ROBERT H. JACKSON, C.P.A.
ROBERT C. NIXON, C.P.A.
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April 21, 2003

Officers & Directors
North Fort Myers Utility, Inc.

We have compiled the 2002 Annual Report of North Fort Myers Utility, Inc. in the accompanying prescribed form, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of North Fort Myers Utility, Inc.. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

Cronin, Jackson, Nixon & Wilson

CRONIN, JACKSON, NIXON & WILSON

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class A & B**

Company: North Fort Myers Utility, Inc.

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ -	\$ -	\$ -
Total Metered Sales ((461.1 - 461.5)	383,731	383,731	(1)
Total Fire Protection Revenue (462.1 - 462.2)	-	-	-
Other Sales to Public Authorities (464)	-	-	-
Sales to Irrigation Customers (465)	-	-	-
Sales for Resale (466)	-	-	-
Interdepartmental Sales (467)	-	-	-
Total Other Water Revenues (469 - 474)	2,619	2,619	-
Total Water Operating Revenue	\$ 386,350	\$ 386,350	\$ (1)
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 386,350	\$ 386,350	\$ (1)

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
Class A & B**

Company: North Fort Myers Utility, Inc.

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate revenues (521.1 - 521.6)	\$ -	\$ -	\$ -
Total Measured Revenues (522.1 - 522.5)	3,007,846	3,007,846	(0)
Revenues from Public Authorities (523)	-	-	-
Revenues from Other Systems (524)	-	-	-
Interdepartmental Revenues (525)	-	-	-
Total Other Wastewater Revenues (530 - 536)	20,771	20,771	0
Reclaimed Water Sales (540.1 - 544)	-	-	-
Total Wastewater Operating Revenue	\$ 3,028,617	\$ 3,028,617	\$ (0)
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 3,028,617	\$ 3,028,617	\$ (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).

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WASTEWATER OPERATION SECTION			
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EXECUTIVE

SUMMARY

CERTIFICATION OF ANNUAL REPORT

YEAR OF REPORT December 31, 2002

UTILITY NAME: North Fort Myers Utility, Inc.

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

- | | |
|------------------------------------|---|
| <p>YES NO
(X ())</p> | <p>1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.</p> |
| <p>YES NO
(X ())</p> | <p>2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.</p> |
| <p>YES NO
(X ())</p> | <p>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.</p> |
| <p>YES NO
(X ())</p> | <p>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.</p> |

<u>Items Certified</u>				
1.	2.	3.	4.	
()	()	()	()	* _____ (signature of the chief executive officer of the utility)
1.	2.	3.	4.	
(X)	(X)	(X)	(X)	* _____ (signature of the chief financial officer of the utility)

*

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.

ANNUAL REPORT OF

YEAR OF REPORT December 31, 2002

North Fort Myers Utility, Inc.
 (Exact Name of Utility)

County: 353-W, 247-S, 309-S

List below the exact mailing address of the utility for which normal correspondence should be sent:

P.O. Box 2547
 North Ft. Myers, Florida 33902

Telephone: (239) 543-1005

e-Mail Address: N/A

WEB Site: N/A

Sunshine State One-Call of Florida, Inc. Member Number N/A

Name and address of person to whom correspondence concerning this report should be addressed:

Robert C. Nixon, CPA
 Cronin, Jackson, Nixon & Wilson, CPA's, PA
 2560 Gulf-to-Bay Blvd, Suite 200
 Clearwater, Florida 34625

Telephone: (727) 791-4020

List below the address of where the utility's books and records are located:

P.O. Box 2547
 North Ft. Myers, Florida 33902

Telephone: (239) 543-1005

List below any groups auditing or reviewing the records and operations:

Cronin, Jackson, Nixon and Wilson, CPA's

Date of original organization of the utility: 01/12/77

Check the appropriate business entity of the utility as filed with the Internal Revenue Service:

Individual
 Partnership
 Sub S Corporation
 1120 Corporation

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

	Name	Percent Ownership	
1.	Old Bridge Park Corporation	100.0	%
2.			%
3.			%
4.			%
5.			%
6.			%
7.			%
8.			%
9.			%
10.			%

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
December 31, 2002

DIRECTORY OF PERSONNEL WHO CONTACT THE FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Jack Schenkman	Chairman	N. Ft. Myers Utility, Inc.	Various matters
A.A. "Tony" Reeves III	Utility Director	N. Ft. Myers Utility, Inc.	Various matters
William E Sundstrom, F. Marshall Deterding	Attorney Attorney	Rose, Sundstrom and Bentley	Legal Matters
Robert C. Nixon	CPA	Cronin, Jackson, Nixon & Wilson	Rate and accounting matters

(1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.

(2) Provide individual telephone numbers if the person is not normally reached at the company.

(3) Name of company employed by if not on general payroll.

UTILITY NAME North Fort Myers Utility, Inc.

YEAR OF REPORT
December 31, 2002

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.**
- B. Public services rendered.**
- C. Major goals and objectives.**
- D. Major operating divisions and functions.**
- E. Current and projected growth patterns.**
- F. Major transactions having a material effect on operations.**

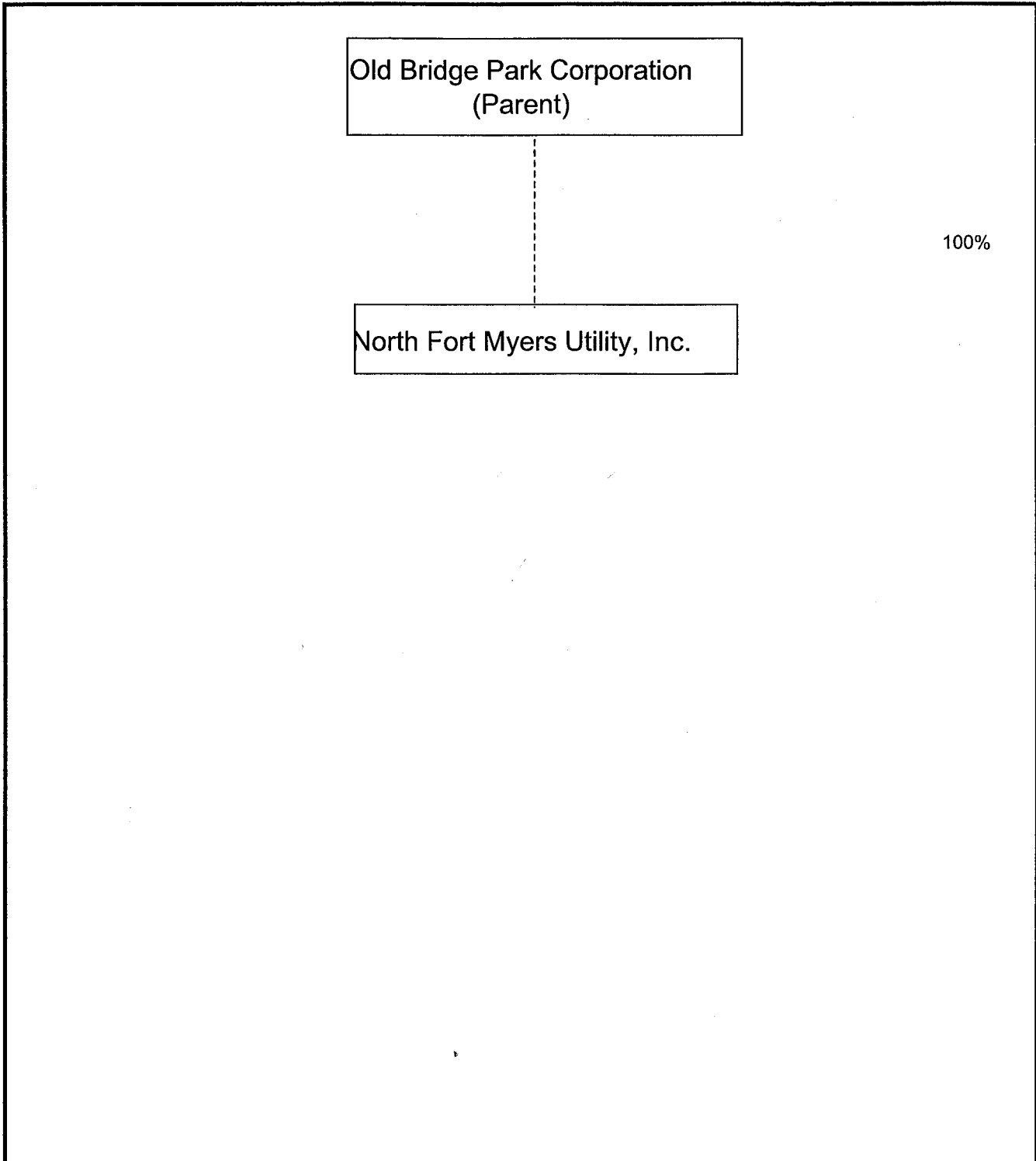
- (A) The Company was originally organized in 1977 to provide central sewer service to Old Bridge Park, a mobile home community. Since that time, the company has expanded its service area to include a large portion of the unincorporated area North of the Caloosahatchee River.
- (B) Sewage treatment and disposal only
- (C) To provide adequate treatment and disposal service and a fair rate of return on investment to the Company's stockholders.
- (D) Sewer division only
- (E) Growth is projected at approximately 600 ERC's per year
- (F) None

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
December 31, 2002

PARENT / AFFILIATE ORGANIZATION CHART
Current as of 12/31/99

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002
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COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF UTILITY (c)	OFFICERS COMPENSATION (d)
Jack Schenkman	Chairman	100 %	\$ 105,792
Miriam Schenkman	Secretary	20 %	\$ -
Joel Schenkman	President	20 %	\$ 99,270
Michael Schenkman	Vice President	20 %	\$ -
		%	\$
		%	\$
		%	\$
		%	\$

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as an director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
Jack Schenkman	Chairman	1	\$ None
Miriam Schenkman	Secretary	1	\$ None
Joel Schenkman	President	1	\$ None
Michael Schenkman	Vice President	1	\$ None
			\$
			\$
			\$
			\$

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002
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BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

List all contracts, agreements, and other business arrangements entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on Page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
None		\$	

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002
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AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principal occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Jack Schenkman	Utility Executive	Chairman	Old Bridge Park Corp. North Fort Myers, Florida
Miriam Schenkman	Utility Officer	Secretary	Same
Joel Schenkman	Utility Officer	President	Same
Michael Schenkman	Utility Officer	Vice President	Same

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002
--

BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT OF PROVIDING WATER OR SEWER SERVICE

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002
--

BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provided

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 - management, legal and accounting services
 - computer services
 - engineering & construction services
 - repairing and servicing of equipment
 - material and supplies furnished
 - leasing of structures, land and equipment
 - rental transactions
 - sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)
None				\$

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002
--

BUSINESS TRANSACTIONS WITH RELATED PARTIES

Part II. Specific Instructions: Sale, Purchase and Transfer of Assets

1. Enter in this part all transactions relating to the purchase, sale or transfer of assets.

2. Below are examples of some types of transactions to include:

- purchase, sale or transfer of equipment.
- purchase, sale or transfer of land and structures.
- purchase, sale or transfer of securities.
- noncash transfers of assets.
- noncash dividends other than stock dividends.
- writeoff of bad debts or loans.

3. The columnar instructions follow:

- (a) Enter name of related party or company.
- (b) Describe briefly the type of assets purchased, sold or transferred.
- (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
- (d) Enter the net book value for each item reported.
- (e) Enter the net profit or loss for each item (column (c) - column (d)).
- (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
None		\$	\$	\$	\$

FINANCIAL

SECTION

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
December 31, 2002

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 28,415,948	\$ 28,183,924
108-110	Less: Accumulated Depreciation and Amortization	F-8	(8,956,442)	(7,850,928)
Net Plant			19,459,506	20,332,996
114-115	Utility Plant Acquisition Adjustments (Net)	F-7	1,779,735	1,933,201
116*	Other Plant Adjustments (specify)			
Total Net Utility Plant			21,239,241	22,266,197
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9		
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property				
123	Investment in Associated Companies	F-10		
124	Utility Investments	F-10		
125	Other Investments	F-10		
126-127	Special Funds	F-10	1,411,539	1,392,689
Total Other Property and Investments			1,411,539	1,392,689
CURRENT AND ACCRUED ASSETS				
131	Cash		202,934	46,980
132	Special Deposits	F-9	31,577	31,577
133	Other Special Deposits	F-9	403,974	320,603
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectable Accounts	F-11	446,567	496,539
145	Accounts Receivable from Associated Companies	F-12		2,689,667
146	Notes Receivable from Associated Companies	F-12		
151-153	Materials and Supplies			
161	Stores Expense			
162	Prepayments		147,168	25,288
171	Accrued Interest and Dividends Receivable			
172*	Rents Receivable			
173*	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12		
Total Current and Accrued Assets			1,232,220	3,610,654

* Not Applicable for Class B Utilities

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
December 31, 2002

COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13	\$ 942,691	\$ 953,400
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey and Investigation Charges			
184	Clearing Accounts			
185*	Temporary Facilities			
186	Misc. Deferred Debits	F-14	359,227	378,751
187*	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes			
	Total Deferred Debits		1,301,918	1,332,151
	TOTAL ASSETS AND OTHER DEBITS		\$ 25,184,918	\$ 28,601,691

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 1,000	\$ 1,000
204	Preferred Stock Issued	F-15		
202,205*	Capital Stock Subscribed			
203,206*	Capital Stock Liability for Conversion			
207*	Premium on Capital Stock			
209*	Reduction in Par or Stated Value of Capital Stock			
210*	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid-in Capital		14,515,478	5,015,478
212	Discount on Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings (Deficit)	F-16	(14,336,525)	(13,262,387)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)			
Total Equity Capital (Deficit)			179,953	(8,245,909)
LONG TERM DEBT				
221	Bonds	F-15	12,775,000	12,965,000
222*	Reacquire Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17		1,805,806
Total Long Term Debt			12,775,000	14,770,806
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		320,988	544,515
232	Notes Payable	F-18		
233	Accounts Payable to Associated Co.	F-18	2,339,405	11,559,404
234	Notes Payable to Associated Co.	F-18	500,000	500,000
235	Customer Deposits		59,172	53,699
236	Accrued Taxes		164,512	156,730
237	Accrued Interest	F-19	82,881	389,065
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current and Accrued Liabilities	F-20		2
Total Current and Accrued Liabilities			3,466,958	13,203,415

* Not Applicable for Class B Utilities

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium on Debt	F-13		
252	Advances for Construction	F-20		
253	Other Deferred Credits (Contributed Taxes)	F-21	1,185,162	1,227,590
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits			1,185,162	1,227,590
OPERATING RESERVES				
261	Property Insurance Reserve			
262	Injuries and Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
Total Operating Reserves				
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	10,497,357	10,352,190
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(2,919,512)	(2,706,401)
Total Net C.I.A.C.			7,577,845	7,645,789
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation			
282	Accumulated Deferred Income Taxes - Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
Total Accum. Deferred Income Taxes				
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 25,184,918	\$ 28,601,691

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 3,364,602	\$ 3,414,966
469.530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			3,364,602	3,414,966
401	Operating Expenses	F-3(b)	2,150,506	2,062,925
403	Depreciation Expense	F-3(b)	774,036	911,464
	Less: Amortization of CIAC	F-22	(294,963)	(269,887)
Net Depreciation Expense			479,073	641,577
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)	19,524	19,524
408	Taxes Other Than Income	W/S-3	268,402	284,185
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
411.10	Provision for Deferred Income Taxes - Credit	W/S-3		
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3		
412.11	Investment Tax Credits Restored to Operating Income	W/S-3		
Utility Operating Expenses			2,917,505	3,008,211
Net Utility Operating Income			447,097	406,755
469/530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		
413	Income From Utility Plant Leased to Others			
414	Gains (Losses) From Disposition of Utility Property			(9,060)
420	Allowance for Funds Used During Construction		94,746	
Total Utility Operating Income [Enter here and on Page F-3(c)]			541,843	397,695

* For each account, column e should agree with columns f, g + h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3* (f)	SEWER SCHEDULE S-3* (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 386,350 N/A	\$ 3,028,616	N/A
386,350	3,028,616	-
258,444	1,804,481	
49,686 (14,451)	861,778 (255,436)	
35,235	606,342	-
	19,524	
24,252	259,933	
317,931	2,690,280	
68,419	338,336	
	(9,060)	
68,419	329,276	N/A

* Total of Schedules W-3/S-3 for all rate groups

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR (e)
Total Utility Operating Income [from Page F-3(a)]			\$ 541,843	\$ 397,695
OTHER INCOME AND DEDUCTIONS				
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income		76,439	25,362
421	Miscellaneous Nonutility Revenue			
426	Miscellaneous Nonutility Expenses		(110,151)	(399,708)
Total Other Income and Deductions			(33,712)	(374,346)
TAXES APPLICABLE TO OTHER INCOME				
408.20	Taxes Other Than Income			
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable to Other Income				
INTEREST EXPENSE				
427	Interest Expense	F-19	1,157,706	1,064,386
428	Amortization of Debt Discount & Expense	F-13	30,458	33,101
429	Amortization of Premium on Debt	F-13		
Total Interest Expense			1,188,164	1,097,487
EXTRAORDINARY ITEMS				
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
Total Extraordinary Items				
NET INCOME			(680,033)	(1,074,138)

Explain Extraordinary Income:

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 2,003,918	\$ 26,289,666
	Less:			
	Nonused and Useful Plant (1)			
108.1	Accumulated Depreciation	F-8	<u>(1,022,577)</u>	<u>(7,933,865)</u>
110.1	Accumulated Amortization	F-8		
271	Contributions in Aid of Construction	F-22	<u>(578,321)</u>	<u>(9,919,036)</u>
252	Advances for Construction	F-20		
Subtotal			<u>403,020</u>	<u>8,436,765</u>
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	<u>257,529</u>	<u>2,661,983</u>
Subtotal			<u>660,549</u>	<u>11,098,748</u>
114	Plus or Minus: Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)		<u>32,306</u>	<u>225,560</u>
	Other (Specify):			
	Completed Construction not Classified		<u>-</u>	<u>-</u>
RATE BASE			<u>\$ 692,855</u>	<u>\$ 11,324,308</u>
NET UTILITY OPERATING INCOME			<u>\$ 68,419</u>	<u>\$ 338,336</u>
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			<u>9.87 %</u>	<u>2.99 %</u>

NOTES:

- (1) Estimated if not known.
 - (2) Include only those Acquisition Adjustments that have been approved by the Commission.
 - (3) Calculation consistent with last rate proceeding.
- In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Method.

**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (1) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (2) (d)	WEIGHTED COST [c x d] (e)
Common Equity	\$ 179,953	1.33 %	10.23 %	0.14 %
Preferred Stock		%	-	%
Long Term Debt	12,775,000	94.53 %	8.95 %	8.4604 %
Customer Deposits	59,172	0.44 %	6.00 %	0.0264 %
Tax Credits - Zero Cost		%	-	%
Tax Credits - Weighted Cost		%	-	%
Deferred Income Taxes		%	-	%
Other (Explain)		%	-	%
Note Payable - Associated Company	500,000	3.70 %	10.00 %	0.3700 %
Total	\$ 13,514,125	100.00 %		9.00 %

- (1) Should equal amounts on Schedule F-6, Column (g).
- (2) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.
 The current leverage formula is being used pending receipt of the transfer order
 Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates

APPROVED RETURN ON EQUITY

Current Commission Return on Equity:	<u>Unknown</u> %
Commission order approving Return on Equity:	_____

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING THE YEAR

Current Commission approved AFUDC rate:	<u>None</u> %
Commission order approving AFUDC rate:	_____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts Utility Plant In Service	\$ 2,003,918	\$ 26,289,666	N/A	\$ 28,293,584
102	Utility Plant Leased to Others				
103	Property Held for Future Use				
104	Utility Plant Purchased or Sold				
105	Construction Work in Progress		122,364		122,364
106	Completed Construction Not Classified				
Total Utility Plant		\$ 2,003,918	\$ 26,412,030	N/A	\$ 28,415,948

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustment approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ -	\$ 292,423	\$ -	\$ 292,423
		683,407	1,326,613		2,010,020
		-	-		-
					-
					-
					-
Total Plant Acquisition Adjustment		\$ 683,407	\$ 1,619,036	\$ -	\$ 2,302,443
115	Accumulated Amortization	\$ -	\$ (144,730)	\$ -	\$ (144,730)
		(128,498)	(249,480)		(377,978)
		-	-		-
					-
					-
					-
Total Accumulated Amortization		\$ (128,498)	\$ (394,210)	\$ -	\$ (522,708)
Total Acquisition Adjustments		\$ 554,909	\$ 1,224,826	\$ -	\$ 1,779,735

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION Account 108				
Balance first of year	\$ 948,013	\$ 6,902,915	N/A	\$ 7,850,928
Credits during year:				
Accruals charged:				
to Account 108.1 (1)	49,686	861,778		911,464
to Account 108.2 (2)				
to Account 108.3 (2)				
Other Accounts (Specify)				
Salvage				
Other Credits (specify) :	24,878	208,492		233,370
CPA Audit Adjustments				
Total credits	74,564	1,070,270		1,144,834
Debits during year:				
Book cost of plant retired		(39,320)		(39,320)
Cost of removal				
Other debits (specify)				
Total debits		(39,320)		(39,320)
Balance end of year	\$ 1,022,577	\$ 7,933,865	N/A	\$ 8,956,442

ACCUMULATED AMORTIZATION Account 110				
Balance first of year N/A	N/A	N/A	N/A	N/A
Credits during year:				
Accruals charged:				
to Account 110.2 (2)				
Other Accounts (specify):				
Total credits				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
Total debits				
Balance end of year	N/A	N/A	N/A	N/A

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
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**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCTS. 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (c)	AMOUNT (d)
None	\$ -	-	\$ -
Total	\$ -		\$ -

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.
Other items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
None		\$ -	\$ -	\$ -
		-		
		-		
Total Nonutility Property	\$ -	\$ -	\$ -	\$ -

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): Utility Security Deposits	\$ 31,577
Total Special Deposits	\$ 31,577
OTHER SPECIAL DEPOSITS (Account 133): Bond Repair & Replacement Fund	\$ 323,974
Construction Funds	80,000
Total Other Special Deposits	\$ 403,974

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT December 31, 2002

**INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123-127**

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (ACCT. 123): N/A	\$ -	\$ -
Total Investment In Associated Companies		\$ -
UTILITY INVESTMENTS (ACCT. 124): N/A	\$ -	\$ -
Total Utility Investments		\$ -
OTHER INVESTMENTS (ACCT. 125): N/A	\$ -	\$ -
Total Other Investments		\$ -
SPECIAL FUNDS (ACCTS. 126 & 127) Bond Sinking Fund	\$ -	\$ 1,411,539
Total Special Funds		\$ 1,411,539

ACCOUNTS AND NOTES RECEIVABLE - NET

ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142 and 144. Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Combined Water & Wastewater	\$ 464,384	
Wastewater		
Other		
Total Customer Accounts Receivable		\$ 464,384
OTHER ACCOUNTS RECEIVABLE (Acct. 142):		
	\$ -	
Total Other Accounts Receivable		
NOTES RECEIVABLE (Acct. 144):		
	\$ -	
Total Notes Receivable		
Total Accounts and Notes Receivable		464,384
ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Account 143):		
Balance First of Year	\$ -	
Add: Provision for uncollectables for current year	17,817	
Collections of accounts previously written off	-	
Utility accounts		
Others		
Total Additions	17,817	
Deduct accounts written off during year:		
Utility accounts		
Others		
Total accounts written off		
Balance end of year		17,817
Total Accounts and Notes Receivable - Net	\$	446,567

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
None	\$ -
Total	\$ -

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
None		\$ -
Total		\$ -

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	TOTAL (c)
None	\$ -
Total	\$ -

UTILITY NAME: North Fort Myers Utility, Inc.

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UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
 Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181):		
Bond Closing Costs - Series A & B; 2002	\$ 33,101	\$ 942,691
Total Unamortized Debt Discount and Expense	\$ 33,101	\$ 942,691
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ -	\$ -

EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ -
Total Extraordinary Property Losses	\$ -

STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
2. Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance beginning of year	\$ 13,262,387
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	- _____
	Total Credits	
	Debits: _____	_____
	Total Debits	
435	Balance transferred from Income	1,074,138
436	Appropriations of Retained Earnings: _____	_____
	Total appropriations of Retained Earnings	
437	Dividends declared: Preferred stock dividends declared _____	_____
438	Common stock dividends declared _____	_____
	Total Dividends Declared	
	Year end Balance	<u>14,336,525</u>
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	
	Total Retained Earnings	<u>\$ 14,336,525</u>

Notes to Statement of Retained Earnings:

NOTES PAYABLE (ACCTS. 232 AND 234)

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
NOTES PAYABLE (Account 232): N/A		%	\$ -
		%	
		%	
		%	
		%	
		%	
		%	
Total Account 232			\$ -
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			
Old Bridge Park, LLC	10.00	% F	\$ 500,000
		%	
		%	
		%	
		%	
		%	
Total Account 234			\$ 500,000

* For variable rate obligations, provide the basis for the rate. (i.e.. Prime +2%, etc)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
Payables for operational advances - Old Bridge Park, LLC	\$ 2,339,405
Total	\$ 2,339,405

**ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt					
Industrial Revenue Bonds	\$ 83,562	427.1	\$ 993,894	\$ 1,018,328	\$ 59,128
Old Bridge Park LLC	305,503	427.1	23,753	305,503	23,753
Colonial Bank			44,355	44,355	
Total Account No. 237.1	389,065		1,062,002	1,368,186	82,881
ACCOUNT NO. 237.2 - Accrued Interest in Other Liabilities					
Customer Deposits		427.4	2,384	2,384	-
Total Account 237.2	-		2,384	2,384	
Total Account 237 (1)	\$ 389,065		\$ 1,064,386	\$ 1,370,570	\$ 82,881
INTEREST EXPENSED:					
Total accrual Account 237		237	\$ 1,064,386		
Less Capitalized Interest Portion of AFUDC:					
None					
Net Interest Expensed to Account No. 427 (2)			\$ 1,064,386		

(1) Must Agree to F-2(a), Beginning and Ending Balance of Accrued Interest
(2) Must agree to F-3(c), Current Year Interest Expense

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
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**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1)		
Contributed Taxes	\$ 3,536	\$ 1,185,162
Total Regulatory Liabilities	\$ 3,536	\$ 1,185,162
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2)		
N/A	\$ -	\$ -
Total Deferred Liabilities	\$ -	\$ -
TOTAL OTHER DEFERRED CREDITS	\$ 3,536	\$ 1,185,162

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ 578,321	\$ 9,773,869	N/A	\$ 10,352,190
Add credits during year:	-	145,167		145,167
Less debits charged during				-
Total Contributions In Aid of Construction	\$ 578,321	\$ 9,919,036		\$ 10,497,357

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance First of year	\$ 250,237	\$ 2,456,164	N/A	\$ 2,706,401
Debits during year:	14,451	255,436		269,887
Credits during year (specify): CPA Audit Adjustments	7,159	49,617		56,776
Total Accumulated Amortization of Contributions In Aid of Construction	\$ 257,529	\$ 2,661,983		\$ 2,919,512

UTILITY NAME: North Fort Myers Utility, Inc.

YEAR OF REPORT
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**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES
(UTILITY OPERATIONS)**

1. The reconciliation should include the same detail as furnished on schedule M-1 of the federal income tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals.

2. If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among group members.

DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year (loss)	F-3 (c)	\$ (1,074,138)
Reconciling items for the year:		
Taxable income not reported on the books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income (loss)		\$ (1,074,138)
Computation of tax:		
The Company is a Sub-Chapter S Corporation; therefore, this Schedule is not applicable.		

**WATER
OPERATION
SECTION**

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 2,003,918
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	W-6(b)	1,022,577
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	W-7	578,321
252	Advances for Construction	F-20	
	Subtotal		403,020
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	257,529
	Subtotal		660,549
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		32,306
	Other (Specify):		-
	WATER RATE BASE		\$ 692,855
	UTILITY OPERATING INCOME	W-3	\$ 68,419
ACHIEVED RATE OF RETURN (Water Operating Income/Water Rate Bas			9.87 %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.
 (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	W-9	\$ 386,350
469	Less: Guaranteed Revenue and AFPI	W-9	
	Net Operating Revenues		386,350
401	Operating Expenses	W-10(a)	258,444
403	Depreciation Expense	W-6(a)	49,686
	Less: Amortization of CIAC	W-8(a)	(14,451)
	Net Depreciation Expense		35,235
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		17,186
408.11	Property Taxes		3,893
408.12	Payroll Taxes		3,173
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		24,252
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		317,931
	Utility Operating Income		68,419
469	Add Back: Guaranteed Revenue (and AFPI)	W-9	-
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ 68,419

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2002

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 4,054	\$ -	\$ -	\$ 4,054
302	Franchises	750			750
303	Land and Land Rights	4,733			4,733
304	Structure and Improvements	244,843			244,843
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	75,156			75,156
308	Infiltration Galleries and Tunnels				
309	Supply Mains	4,202			4,202
310	Power Generation Equipment				
311	Pumping Equipment	25,000			25,000
320	Water Treatment Equipment	25,538			25,538
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Mains	1,023,339			1,023,339
333	Services	177,360			177,360
334	Meters and Meter Installations	112,341			112,341
335	Hydrants	128,266			128,266
339	Other Plant / Miscellaneous Equipment	1,945	3,390		5,335
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment		812		812
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	172,189			172,189
	TOTAL WATER PLANT	\$ 1,999,716	\$ 4,202	\$ -	\$ 2,003,918

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

YEAR OF REPORT
December 31, 2002

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: Pine Lakes / Lee

WATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 4,054	\$ 4,054				
302	Franchises	750	750				
303	Land and Land Rights	4,733			4,733		
304	Structure and Improvements	244,843			244,843		
305	Collecting and Impounding Reservoirs						
306	Lake, River and Other Intakes						
307	Wells and Springs	75,156		75,156			
308	Infiltration Galleries and Tunnels						
309	Supply Mains	4,202		4,202			
310	Power Generation Equipment						
311	Pumping Equipment	25,000		25,000			
320	Water Treatment Equipment	25,538			25,538		
330	Distribution Reservoirs and Standpipes						
331	Transmission and Distribution Mains	1,023,339				1,023,339	
333	Services	177,360				177,360	
334	Meters and Meter Installations	112,341				112,341	
335	Hydrants	128,266				128,266	
339	Other Plant / Miscellaneous Equipment	5,335			5,335		
340	Office Furniture and Equipment						
341	Transportation Equipment						
342	Stores Equipment						
343	Tools, Shop and Garage Equipment	812					812
344	Laboratory Equipment						
345	Power Operated Equipment						
346	Communication Equipment						
347	Miscellaneous Equipment						
348	Other Tangible Plant	172,189					172,189
	TOTAL WATER PLANT	\$ 2,003,918	\$ 4,804	\$ 104,358	\$ 280,449	\$ 1,441,306	\$ 173,001

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2002

BASIS FOR WATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
301	Organization	40	%	2.50 %
302	Franchises	40	%	2.50 %
304	Structure and Improvements	27	%	3.70 %
305	Collecting and Impounding Reservoirs		%	%
306	Lake, River and Other Intakes		%	%
307	Wells and Springs	27	%	3.70 %
308	Infiltration Galleries and Tunnels		%	%
309	Supply Mains		%	%
310	Power Generation Equipment	27	%	3.70 %
311	Pumping Equipment		%	%
320	Water Treatment Equipment	27	%	3.70 %
330	Distribution Reservoirs and Standpipes	33	%	3.03 %
331	Transmission and Distribution Mains	38	%	2.63 %
333	Services	34	%	2.94 %
334	Meters and Meter Installations	17	%	5.88 %
335	Hydrants	40	%	2.50 %
339	Other Plant / Miscellaneous Equipment		%	%
340	Office Furniture and Equipment	27	%	3.70 %
341	Transportation Equipment	5	%	20.00 %
342	Stores Equipment		%	%
343	Tools, Shop and Garage Equipment		%	%
344	Laboratory Equipment		%	%
345	Power Operated Equipment		%	%
346	Communication Equipment		%	%
347	Miscellaneous Equipment	10	%	10.00 %
348	Other Tangible Plant	27	%	3.70 %
Water Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e) (Note 1)	TOTAL CREDITS (d + e) (f)
301	Organization	\$ 3,096	\$ 101	\$ 11	\$ 112
302	Franchises	531	19	(2)	17
304	Structure and Improvements	121,265	7,419	20,007	27,426
305	Collecting and Impounding				
306	Lake, River and Other Intakes				
307	Wells and Springs	51,991	2,505	17	2,522
308	Infiltration Galleries and				
309	Supply Mains	2,529	120		120
310	Power Generation Equipment				
311	Pumping Equipment	23,277	1,250	(1)	1,249
320	Water Treatment Equipment	23,461	1,161	(8)	1,153
330	Distribution Reservoirs and				
331	Transmission and Distribution	360,639	23,924	1,117	25,041
333	Services	62,378	4,435	2,145	6,580
334	Meters and Meter Installations	88,222	5,617		5,617
335	Hydrants	38,176	2,851	341	3,192
339	Other Plant and Miscellaneous	259	243	1,251	1,494
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment		41		41
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	172,189	0		
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 948,013	\$ 49,686	\$ 24,878	\$ 74,564

* Specify nature of transaction.
 Use () to denote reversal entries.
 Note (1) Outside CPA Audit adjustments.

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO.	ACCOUNT NAME (b)	PLANT RETIRED (g)	ASSOCIATED SALVAGE AND INSURANCE (h)	ASSOCIATED COST OF REMOVAL (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
301	Organization	\$ -	\$ -	\$ -	\$ -	\$ 3,208
302	Franchises					548
304	Structure and Improvements					148,691
305	Collecting and Impounding Reservoirs					
306	Lake, River and Other Intakes					
307	Wells and Springs					54,513
308	Infiltration Galleries and Tunnels					
309	Supply Mains					2,649
310	Power Generation Equipment					
311	Pumping Equipment					
320	Water Treatment Equipment					24,526
330	Distribution Reservoirs and Standpipes					24,614
331	Transmission and Distribution					
333	Services					385,680
334	Meters and Meter Installations					68,958
335	Hydrants					93,839
339	Other Plant / Miscellaneous Equipment					41,368
340	Office Furniture and Equipment					1,753
341	Transportation Equipment					
342	Stores Equipment					
343	Tools, Shop and Garage Equipment					41
344	Laboratory Equipment					
345	Power Operated Equipment					
346	Communication Equipment					
347	Miscellaneous Equipment					
348	Other Tangible Plant					172,189
TOTAL WATER ACCUMULATED DEPRECIATION						\$ 1,022,577

Note (1): To correct depreciation expense for rounding differences between beginning and ending balances

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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**CONTRIBUTIONS IN AID OF CONSTRUCTION
 ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WATER (b)
Balance First of Year		\$ 578,321
Add credits during year:		
Contributions Received From Capacity, Capacity, Main Extension and Customer Connection Charges	W-8(a)	
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	
Total Credits		
Less debits charged during the year (All debits charged during the year must be explained below)		
Total Contributions In Aid of Construction		\$ 578,321

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all Debits charged to Account 271 during the year below:

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
460	Water Sales: Unmetered Water Revenue			
	Metered Water Revenue:			
461.1	Metered Sales to Residential Customers	1,830	1,830	\$ 360,842
461.2	Metered Sales to Commercial Customers	15	15	22,889
461.3	Metered Sales to Industrial Customers			
461.4	Metered Sales to Public Authorities			
461.5	Metered Sales to Multiple Family Dwellings			
	Total Metered Sales	1,845	1,845	383,731
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
	Total Fire Protection Revenue			
464	Other Sales to Public Authorities			
465	Sales to Irrigation Customers			
466	Sales for Resale			
467	Interdepartmental Sales			
	Total Water Sales	1,845	1,845	383,731
469	Other Water Revenues: Guaranteed Revenues			
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			2,619
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
	Total Other Water Revenues			\$ 2,619
	Total Water Operating Revenues			\$ 386,350

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code

WATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 7,969	\$ -	\$ -
603	Salaries and Wages - Officers, Directors and Majority Stockholders	41,012		
604	Employee Pensions and Benefits			
610	Purchased Water	106,530	106,530	
615	Purchased Power	7,721		
616	Fuel for Power Purchased			
618	Chemicals			
620	Materials and Supplies	45		
631	Contractual Services - Engineering	92		
632	Contractual Services - Accounting	24,694		
633	Contractual Services - Legal	2,387		
634	Contractual Services - Mgt. Fees	18,640		
635	Contractual Services - Testing			
636	Contractual Services - Other	26,479		
641	Rental of Building/Real Property	5,667		
642	Rental of Equipment			
650	Transportation Expense			
656	Insurance - Vehicle			
657	Insurance - General Liability	16,803		
658	Insurance - Workmens Comp.			
659	Insurance - Other			
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case			
667	Regulatory Commission Exp.-Other			
670	Bad Debt Expense			
675	Miscellaneous Expenses	405		
Total Water Utility Expenses		\$ 258,444	\$ 106,530	

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January	3,202	3,773		6,975	7,076
February	3,918	4,161		8,079	8,040
March	3,787	4,570		8,357	7,040
April	3,931	4,014		7,945	8,912
May	3,784	2,962		6,746	5,630
June	3,149	2,345		5,494	4,926
July	2,025	1,954		3,979	3,265
August	1,825	2,017		3,842	3,242
September	1,849	1,769		3,618	2,296
October	2,034	2,449		4,483	3,469
November	2,845	3,420		6,265	5,994
December	3,015	3,481		6,496	6,452
Total for year	35,364	36,915		72,279	66,342

If water is purchased for resale, indicate the following:

Vendor Lee County Utilities
 Point of delivery US 41 and Pine Lakes front gate

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

N/A

List for each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
Well	.200MGD	101,000	Ground

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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WATER TREATMENT PLANT INFORMATION
Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	<u>200,000</u>		
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	<u>Wellhead</u>		
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc):	<u>Aeration / Chlorination</u>		
LIME TREATMENT			
Unit rating (i.e., GPM, pounds per gallon):	<u>N/A</u>	Manufacturer	<u>N/A</u>
FILTRATION			
Type and size of area:			
Pressure (in square feet):	<u>N/A</u>	Manufacturer	<u>N/A</u>
Gravity (in GPM/square feet):	<u>N/A</u>	Manufacturer	<u>N/A</u>

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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CALCULATION OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,830	1,830
5/8"	Displacement	1.0	6	6
3/4"	Displacement	1.5		
1"	Displacement	2.5		
1 1/2"	Displacement or Turbine	5.0	6	30
2"	Displacement, Compound or Turbine	8.0	3	24
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				<u>1,890</u>

CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$

ERC Calculation:

ERC = 66,342 gallons, divided by
 350 gallons per day
 365 days

519.3 ERC's

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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OTHER WATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve. 1,890

2. Maximum number of ERC's * which can be served. 1,890

3. Present system connection capacity (in ERC's *) using existing lines. 1,890

4. Future system connection capacity (in ERC's *) upon service area buildout. 1,890

5. Estimated annual increase in ERC's * . System is built - out

6. Is the utility required to have fire flow capacity? Yes
 If so, how much capacity is required? 1500 GPM for 4 hours

7. Attach a description of the fire fighting facilities. High speed pumps at storage tank; 79 hydrants

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None

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

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

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

b. Have these plans been approved by DEP? N/A

c. When will construction N/A

d. Attach plans for funding the required upgrading. _____

e. Is this system under any Consent Order of the DEP? No

11. Department of Environmental Protection ID # 53640440

12. Water Management District Consumptive Use Permit # 36-00081-W

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? N/A

* An ERC is determined based on the calculation on the bottom of Page W-13

**WASTEWATER
OPERATION
SECTION**

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 22,743,771
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(6,207,613)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(8,893,894)
252	Advances for Construction	F-20	
	Subtotal		7,642,264
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	2,193,820
	Subtotal		9,836,084
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		196,124
	Other (Specify): Completed Construction not Classified		-
	WASTEWATER RATE BASE		\$ 10,032,208
	UTILITY OPERATING INCOME	S-3	\$ 237,236
	ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)		2.36 %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.
 (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 22,743,771
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(6,207,613)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(8,893,894)
252	Advances for Construction	F-20	
	Subtotal		7,642,264
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	2,193,820
	Subtotal		9,836,084
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		196,124
	Other (Specify): Completed Construction not Classified		-
	WASTEWATER RATE BASE		\$ 10,032,208
	UTILITY OPERATING INCOME	S-3	\$ 237,236
	ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)		2.36 %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.
 (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 3,545,895
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	1,726,252
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	1,025,142
252	Advances for Construction	F-20	
	Subtotal		794,501
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	468,163
	Subtotal		1,262,664
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		29,437
	Other (Specify):		-
	WASTEWATER RATE BASE		\$ 1,292,101
	UTILITY OPERATING INCOME	S-3	\$ 101,100
ADJUSTED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate)			7.82 %

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
 (2) Include only those Acquisition Adjustments that have been approved by the Commission.
 (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 2,594,200
530	Less: Guaranteed Revenue and AFPI	S-9	
	Net Operating Revenues		2,594,200
401	Operating Expenses	S-10(a)	1,568,988
403	Depreciation Expense	S-6(a)	764,861
	Less: Amortization of CIAC	S-8(a)	(229,808)
	Net Depreciation Expense		535,053
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC) (Loss on plant abandonment)	F-8	19,524
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		121,017
408.11	Property Taxes		92,555
408.12	Payroll Taxes		19,749
408.13	Other Taxes & Licenses		78
408	Total Taxes Other Than Income		233,399
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		2,356,964
	Utility Operating Income		237,236
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ 237,236

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 434,416
530	Less: Guaranteed Revenue and AFPI	S-9	
	Net Operating Revenues		434,416
401	Operating Expenses	S-10(a)	235,493
403	Depreciation Expense	S-6(a)	96,917
	Less: Amortization of CIAC	S-8(a)	(25,628)
	Net Depreciation Expense		71,289
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		19,495
408.11	Property Taxes		3,892
408.12	Payroll Taxes		3,147
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		26,534
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		333,316
	Utility Operating Income		101,100
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ 101,100

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT
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WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization		\$ -	\$ -	\$ -
352	Franchises	40,984			40,984
353	Land and Land Rights	303,250		(17,700)	285,550
354	Structure and Improvements	7,787,822			7,787,822
355	Power Generation Equipment				
360	Collection Sewers - Force	3,491,549	6,176		3,497,725
361	Collection Sewers - Gravity	2,780,223	37,395		2,817,618
362	Special Collecting Structures	43,487			43,487
363	Services to Customers	499,136			499,136
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	2,105,823	106,436		2,212,259
371	Pumping Equipment	368,548			368,548
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	88,497			88,497
381	Plant Sewers	4,487,500			4,487,500
382	Outfall Sewer Lines	123,480			123,480
389	Other Plant / Miscellaneous Equipment	242,112			242,112
390	Office Furniture & Equipment	58,946			58,946
391	Transportation Equipment	46,817	25,672	(22,383)	50,106
392	Stores Equipment	29,199		(29,199)	
393	Tools, Shop and Garage Equipment	33,771	317		34,088
394	Laboratory Equipment	29,009			29,009
395	Power Operated Equipment	18,574			18,574
396	Communication Equipment	2,873			2,873
397	Miscellaneous Equipment	24,076			24,076
398	Other Tangible Plant		31,381		31,381
	Total Wastewater Plant	\$ 22,605,676	\$ 207,377	\$ (69,282)	\$ 22,743,771

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: North Fort Myers Utility, Inc.
SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT:
December 31, 2002

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ -						
352	Franchises	40,984						
353	Land and Land Rights							
354	Structure and Improvements		7,787,822					
355	Power Generation Equipment							
360	Collection Sewers - Force		3,497,725					
361	Collection Sewers - Gravity		2,817,618					
362	Special Collecting Structures		43,487					
363	Services to Customers		499,136					
364	Flow Measuring Devices							
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			2,212,259				
371	Pumping Equipment			368,548				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment & Disposal Equipment				4,487,500			
381	Plant Sewers				123,480			
382	Outfall Sewer Lines				242,112			
389	Other Plant / Miscellaneous Equipment				58,946			
390	Office Furniture & Equipment						88,497	
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	\$ 40,984	\$ 14,645,788	\$ 2,580,807	\$ 4,912,038	\$ -	\$ 88,497	\$ 475,657

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
 December 31, 2002

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 4,054	\$ -	\$ -	\$ 4,054
352	Franchises	750			750
353	Land and Land Rights	55,213			55,213
354	Structure and Improvements	494,728			494,728
355	Power Generation Equipment				
360	Collection Sewers - Force	176,531			176,531
361	Collection Sewers - Gravity	1,546,953			1,546,953
362	Special Collecting Structures	37,450			37,450
363	Services to Customers	354,397			354,397
364	Flow Measuring Devices	2,791			2,791
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells				
371	Pumping Equipment (note 1)	326,824			326,824
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	400,542			400,542
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	138,212			138,212
390	Office Furniture & Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment	4,880			4,880
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	2,570			2,570
398	Other Tangible Plant				
	Total Wastewater Plant	\$ 3,545,895	\$ -	\$ -	\$ 3,545,895

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.
 Notes: (1) Reclassed From Account 365.

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL PLANT (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$ 4,054						
352	Franchises	750						
353	Land and Land Rights				\$ 55,213	\$ -	\$ -	
354	Structure and Improvements				494,728			
355	Power Generation Equipment							
360	Collection Sewers - Force		176,531					
361	Collection Sewers - Gravity		1,546,953					
362	Special Collecting Structures		37,450					
363	Services to Customers		354,397					
364	Flow Measuring Devices		2,791					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells							
371	Pumping Equipment			326,824				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System				400,542			
380	Treatment & Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant / Miscellaneous Equipment				138,212			
390	Office Furniture & Equipment							
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							4,880
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							2,570
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 4,804	\$ 2,118,122	\$ 326,824	\$ 1,088,695	\$ -	\$ -	\$ 7,450

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization		%	%
352	Franchises	40	%	2.50 %
354	Structure and Improvements	32	%	3.13 %
355	Power Generation Equipment		%	%
360	Collection Sewers - Force	30	%	3.33 %
361	Collection Sewers - Gravity	45	%	2.22 %
362	Special Collecting Structures	30	%	3.33 %
363	Services to Customers	38	%	2.63 %
364	Flow Measuring Devices		%	%
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells	18	%	5.56 %
371	Pumping Equipment	18	%	5.56 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System	30	%	3.33 %
380	Treatment & Disposal Equipment	18	%	5.56 %
381	Plant Sewers	35	%	2.86 %
382	Outfall Sewer Lines	30	%	3.33 %
389	Other Plant / Miscellaneous Equipment	18	%	5.56 %
390	Office Furniture & Equipment	6	%	16.67 %
391	Transportation Equipment	6	%	16.67 %
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment	16	%	6.25 %
394	Laboratory Equipment	15	%	6.67 %
395	Power Operated Equipment	12	%	8.33 %
396	Communication Equipment	10	%	10.00 %
397	Miscellaneous Equipment	15	%	6.67 %
398	Other Tangible Plant		%	%
Wastewater Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization	40	%	2.50 %
352	Franchises	40	%	2.50 %
354	Structure and Improvements	27	%	3.70 %
355	Power Generation Equipment		%	%
360	Collection Sewers - Force	27	%	3.70 %
361	Collection Sewers - Gravity	40	%	2.50 %
362	Special Collecting Structures		%	%
363	Services to Customers	34	%	2.94 %
364	Flow Measuring Devices		%	%
365	Flow Measuring Installations	25	%	4.00 %
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells		%	%
371	Pumping Equipment	18	%	5.56 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System		%	%
380	Treatment & Disposal Equipment		%	%
381	Plant Sewers		%	%
382	Outfall Sewer Lines		%	%
389	Other Plant / Miscellaneous Equipment		%	%
390	Office Furniture & Equipment		%	%
391	Transportation Equipment	5	%	20.00 %
392	Stores Equipment		%	%
393	Tools, Shop and Garage Equipment		%	%
394	Laboratory Equipment		%	%
395	Power Operated Equipment		%	%
396	Communication Equipment		%	%
397	Miscellaneous Equipment	27	%	3.70 %
398	Other Tangible Plant		%	%
Wastewater Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCUALS (d)	OTHER CREDITS * (e) (Note 1)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ -	\$ -	\$ -	\$ -
352	Franchises	20,006	1,003	(43)	960
354	Structure and Improvements	2,025,508	231,381	119,936	351,317
355	Power Generation Equipment				
360	Collection Sewers - Force	557,110	113,804	61,257	175,061
361	Collection Sewers - Gravity	892,713	63,276	98,914	162,190
362	Special Collecting Structures	6,112	1,088		1,088
363	Services to Customers	163,823	13,060	1,170	14,230
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	451,050	69,634	(4,016)	65,618
371	Pumping Equipment	154,746	18,563	(3,733)	14,830
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System	1,473	2,950	2	2,952
380	Treatment & Disposal Equipment	731,442	209,895	(19,668)	190,227
381	Plant Sewers	16,324	3,528	(7)	3,521
382	Outfall Sewer Lines	64,575	8,071	15	8,086
389	Other Plant / Miscellaneous Equipment	34,761	5,301	2,393	7,694
390	Office Furniture & Equipment	19,269	9,721	2,330	12,051
391	Transportation Equipment	26,195	1,770	(1,180)	590
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	16,962	2,050	253	2,303
394	Laboratory Equipment	19,495	1,934	(4)	1,930
395	Power Operated Equipment	12,126	1,548	1	1,549
396	Communication Equipment	2,137	234	(1)	233
397	Miscellaneous Equipment	9,072	1,527	(446)	1,081
398	Other Tangible Plant		4,523		4,523
Total Depreciable Wastewater Plant in Service		\$ 5,224,899	\$ 764,861	\$ 257,173	\$ 1,022,034

* Specify nature of transaction.

Use () to denote reversal entries.

Note (1): Outside CPA Audit Adjustments

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	20,966
352	Franchises					2,376,825
354	Structure and Improvements					
355	Power Generation Equipment					
360	Collection Sewers - Force					732,171
361	Collection Sewers - Gravity					1,054,903
362	Special Collecting Structures					7,200
363	Services to Customers					178,053
364	Flow Measuring Devices					
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					516,668
371	Pumping Equipment					169,576
374	Reuse Distribution Reservoirs					4,425
375	Reuse Transmission and Distribution System					921,669
380	Treatment & Disposal Equipment					19,845
381	Plant Sewers					72,661
382	Outfall Sewer Lines					42,455
389	Other Plant / Miscellaneous Equipment					18,785
390	Office Furniture & Equipment	(12,535)			(12,535)	
391	Transportation Equipment	(26,785)			(26,785)	
392	Stores Equipment					
393	Tools, Shop and Garage Equipment					19,265
394	Laboratory Equipment					21,425
395	Power Operated Equipment					13,675
396	Communication Equipment					2,370
397	Miscellaneous Equipment					10,153
398	Other Tangible Plant					4,523
Total Depreciable Wastewater Plant in Service		\$ (39,320)	\$ -	\$ -	\$ (39,320)	\$ 6,207,613

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d) (Note 2)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 3,096	\$ 163	\$ 437	\$ 600
352	Franchises	530	31	78	109
354	Structure and Improvements	247,459	15,460	(85,630)	(70,170)
355	Power Generation Equipment				
360	Collection Sewers - Force	92,654	5,884	38	5,922
361	Collection Sewers - Gravity	501,720	34,377	(674)	33,703
362	Special Collecting Structures	12,977	1,248	1,949	3,197
363	Services to Customers	161,673	9,326	(2,545)	6,781
364	Flow Measuring Devices	2,337	-	(2,337)	(2,337)
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells				
371	Pumping Equipment (Note 1)	266,986	-	62,629	62,629
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	252,168	22,253	(22,581)	(328)
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	130,567	7,679	(43)	7,636
390	Office Furniture & Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment	3,903	325	1	326
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment	1,946	171	(3)	168
398	Other Tangible Plant				
Total Depreciable Wastewater Plant in Service		\$ 1,678,016	\$ 96,917	\$ (48,681)	\$ 48,236

* Specify nature of transaction.
 Use () to denote reversal entries.
 Notes: (1) Reclass From Account 365.
 (2) Outside CPA Audit adjustments

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	\$ 3,696
352	Franchises					639
354	Structure and Improvements					177,289
355	Power Generation Equipment					
360	Collection Sewers - Force					98,576
361	Collection Sewers - Gravity					535,423
362	Special Collecting Structures					16,174
363	Services to Customers					168,454
364	Flow Measuring Devices					
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					
371	Pumping Equipment					329,615
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					
380	Treatment & Disposal Equipment					251,840
381	Plant Sewers					
382	Outfall Sewer Lines					
389	Other Plant / Miscellaneous Equipment					138,203
390	Office Furniture & Equipment					
391	Transportation Equipment					
392	Stores Equipment					
393	Tools, Shop and Garage Equipment					4,229
394	Laboratory Equipment					
395	Power Operated Equipment					
396	Communication Equipment					
397	Miscellaneous Equipment					2,114
398	Other Tangible Plant					
Total Depreciable Wastewater Plant in Service						\$ 1,726,252

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues			\$ -
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues			
521.6	Other Revenues			
521	Total Flat Rate Revenues			-
Measured Revenues:				
522.1	Residential Revenues	7,430	7,443	\$ 1,629,730
522.2	Commercial Revenues	231	252	850,522
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)	441	441	98,820
522	Total Measured Revenues	8,102	8,136	2,579,072
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	8,102	8,136	\$ 2,579,072
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			15,128
	Total Other Wastewater Revenues			\$ 15,128

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
	Flat Rate Reuse Revenues:			
540.1	Residential Reuse Revenues			\$ -
540.2	Commercial Reuse Revenues			
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From Public Authorities			
540.5	Other Reuse Revenues			
540	Total Flat Rate Reuse Revenues			
	Measured Reuse Revenues:			
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues			
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues			
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				
Total Wastewater Operating Revenues				\$ 2,594,200

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues			\$ -
521.2	Commercial Revenues			
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues			
521.6	Other Revenues			
521	Total Flat Rate Revenues			-
Measured Revenues:				
522.1	Residential Revenues	1,792	1,792	\$ 414,876
522.2	Commercial Revenues	12	12	13,897
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)			
522	Total Measured Revenues	1,804	1,804	428,773
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales	1,804	1,804	\$ 428,773
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			
	Total Other Wastewater Revenues			\$ -

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
Flat Rate Reuse Revenues:				
540.1	Residential Reuse Revenues			\$ -
540.2	Commercial Reuse Revenues			
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From Public Authorities			
540.5	Other Reuse Revenues			
540	Total Flat Rate Reuse Revenues			
Measured Reuse Revenues:				
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues	1	1	5,643
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues			5,643
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				5,643
Total Wastewater Operating Revenues				\$ 434,416

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 95,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	123,038						
704	Employee Pensions and Benefits							
710	Purchased Sewage Treatment	40,097					40,097	
711	Sludge Removal Expense	157,665			32,277		122,554	
715	Purchased Power							
716	Fuel for Power Purchased							
718	Chemicals	2,088			2,088			
720	Materials and Supplies	24,334	3,295		11,029		9,912	
731	Contractual Services - Engineering	1,807						
732	Contractual Services - Accounting	74,083						
733	Contractual Services - Legal	19,093						
734	Contractual Services - Mgt. Fees							
735	Contractual Services - Testing							
736	Contractual Services - Other	803,135					723,916	
741	Rental of Building/Real Property	5,665						
742	Rental of Equipment							
750	Transportation Expense	2,687						
756	Insurance - Vehicle							
757	Insurance - General Liability	1,075						
758	Insurance - Workmens Comp.	3,011						
759	Insurance - Other	63,665			47,939			
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other	21,245					21,245	
770	Bad Debt Expense	20,142						
775	Miscellaneous Expenses	110,800	1,057		58	17	7,901	220
Total Wastewater Utility Expenses		\$ 1,568,988	\$ 4,352	\$ -	\$ 93,391	\$ 17	\$ 925,625	\$ 220

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES - OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES - MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES - OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES - MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ 39,632	\$ 55,726	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders		123,038				
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense	2,834					
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies		98				
731	Contractual Services - Engineering		1,807				
732	Contractual Services - Accounting		74,083				
733	Contractual Services - Legal		19,093				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing						
736	Contractual Services - Other		79,219				
741	Rental of Building/Real Property	1,415	4,250				
742	Rental of Equipment						
750	Transportation Expense	706	1,981				
756	Insurance - Vehicle						
757	Insurance - General Liability	140	935				
758	Insurance - Workmens Comp.		3,011				
759	Insurance - Other		15,726				
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense	20,142					
775	Miscellaneous Expenses	23,018	78,529				
	Total Wastewater Utility Expenses	\$ 87,887	\$ 457,496	\$ -	\$ -	\$ -	\$ -

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 7,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders	41,012						
704	Employee Pensions and Benefits							
710	Purchased Sewage Treatment							
711	Sludge Removal Expense	16,050					16,050	
715	Purchased Power	31,706	25,170		6,536			
716	Fuel for Power Purchased							
718	Chemicals							
720	Materials and Supplies							
731	Contractual Services - Engineering							
732	Contractual Services - Accounting	24,694						
733	Contractual Services - Legal	3,887						
734	Contractual Services - Mgt. Fees							
735	Contractual Services - Testing							
736	Contractual Services - Other	92,795					74,155	
741	Rental of Building/Real Property	5,667						
742	Rental of Equipment							
750	Transportation Expense							
756	Insurance - Vehicle							
757	Insurance - General Liability	5,863					5,863	
758	Insurance - Workmens Comp.							
759	Insurance - Other							
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other	3,000					3,000	
770	Bad Debt Expense	3,060						
775	Miscellaneous Expenses	78						
	Total Wastewater Utility Expenses	\$ 235,493	\$ 25,170		\$ 6,536		\$ 99,068	

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES - OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES - MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES - OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES - MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ 7,681	\$ -	\$ -	\$ -	\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders		41,012				
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services - Engineering						
732	Contractual Services - Accounting	24,694					
733	Contractual Services - Legal		3,887				
734	Contractual Services - Mgt. Fees						
735	Contractual Services - Testing		18,640				
736	Contractual Services - Other		5,667				
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expense						
756	Insurance - Vehicle						
757	Insurance - General Liability						
758	Insurance - Workmens Comp.						
759	Insurance - Other						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense	3,060	78				
775	Miscellaneous Expenses						
	Total Wastewater Utility Expenses	\$ 35,435	\$ 69,284				

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT
December 31, 2002

CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	7,445	7,445
5/8"	Displacement	1.0	155	155
3/4"	Displacement	1.5	-	
1"	Displacement	2.5	33	83
1 1/2"	Displacement or Turbine	5.0	38	190
2"	Displacement, Compound or Turbine	8.0	39	312
3"	Displacement	15.0	-	
3"	Compound	16.0	6	96
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	3	75
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	4	200
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				8,556

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$

For wastewater only utilities:

Subtract all general use and other non-residential customer gallons from the total gallons treated.
 Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons

NOTE: Total gallons treated includes both treated and purchased treatment

ERC Calculation:	$\left(\frac{600,964,000}{\text{(total gallons treated)}} / 365 \text{ days} \right) / 280 \text{ gpd} =$	5,880
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UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
December 31, 2002

CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	END OF YEAR (e)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	1,792	1,792
5/8"	Displacement	1.0	6	6
3/4"	Displacement	1.5		
1"	Displacement	2.5		
1 1/2"	Displacement or Turbine	5.0	4	20
2"	Displacement, Compound or Turbine	8.0	2	16
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				1,834

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:
 $ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$

For wastewater only utilities:

Subtract all general use and other non-residential customer gallons from the total gallons treated.
 Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons

NOTE: Total gallons treated includes both treated and purchased treatment

ERC Calculation:	$(\frac{48,032,000}{\text{(total gallons treated)}} / 365 \text{ days}) / 280 \text{ gpd} =$	470
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UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPORT December 31, 2002
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WASTEWATER TREATMENT PLANT INFORMATION
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	3.5 MGD		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Custom		
Type (2)	Oxidation Ditch		
Hydraulic Capacity	3.5 MGD		
Average Daily Flow	1,646,477		
Total Gallons of Wastewater Treated	600,964,000		
Method of Effluent Disposal	Reuse/Deepwell		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit
 (i.e. average annual daily flow, etc)

(2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT
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WASTEWATER TREATMENT PLANT INFORMATION
 Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	.300MGD		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Marolf		
Type (2)	Extended Air		
Hydraulic Capacity	.300MGD		
Average Daily Flow	131,595		
Total Gallons of Wastewater Treated	48,032,000		
Method of Effluent Disposal	Reuse		

- (1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc)
- (2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: North Fort Myers / Lee

YEAR OF REPO
December 31, 21

OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.		
1. Present ERC's * that system can efficiently serve.	<u>8,556</u>	
2. Maximum number of ERC's * which can be served.	<u>8,556</u>	<u>12,500</u>
3. Present system connection capacity (in ERC's *) using existing lines.		<u>12,500</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.		<u>Unknown</u>
5. Estimated annual increase in ERC's * .	<u>Approximatly 600</u>	
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. <u>None</u>		
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known. <u>Sabal Spr.CC & 6 Lakes CC 208,196 MG; Riverbend CC 48,704 MG; Old Bridge Park 3,432 MG; Tree Farm 5,220 MG.</u>		
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? <u>N/A</u>		
If so, when? <u>N/A</u>		
9. Has the utility been required by the DEP or water management district to implement reuse? <u>No</u>		
If so, what are the utility's plans to comply with the DEP <u>N/A</u>		
10. When did the company last file a capacity analysis report with the DEP? <u>4/5/99</u>		
11. If the present system does not meet the requirements of DEP rules:		
a. Attach a description of the plant upgrade necessary to meet the DEP rules.		
b. Have these plans been approved by DEP? <u>N/A</u>		
c. When will construction begin? <u>N/A</u>		
d. Attach plans for funding the required upgrading. <u>N/A</u>		
e. Is this system under any Consent Order of the DEF <u>N/A</u>		
11. Department of Environmental Protection ID # <u>FLA 014548 & Deepwell Permit U036-301451</u>		

* An ERC is determined based on the calculation on the bottom of Page S-11

UTILITY NAME: North Fort Myers Utility, Inc.
 SYSTEM NAME / COUNTY: Pine Lakes / Lee

YEAR OF REPORT December 31, 2002
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OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.	
1. Present ERC's * that system can efficiently serve.	<u>1,834</u>
2. Maximum number of ERC's * which can be served.	<u>1,834</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1,834</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1,834</u>
5. Estimated annual increase in ERC's * .	<u>Built out</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. <u>None</u>	
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known. <u>Pine Lakes Golf Course - 100%</u>	
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>No</u>
If so, when?	<u>N/A</u>
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>No</u>
If so, what are the utility's plans to comply with the DEP	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>None</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will construction begin?	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEF	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>DO36-197398</u>

* An ERC is determined based on the calculation on the bottom of Page S-11