

OFFICIAL COPY
DIVISION OF
WATER AND SEWER
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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU839-02-AR
CWS Communities LP
14 Coral Street
Eustis, FL 32726-6710

Exact Legal Name of Respondent

518-W
Certificate Number(s)

Submitted To The
STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

RECEIVED
PUBLIC SERVICE
COMMISSION
03 APR 25 AM 9:05
DIVISION OF
ECONOMIC REGULATION

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

REPORT OF

HASELTON VILLIAGE UTILITY
(EXACT NAME OF UTILITY)

14 CAROL ST. EUSTIS, FLA. 32726

SAME AS MAILING

LAKE

Mailing Address

Street Address

County

Telephone Number 352-589-1190

Date Utility First Organized _____

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

- Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Name, Address and phone where records are located: CWS COMMUNITIES L P

14 Carol St. Eustis, FLA 32726

Name of subdivisions where services are provided: HASELTON VILLAGE MOBILE HOME PARK

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: RISE RENO	TEAM LEADER	6160 S. SYRACUSE WAY GREENWOOD VILLAGE, CO 80111	NONE
Person who prepared this report: Excel Engineering Corp.	Engineer	122 Wilshire Blvd. Casselberry, Florida	NONE
Officers and Managers: RON MORRIS	DIST. PRESIDENT	8805 CROWN BLVD. TAMPA, FL 33615	NONE
LORI PALAZZOLO	SENIOR VP & CONTROLLER	6160 S. SYRACUSE WAY GREENWOOD VILLAGE, CO 80111	NONE

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
CP Limited Partnership (known in Florida as Chateau Communities Limited Partnership)	100%	6160 S. SYRACUSE WAY GREENWOOD VILLAGE CO 80111-4772	NONE

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		<u>\$16,244</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16,244</u>
Commercial -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Industrial -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Multiple Family -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Guaranteed Revenues -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other (Specify) -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Gross Revenue -----		<u>16,244</u>	<u>0</u>	<u>0</u>	<u>16,244</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	<u>38,199</u>	<u> </u>	<u> </u>	<u>38,199</u>
Depreciation Expense -----	F-5	<u>6,235</u>	<u> </u>	<u> </u>	<u>6,235</u>
CIAC Amortization Expense --	F-8	<u>(1,347)</u>	<u> </u>	<u> </u>	<u>(1,347)</u>
Taxes Other Than Income --	F-7	<u>2,882</u>	<u> </u>	<u> </u>	<u>2,882</u>
Income Taxes -----	F-7	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Operating Expense		<u>45,969</u>	<u> </u>	<u> </u>	<u>45,969</u>
Net Operating Income (Loss)		<u>(29,725)</u>	<u> </u>	<u> </u>	<u>(29,725)</u>
Other Income:					
Nonutility Income -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other Deductions:					
Miscellaneous Nonutility Expenses -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Interest Expense -----		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net Income (Loss)		<u>(29,725)</u>	<u>\$0</u>	<u>\$0</u>	<u>(29,725)</u>

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	<u>\$209,179</u>	<u>\$198,157</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-3	<u>(105,279)</u>	<u>(99,044)</u>
Net Utility Plant _____		<u>103,900</u>	<u>99,113</u>
Cash _____			
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____			
DUE FROM PARENT _____		<u>0</u>	<u>10,413</u>
Total Assets _____		<u><u>\$103,900</u></u>	<u><u>\$109,526</u></u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>\$0</u>	<u>\$0</u>
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	<u>50,620</u>	<u>80,345</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		<u>50,620</u>	<u>80,345</u>
Long Term Debt (224) _____	F-6	<u>0</u>	<u>0</u>
Accounts Payable (231) _____			
Notes Payable (232) _____		<u>0</u>	<u>0</u>
Customer Deposits (235) _____			
Accrued Taxes (236) _____		<u>2,882</u>	<u>3,977</u>
Other Liabilities (Specify) _____			
Due to Affiliate _____		<u>26,541</u>	
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>23,857</u>	<u>25,204</u>
Total Liabilities and Capital _____		<u><u>\$103,900</u></u>	<u><u>\$109,526</u></u>

UTILITY NAME: HASELTON VILLIAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2002

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	<u>\$209,179</u>	<u>\$0</u>	<u>\$0</u>	<u>\$209,179</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	<u>\$209,179</u>	<u>\$0</u>	<u>\$0</u>	<u>\$209,179</u>

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

Account 108	Water	Wastewater	A/D & CIAC AM Other Than Reporting Systems	Total
Balance First of Year _____	<u>\$99,044</u>	<u>\$0</u>	<u>\$0</u>	<u>\$99,044</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	<u>6,235</u>	_____	_____	<u>6,235</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	<u>105,279</u>	<u>-</u>	<u>-</u>	<u>105,279</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	_____	_____	_____	_____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Balance End of Year _____	<u>\$105,279</u>	<u>\$0</u>	<u>\$0</u>	<u>\$105,279</u>

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2002

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	<u>\$80,345</u>	_____
Changes during the year (Specify):		
CURRENT PERIOD LOSS	<u>-\$29,725</u>	_____
Capital Contributions	<u>\$0</u>	_____
	_____	_____
Balance end of year _____	<u>\$50,620</u>	<u>\$0</u>

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	<u>\$0</u>	<u>\$0</u>
Changes during the year (Specify):		
	_____	_____
	_____	_____
Balance end of year _____	<u>\$0</u>	<u>\$0</u>

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
			<u>\$0</u>

Total _____			<u>\$0</u>

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT
DECEMBER 31, 2002

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	<u>\$3,996</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,996</u>
Add Accruals charged:				
State ad valorem tax _____				
Local property tax _____	<u>3,700</u>			<u>3,700</u>
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____	<u>-</u>			<u>-</u>
Other (Specify) _____				

2. Total Taxes Accrued _____	<u>3,700</u>	<u>-</u>	<u>-</u>	<u>3,700</u>
Deduct Taxes Paid:				
State ad valorem tax _____				
Local property tax _____	<u>3,672</u>			<u>3,672</u>
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____	<u>1,142</u>			<u>1,142</u>
Other (Specify) _____				

3. Total Taxes Paid _____	<u>4,814</u>	<u>-</u>	<u>-</u>	<u>4,814</u>
4. Balance end of year _____	<u>\$2,882</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,882</u>
(1 + 2 - 3 = 4)				

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

<p>Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.</p>			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	<u>\$47,775</u>	<u>\$0</u>	<u>\$47,775</u>
2) Add credits during year _____			
3) Total _____	<u>47,775</u>	<u>-</u>	<u>47,775</u>
4) Deduct charges during the year _____			
5) Balance end of year _____	<u>47,775</u>	<u>-</u>	<u>47,775</u>
6) Less Accumulated Amortization _____	<u>-\$23,918</u>		<u>(23,918)</u>
7) Net CIAC _____	<u>\$23,857</u>	<u>\$0</u>	<u>\$23,857</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	<u>\$0</u>	<u>\$0</u>
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
Sub-total _____		<u>-</u>	<u>-</u>
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	_____	<u>-</u>
_____	_____	_____	<u>-</u>
_____	_____	_____	
Total Credits During Year (Must agree with line #2 above.) _____			<u>\$0</u>
			<u>\$0</u>

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	<u>\$22,571</u>	<u>\$0</u>	<u>\$22,571</u>
Add Credits During Year: _____			
Deduct Debits During Year: _____	<u>1,347</u>		<u>1,347</u>
Balance End of Year (Must agree with line #6 above.) _____	<u>\$23,918</u>	<u>\$0</u>	<u>\$23,918</u>

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

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2002

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	_____	_____		_____
Preferred Stock	_____	_____		_____
Long Term Debt	_____	_____		_____
Customer Deposits	_____	_____		_____
Tax Credits - Zero Cost	_____	_____		_____
Tax Credits - Weighted Cost	_____	_____		_____
Deferred Income Taxes	_____	_____		_____
Other (Explain)	_____	_____		_____
Total	<u>\$0</u>	<u>0.00%</u>		<u>0.00%</u>

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____
Commission Order approving AFUDC rate:	_____

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

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT
DECEMBER 31, 2002

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	_____	_____	_____	_____	_____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$0	\$0	\$0	\$0	\$0

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

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization -----				
302	Franchises -----				
303	Land and Land Rights -----	\$ 7,500			\$ 7,500
304	Structures and Improvements -----				
305	Collecting and Impounding Reservoirs -----				
306	Lake, River and Other Intakes -----				
307	Wells and Springs -----				
308	Infiltration Galleries and Tunnels -----				
309	Supply Mains -----				
310	Power Generation Equipment -----	15,000	6,800		21,800
311	Pumping Equipment -----	22,500			22,500
320	Water Treatment Equipment -----	5,000	4,222		9,222
330	Distribution Reservoirs and Standpipes -----	14,507			14,507
331	Transmission and Distribution Lines -----	133,650			133,650
333	Services -----				
334	Meters and Meter Installations -----				
335	Hydrants -----				
339	Other Plant and Miscellaneous Equipment -----				
340	Office Furniture and Equipment -----				
341	Transportation Equipment -----				
342	Stores Equipment -----				
343	Tools, Shop and Garage Equipment -----				
344	Laboratory Equipment -----				
345	Power Operated Equipment -----				
346	Communication Equipment -----				
347	Miscellaneous Equipment -----				
348	Other Tangible Plant -----				
	Total Water Plant -----	\$ 198,157	\$ 11,022	\$ -	\$ 209,179

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%		\$	\$		\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	27	0 %	3.70%	10,200		681	10,881
311	Pumping Equipment	32	0 %	3.13%	11,475		703	12,178
320	Water Treatment Equipment	27	0 %	3.70%	3,400		263	3,663
330	Distribution Reservoirs & Standpipes	27	0 %	3.70%	5,800		537	6,337
331	Trans. & Dist. Mains	33	0 %	3.03%	68,169		4,050	72,219
333	Services		%					
334	Meter & Meter Installations		%					
335	Hydrants		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%					
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 99,044	\$	\$ 6,235	\$ 105,279 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 17,007
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	3,488
616	Fuel for Power Production _____	_____
618	Chemicals _____	1,576
620	Materials and Supplies _____	3,249
630	Contractual Services:	
	Operator and Management _____	5,100
	Testing _____	_____
	Other (Accounting Engineering and Legal) _____	7,623
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	0
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	155
	Total Water Operation And Maintenance Expense _____	\$ 38,199

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	-	-
1"	D	2.5	_____	-	-
1 1/2"	D,T	5.0	_____	-	-
2"	D,C,T	8.0	_____	-	-
3"	D	15.0	_____	-	-
3"	C	16.0	_____	-	-
3"	T	17.5	_____	-	-
4"	D,C	25.0	_____	-	-
4"	T	30.0	_____	-	-
6"	D,C	50.0	_____	-	-
6"	T	62.5	_____	-	-
Other (Specify): _____	_____	0.0	_____	-	-
_____	_____	0.0	_____	-	-
_____	_____	0.0	_____	-	-
Unmetered Customers			496	496	496
Total			<u>496</u>	<u>496</u>	<u>496</u>

** D = Displacement
C = Compound
T = Turbine

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January _____	-	1,435	-	1,435	1,435
February _____	-	1,224	-	1,224	1,224
March _____	-	1,557	-	1,557	1,557
April _____	-	1,530	-	1,530	1,530
May _____	-	1,784	-	1,784	1,784
June _____	-	1,046	-	1,046	1,046
July _____	-	997	-	997	997
August _____	-	995	-	995	995
September _____	-	1,158	-	1,158	1,158
October _____	-	1,240	-	1,240	1,240
November _____	-	1,257	-	1,257	1,257
December _____	-	1,184	-	1,184	1,184
Total for Year _____	<u>0</u>	<u>15,407</u>	<u>0</u>	<u>15,407</u>	<u>15,407</u>

If water is purchased for resale, indicate the following:

Vendor NONE

Point of delivery _____

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

NONE

MAINS (FEET)

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

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: _____

WELLS AND WELL PUMPS
(If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1985	1985	_____	_____
Types of Well Construction and Casing _____	STEEL	STEEL	_____	_____
Depth of Wells _____	200'	310'	_____	_____
Diameters of Wells _____	4"	6"	_____	_____
Pump - GPM _____	30	45	_____	_____
Motor - HP _____	8	20	_____	_____
Motor Type* _____	_____	_____	_____	_____
Yields of Wells in GPD _____	45,000	65,000	_____	_____
Auxiliary Power _____	DIESEL	DIESEL	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	STEEL	STEEL	_____	_____
Capacity of Tank _____	3,500	3,500	_____	_____
Ground or Elevated _____	ELEVATED	ELEVATED	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	UNK	UNK	_____	_____
Type _____	ELECT	ELECT	_____	_____
Rated Horsepower _____	8	20	_____	_____
<u>Pumps</u>				
Manufacturer _____	UNK	UNK	_____	_____
Type _____	SUBMERIB	SUBMERIB	_____	_____
Capacity in GPM _____	200	500	_____	_____
Average Number of Hours Operated Per Day _____	1	1	_____	_____
Auxiliary Power _____	DIESEL	DIESEL	_____	_____

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Gals. Per day of source _____	<u>45,000</u>	<u>65,000</u>	_____
Type of Source _____	<u>GROUND</u>	<u>GROUND</u>	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	<u>CLORINATOR</u>	_____	_____
Make _____	<u>Hydro HIS</u>	_____	_____
Gals. Per day capacity _____	<u>50,000</u>	_____	_____
High service pumping _____	<u>n/a</u>	_____	_____
Gallons per minute _____	<u>n/a</u>	_____	_____
Reverse Osmosis _____	<u>n/a</u>	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft _____	_____	_____	_____
Gravity GPD/Sq. Ft _____	_____	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	<u>Gas</u>	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

- Present ERCs * now being served 124
- Maximum ERCs ** that system can efficiently serve 292
- Present system connection capacity (in ERC's) using existing lines _____
- Future connection capacity (in ERC's) upon service area buildout _____
- Estimated annual increase in ERC's * None
- List fire fighting facilities and capacities (including number of fire hydrants) _____
Eustis Fire Department - 10 hydrants
- List percent of certificated area where service connections are installed (total for each county)
100%
- What is the current need for system upgrading and/or expansion? _____
None
- What are plans for future system upgrading and/or expansion? _____
None
- Have questions 8 and 9 been discussed with an engineer? (if so, state name and address)
Yes
- Has an application for a construction permit been filed with the DEP? (if so, explain) _____
No
- Department of Environmental Protection ID # _____
Water Management District ID # _____

* ERC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day
** Total Plant Capacity / 350 gallons

UTILITY NAME: HASELTON VILLAGE UTILITY

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 _____	\$ 0	\$ 0	\$ 0	\$ 0
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	_____	_____	_____	_____
354	Structures and Improvements _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	_____	_____	_____	_____
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	_____	_____	_____	_____
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ 0	\$ 0	\$ 0	\$ 0 *

* This amount should tie to sheet F-5.

UTILITY NAME:
 HASELTON VILLAGE UTILITY

YEAR OF REPORT
 DECEMBER 31, 2002

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements						\$ -
360	Collection Sewers - Force						-
361	Collection Sewers - Gravity						-
362	Special Collecting Structures						-
363	Services to Customers						-
364	Flow Measuring Devices						-
365	Flow Measuring Installations						-
370	Receiving Wells						-
371	Pumping Equipment						-
380	Treatment and Disposal Equipment						-
381	Plant Sewers						-
382	Outfall Sewer Lines						-
389	Other Plant and Miscellaneous Equipment						-
390	Office Furniture and Equipment						-
391	Transportation Equipment						-
392	Stores Equipment						-
393	Tools, Shop and Garage Equipment						-
394	Laboratory Equipment						-
395	Power Operated Equipment						-
396	Communication Equipment						-
397	Miscellaneous Equipment						-
398	Other Tangible Plant						-
	Totals	0	0	0	\$0	\$0	\$0

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 0
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	
715	Purchased Power _____	
716	Fuel for Power Production _____	
718	Chemicals _____	
720	Materials and Supplies _____	
730	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other _____	
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	
	Total Wastewater Operation And Maintenance Expense _____	\$ 0 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
RESIDENTIAL SERVICE					
ALL METER SIZES GENERAL SERVICE	D	1.0		0	0
5/8"	D	1.0			
3/4"	D	1.5		0	0
1"	D	2.5		0	0
1 1/2"	D,T	5.0		0	0
2"	D,C,T	8.0		0	0
3"	D	15.0		0	0
3"	C	16.0		0	0
3"	T	17.5		0	0
UNMETERED CUSTOMERS OTHER (SPECIFY) _____					
			Total	0	0

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

Lift Station Number _____ Make or Type and nameplate data on pump _____ <hr/> Year installed _____ Rated capacity _____ Size _____ Power: Electric _____ Mechanical _____ Nameplate data of motor _____						

SERVICE CONNECTIONS

Size (inches) _____ Type (PVC, VCP, etc.) _____ Average length _____ Number of active service connections _____ Beginning of year _____ Added during year _____ Retired during year _____ End of year _____ Give full particulars concerning inactive connections _____						

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____								
Type of main _____								
Length of main (nearest foot) _____								
Beginning of year _____								
Added during year _____								
Retired during year _____								
End of year _____								

MANHOLES

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

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2002

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Capacity _____ Average Daily Flow _____ Effluent Disposal _____ Total Gallons of Wastewater treated _____	NONE _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
--	---	---	---

MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	NONE _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____
---	---	---	---	---	---	---

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____ 0	_____ 0	_____ 0

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: _____

OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERCs * now being served _____
2. Maximum ERCs ** that system can efficiently serve _____
3. Present system connection capacity (in ERC's) using existing lines _____
4. Future connection capacity (in ERC's) upon service area buildout _____
5. Estimated annual increase in ERCs * _____
6. State any plans and estimated completion dates for any enlargements of this system _____

7. List percent of certificated area where service connections are installed (total for each county)

8. If present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code, submit the following:
 - a. Evaluation of the present plant or plants in regard to meeting the DEP's rules.
 - b. Plans for funding and construction of the required upgrading.
 - c. Have these plans been coordinated with the DEP? _____
 - d. Do they concur? _____
 - e. When will construction begin? _____
9. Do you discharge effluent to surface waters? _____
10. Department of Environmental Protection ID # _____
Water Management District ID # _____

* $ERC = (Total\ Gallons\ Treated / 365\ days) / 280\ Gallons\ Per\ Day$

Note: Total Gallons Treated includes both Wastewater treated and Purchased Wastewater Treatment.

** Total Plant Capacity / 280 gallons

CERTIFICATE OF ANNUAL REPORT

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

YES NO

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

YES NO

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

YES NO

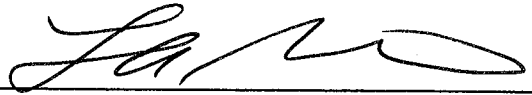
3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

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

Items Certified

1. 2. 3. 4.



(signature of senior vice president & controller of the utility) *

1. 2. 3. 4.

(signature of chief financial officer of the utility) *

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

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