

Flordecoco

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Florida Public Service Commission
Division of Water and Wastewater

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STANDARD
96 DEC -4 PM 9 31
MAIL ROOM

November 27, 1996

John E. Mann IV, C. P. A.
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0873

961447 - WU

Re: Spring Creek Village Utilities, Ltd. - Application for Staff Assisted Rate Increase

Dear John:

As I said in our phone conversation of last week, after attending your "workshop" in Orlando, I feel S. C. V. Ltd. should not have the financial burden of engaging lawyers to obtain the rate increase they need. S. C. V. Ltd. is a mobile home subdivision in Bonita Springs. They own the recreation facilities and the water plant. Flordecoco Inc., the company I am controller of, is a partner in and manages S. C. V. Ltd.

At one time S. C. V. Ltd. also operated the waste water facility. This is now part of Bonita Springs Utilities. However, S. C. V. Ltd. invoices its residence for both water & sewer. Bonita Spring Utilities invoices S. C. V. Ltd. based on total water usage, which I provide to them each month.

S. C. V. Ltd. has three areas to allocate expenses, recreation, water & sewer. In the past expenses have not been allocated to the water utility, except for purposes of filing the annual report to the PSC. I feel, in cases where the expenses are not specifically defined these cost should be divided in thirds. I am enclosing the following for your review:

- ACK _____
- AFA _____ 1. An unsigned rate increase application.
- APP _____ 2. A letter from Avalon Engineering - might explain some questions you might have.
- CAF _____ 3. A copy of the approved proposal for the water plant repairs.
- CMU _____ 4. A copy of the October 31, 1996 Financial Statement for Spring Creek Village, Ltd.

CTR _____ I appreciate you taking the time to review the above and hope we can go forward with this rate increase without the aide of counsel. I will be waiting for your opinion.

LEG _____ Sincerely,
LIN _____ *Erica E. Trojan*
OPC _____ Erica E. Trojan, Controller
RCH _____ enclosures

SEC _____
WAS _____
OTH _____

DOCUMENT NUMBER-DATE

12895 DEC -4 88

Flordecoco, Inc., Flordecoco Realty, Inc.
P.O. Box 6966, Fort Myers, Florida 33911

Main Office: (941) 936-8888 Sales Office: (941) 936-2343 FAX: (941) 936-8820 RECORDS/REPORTING

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility Spring Creek Village, Ltd.

B. Address 3591 Fowler Street
Fort Myers, Fl 33901

1. Telephone Nos. (941)936-3888

2. County Lee Nearest city Fort Myers

3. General area served Spring Creek Village Mobile Home
Subdivision

C. Authority:

1. Water Certificate No. 271-W Date received 9/20/76

2. Sewer Certificate No. _____ Date received _____

3. Date utility started operations: Water _____ Sewer _____

D. How system was acquired constructed by present owner

If utility was purchased, give date _____ Amount Paid _____

1. Name of Seller _____

2. Was seller affiliated with present owners? _____

3. Did you purchase: Stock _____ or assets only _____

E. Type of legal entity: Corporation, Partnership or Sole
Proprietorship Ltd. Partnership

F. Ownership & Officers:

	<u>Name</u>	<u>Title</u>	<u>Percent Ownership</u>
1.	<u>C.M. Symonds, Jr.</u>	<u>General Partner</u>	<u>17.7777%</u>
2.	<u>Thomas R. Cronin Sr.</u>	<u>Managing Partner</u>	<u>17.7777%</u>
3.	<u>Pauline R. Cronin</u>	<u>Limited Partner</u>	<u>8.8888%</u>
4.	<u>Marvin Ballentine</u>	<u>Limited Partner</u>	<u>6.6666%</u>

G. List of Associated Companies and Addresses:

1. Flordecos Inc., P. O. Box 6966, Fort Myers, FL 33901

2. _____

3. _____

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

F. Marshal Deterding

Rose, Sundstrom & Bentley

2548 Blairstone Pines Drive

Tallahassee, FL 32301

II. Accounting Data

A. Outside Accountant

1. Name Jim Hagen, CPA

2. Firm Hagen Palen & Co. CPA's

3. Address P. O. Box 1666, Fort Myers, FL 33902

4. Telephone (941) 278-4455

B. Individual to contact on accounting matters:

1. Name Erica E. Trojan, C/O Flordecos Inc.

2. Telephone (941) 936-8888

C. Location of books and records 3591 Fowler Street, Fort Myers, FL 33901

D. Have you filed an Annual Report with the Commission? yes

Date last filed 3/25/96

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? yes

F. Basic Rate Base Data (Most recent two years)

1. Water	1994	1995
Cost of Plant In Service:	\$ <u>174,565</u>	\$ <u>181,309</u>
Less Accumulated Depreciation:	<u>87,123</u>	<u>92,884</u>
Less Contributed Plant:	<u>45,613</u>	<u>45,613</u>
Net Owner's Investment:	\$ <u>41,829</u>	\$ <u>42,813</u>

2. Sewer	N/A	19__	19__
Cost of Plant In Service:		\$ _____	\$ _____
Less Accumulated Depreciation:		_____	_____
Less Contributed Plant:		_____	_____
Net Owner's Investment:		\$ _____	\$ _____

G. Basic Income Statement (Most recent two years):

1. Water		19 <u>94</u>	19 <u>95</u>
Revenues (By Class):			
a. Residential		\$ <u>16,788</u>	\$ <u>16,573</u>
b. _____		_____	_____
c. _____		_____	_____
Total Operating Revenues:		\$ <u>16,788</u>	\$ <u>16,573</u>
Less Expenses:			
a. Salaries & Wages - Employees		\$ <u>3,414</u>	\$ <u>3,648</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		_____	_____
c. Employee Pensions & Benefits		_____	_____
d. Purchased Water		_____	_____
e. Purchased Power		<u>4,194</u>	<u>3,979</u>
f. Fuel for Power Production		_____	_____
g. Chemicals		<u>1,732</u>	<u>1,953</u>
h. Materials & Supplies		<u>47</u>	<u>471</u>
i. Contractual Services		<u>6,081</u>	<u>5,067</u>
j. Rents		_____	_____
k. Transportation Expenses		_____	_____
l. Insurance Expense		<u>659</u>	<u>727</u>
m. Regulatory Commission Expense		_____	_____
n. Bad Debt Expense		_____	_____
o. Miscellaneous Expense		_____	_____
p. Depreciation Expense		<u>5,603</u>	<u>5,761</u>
q. Property Taxes		_____	_____
r. Other Taxes		<u>1,051</u>	<u>1,053</u>
s. Income Taxes		_____	_____
Operating Income (Loss)		\$ <u>(5,993)</u>	\$ <u>(6,085)</u>

2. Sewer N/A

19__

19__

Revenues (By Class):

a. _____	\$ _____	\$ _____
b. _____	_____	_____
c. _____	_____	_____
Total Operating Revenues:	\$ _____	\$ _____

Less Expenses:

a. Salaries & Wages - Employees	\$ _____	\$ _____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Sewage Treatment	_____	_____
e. Sludge Removal Expense	_____	_____
f. Purchased Power	_____	_____
g. Fuel for Power Production	_____	_____
h. Chemicals	_____	_____
i. Materials & Supplies	_____	_____
j. Contractual Services	_____	_____
k. Rents	_____	_____
l. Transportation Expenses	_____	_____
m. Insurance Expense	_____	_____
n. Regulatory Commission Expense	_____	_____
o. Bad Debt Expense	_____	_____
p. Miscellaneous Expense	_____	_____
q. Depreciation Expense	_____	_____
r. Property Taxes	_____	_____
s. Other Taxes	_____	_____
t. Income Taxes	_____	_____
Operating Income (Loss)	\$ _____	\$ _____

H. Outstanding Debt:

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	None	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

_____	Form 1120 - Corporation
_____	Form 1120S - Subchapter S Corporation
<u>X</u>	Form 1065 - Partnership
_____	Form 1040 - Schedule C - Individual (Proprietorship)

III. Engineering Data:

A. Outside Engineering Consultant:

- 1. Name Clark Evano
- 2. Firm Clark Environmental
- 3. Address P. O. Box 1267, Fort Myers, FL 33902
- 4. Telephone (941) 332-2298

B. Individual to contact on engineering matters:

- 1. Name Dennis Waltchack
- 2. Telephone (941) 992-3800

C. Is the utility under citation by the Department of Environmental Regulation (DER) or county health department? If yes, explain. No

D. List any known service deficiencies and steps taken to remedy problems. None

E. Name of plant operator(s) and DER operator certificate number(s) held. Clark Evano C-4902

F. Is the utility serving customers outside of its certificated area?
No If yes, explain. _____

G. Wastewater: N/A

- 1. Gallons per day capacity of treatment facilities existing _____
_____ under construction _____ proposed _____
- 2. Type and make of present treatment facilities _____
- 3. Approximate average daily flow of treatment plant effluent _____
- 4. Approximate length of sewer mains:
Size (diameter) _____
Linear feet _____
- 5. Number of manholes _____
- 6. Number of liftstations _____
- 7. How do you measure treatment plant effluent? _____
- 8. Is the treatment plant effluent chlorinated? _____ If yes, what is the normal dosage rate? _____

9. Tap in fees - Sewer \$ _____
10. Service availability fees - Sewer \$ _____
11. Note DER Treatment Plant Certificate Number and date of expiration: Number _____ Expiration Date _____
12. Total gallons treated during most recent twelve months _____
13. Sewage treatment purchased during most recent twelve months _____

H. Water

1. Gallons per day capacity of treatment facilities existing _____
172,800 under construction _____ proposed _____

2. Type of treatment Aeration and Chlorination

3. Approximate average daily flow of treated water 34,000

4. Source of water supply Wells

5. Types of chemicals used and their normal dosage rates _____
Chlorine Gas - An average of 7 lbs. per day

6. Number of wells in service 4 Total capacity in gallons per minute (gpm) Wells are alternated daily - Rate of 30 to 50 GPM

Diameter/Depth	2" / 27'	2" / 30'	4" / 95'	4" / 95'
Motor horsepower	$\frac{1}{2}$ HP	$\frac{1}{2}$ HP	1HP	1HP
Pump capacity (gpm)	30	30	50	50

7. Reservoirs and/or hydropneumatic tanks:

Description	Concrete	Concrete	Steel
Capacity	<u>15,000 Gals</u>	<u>8,000 Gals</u>	<u>5,000 Gals</u>

8. High service pumping:

Motor horsepower	<u>5 HP</u>	<u>5HP</u>	_____	_____
Pump capacity (gpm)	<u>100 GPM</u>	<u>100 GPM</u>	_____	_____

9. How do you measure treatment plant production? Master Meter

10. Approximate feet of water mains:

Size (diameter)	<u>6"</u>	<u>4"</u>	<u>2"</u>	_____	_____
Linear feet	<u>4,813</u>	<u>1,784</u>	<u>1965</u>	_____	_____

11. Note any fire flow requirements and imposing government agency
None

12. Number of fire hydrants in service 7

13. Do you have a meter change out program? no

14. Meter installation or tap in fees - Water \$ None

15. Service availability fees - Water \$ None

16. Has the existing treatment facility been approved by DER?
Yes

17. Total gallons pumped during most recent twelve months 12.5 Million

18. Total gallons sold during most recent twelve months 9.3 Million

19. Gallons unaccounted for during most recent twelve months 200Thous

20. Gallons purchased during most recent twelve months None

IV. Rate Data

A. Individual to contact on tariff matters:

1. Name Erica E. Trojan

2. Telephone Number (941) 936-8888

B. Schedule of present rates (Attach additional sheet if more space is needed):

1. Water:

a. Residential Water	<u>\$4.00 up to 3000 gals/\$.85 per 1000, over 3000gals</u>
b. General Service	<u>_____</u>
c. Special Contract	<u>_____</u>
d. Other	<u>_____</u>

2. Sewer: N/A

a. Residential Sewer	<u>_____</u>
b. General Service	<u>_____</u>
c. Special Contract	<u>_____</u>
d. Other	<u>_____</u>

C. Number of Customers (Most recent two years):

	19 ⁹⁴	19 ⁹⁵
1. Water Metered		
a. Residential	303	303
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - specify	_____	_____
2. Water Unmetered	19 ⁹⁴	19 ⁹⁵
a. Residential	0	0
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - specify	_____	_____
3. Sewer N/A	19__	10__
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - specify	_____	_____

✓ Affirmation

I, Thomas R. Cronin, Sr. the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge and belief.

Signed _____

Title Managing Partner

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.



Avalon Engineering, Inc.

1620 Cape Coral Parkway East
Cape Coral, Florida 33904
(941) 549-8559 Fax: 549-3295
#AA C001936 #EB 0003128

PARTNERS: T. GILES • J. SCHRAGER • L. HILDRETH • C. REPPERGER

October 28, 1996

Ms. Erica Trojan
FLORDECO, INC.
P.O. Box 6966
Fort Myers, Florida 33911

PROJECT: SPRING CREEK VILLAGE WATER SYSTEM RATE INCREASE REQUEST

Dear Erica,

Your memo dated 10-15-96 requested I address specific comments from the review of the Rate Increase Package by the law firm of ROSE, SUNDSTROM & BENTLEY, related to capacity issues effecting Spring Creek Village.

System Capacity:

The system is not 172,800 GPD but in my records and the County's records only 86,000 GPD (a copy of the system design parameters per Lee County Concurrency Management is enclosed).

Average and Peak Flow:

The average daily flow is approximately 34,000 GPD. This mobile home park has low summer demands when many residents are up north. A typical summer month demand is only 20,000 GPD, however, winter months are almost 3 times as high. A copy of the February 1996 Monthly Operating Report is enclosed which shows an average day flow of 55,683 GPD (65% capacity). The peak day flow however, was listed at 103,700 gallons or 120% of capacity.

Fire Flow:

Although there are hydrants within the park installed in later phases, there have been no hydrant tests performed (according to Dennis Waltchack) The reason is storage capacity. One would expect flow from a hydrant of 500-1,000 GPM. This would mean the system could run dry in 15-20 minutes. Storage capacity would have to be increased significantly to provide any level of true fire protection.

System Loss:

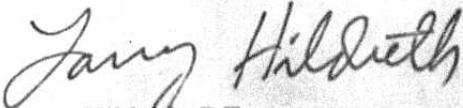
An average of 34,000 GPD x 365 days yields an annual billed volume of 12,410,000 gallons. For a small utility such as Spring Creek Village one could expect losses of approximately 10% (3,400 GPD or 1.2 million gallons/year). Losses of this magnitude can usually be traced to line flushings and breaks or meter inaccuracies. Most utility companies have an ongoing program to change out, calibrate, and reinstall meters on a regular basis. Meter's historically lose accuracy over time.

Ms. Erica Trojan
Spring Creek Village Water System Rate Increase
Request
October 28, 1996
Page 2

Should you have any questions or need additional information, please feel free to call. I have enclosed a system schematic and rate flow data for your use.

Sincerely,

AVALON ENGINEERING, INC.



Larry Hildreth, P.E.
Project Manager

Enclosures

**Monthly Operation Report for Public Water Systems that Use Ground Water
and for Consecutive Public Water Systems that Treat Their Water**

Alternative Disinfection By-Products Form 62-555.350(3)

System PWS Identification Number: 576 0265
Treatment Plant Name: Spring Creek Village

II. SUMMARY OF DAILY WATER TREATMENT DATA FOR THE MONTH/YEAR OF February 1996

Type of Residual Disinfectant Maintained in Distribution System Served by Plant: free chlorine; combined chlorine (chloramine); chlorine dioxide

Day of the Month	Hours Plant in Operation	Quantity of Finished Water Produced by Plant (gallons)	Residual Disinfectant in Distribution System				
			Lowest Residual Disinfectant Concentration at Entry to Distribution System (mg/L)	Lowest Residual Disinfectant Concentration at Remote Point (mg/L)	Number of Instances Where Residual Disinfectant Measurements Taken at Total Chlorine Sampling Points	Lowest Residual Disinfectant Concentration at Total Chlorine Sampling Points (mg/L)	
1	↑	53900	1.5	1.0			
2	↑	47600	1.5	1.0			
3	↑	107700	1.6	1.2			
4	↑	46300	2.4	2.0			
5	↑	55200	2.5	2.1			
6	↑	58100	2.4	2.0			
7	↑	64100	2.6	2.1			
8	↑	57700	2.4	1.9			
9	↑	59900	2.3	1.8			
10	↑	47600	2.4	1.9			
11	↑	55000	2.8	1.9			
12	↑	38100	0.5	0.2			
13	↑	50400	2.6	2.1			
14	↑	45200	2.5	2.0			
15	↑	37400	2.5	2.0			
16	↑	57400	1.0	0.5			
17	↑	41900	1.5	1.0			
18	↑	50400	1.5	1.0			
19	↑	57100	1.2	0.7			
20	↑	56200	1.1	0.6			
21	↑	47100	1.6	1.1			
22	↑	57700	0.8	0.3			
23	↑	55200	1.2	0.7			
24	↑	97300	1.0	0.5			
25	↑	58600	1.0	0.5			
26	↑	58000	1.0	0.5			
27	↑	50100	1.8	1.3			
28	↑	32500	1.9	1.5	?	0.1	
29	↑	59100	0.7	0.5			
30	↑						
31	↑						
Total	XXXXXX	1,614,800	XXXXXXXXXXXX	XXXXXXXXXX	?	XXXXXXXXXXXX	XXXXXXXXXX
Avg.	XXXXXX	55,688	XXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXX
Max.	XXXXXX	107700	XXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXX

If at any time the residual disinfectant concentration at the entry to the distribution system drops below the equivalent of 0.2 mg/L of free available chlorine, immediately increase the chlorine dose until the residual disinfectant concentration is at least equivalent to 0.2 mg/L of free available chlorine and notify the Department or the appropriate ACPHU by wire or telephone within 24 hours pursuant to Rule 62-555.350(3), F.A.C.

If at any time the residual disinfectant concentration in the distribution system drops below the equivalent of 0.2 mg/L of free available chlorine, immediately increase the chlorine dose and/or flush appropriate portions of the distribution system until the residual disinfectant concentration is at least equivalent to 0.2 mg/L of free available chlorine and notify the Department or the appropriate ACPHU by wire or telephone within 24 hours pursuant to Rule 62-555.350(3), F.A.C.



BOARD OF COUNTY COMMISSIONERS

PO Box 398
Fort Myers, Florida 33902-0398
(813) 331-2166

336-2520

Water District Number

John E. Manalig
District One

Douglas R. St. Cyr
District Two

Ray Judah
District Three

Rick Lopez-Widie
District Four

Wm. S. Sluder
District Five

Barbara Segal-George
County Administrator

Wes G. Yeager
County Attorney

Scott Barker
County Housing
Commissioner

June 3, 1991

Q- -91

Spring Creek Village, Ltd.
3591 Fowler St.
Fort Myers, FL 33901

RE: Spring Creek Village WTP

Dear Sir:

The Lee County Division of Concurrency Management is in the process of updating its data on Water Treatment Plants and would appreciate your providing us with the following information:

DESIGN CAPACITY IN GPD: 86,000

AVE. DAILY FLOW (peak month) IN GPD: 50,000

VALUE USED FOR 1 ERU IN GPD: 175

TOTAL ERU'S PER DESIGN CAPACITY: 491

ERU'S COMMITTED TO BY UTILITY: 304

ERU'S CONNECTED TO DATE: 303

STORAGE CAPACITY IN GALLONS: 18,000 gallons

MISCELLANEOUS COMMENTS: This is an existing Mobile Home

Park and the use of water and wastewater is much lower

per unit than most other types of projects. Note operating

permits are not applicable water plants (PWS ID#5360265).

In addition provide a copy of your current operating permit from the Florida Department of Environmental Regulation (FDER). If you do not have a current permit provide a copy of your engineers transmittal letter and permit application.

If your water system has been connected to another system provide the name of the system and a letter from the manager of that system confirming the change.

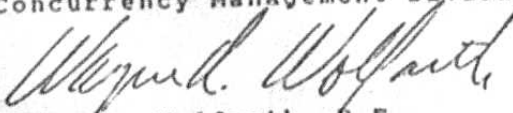
Page 2
Water Treatment Plant
June 3, 1991

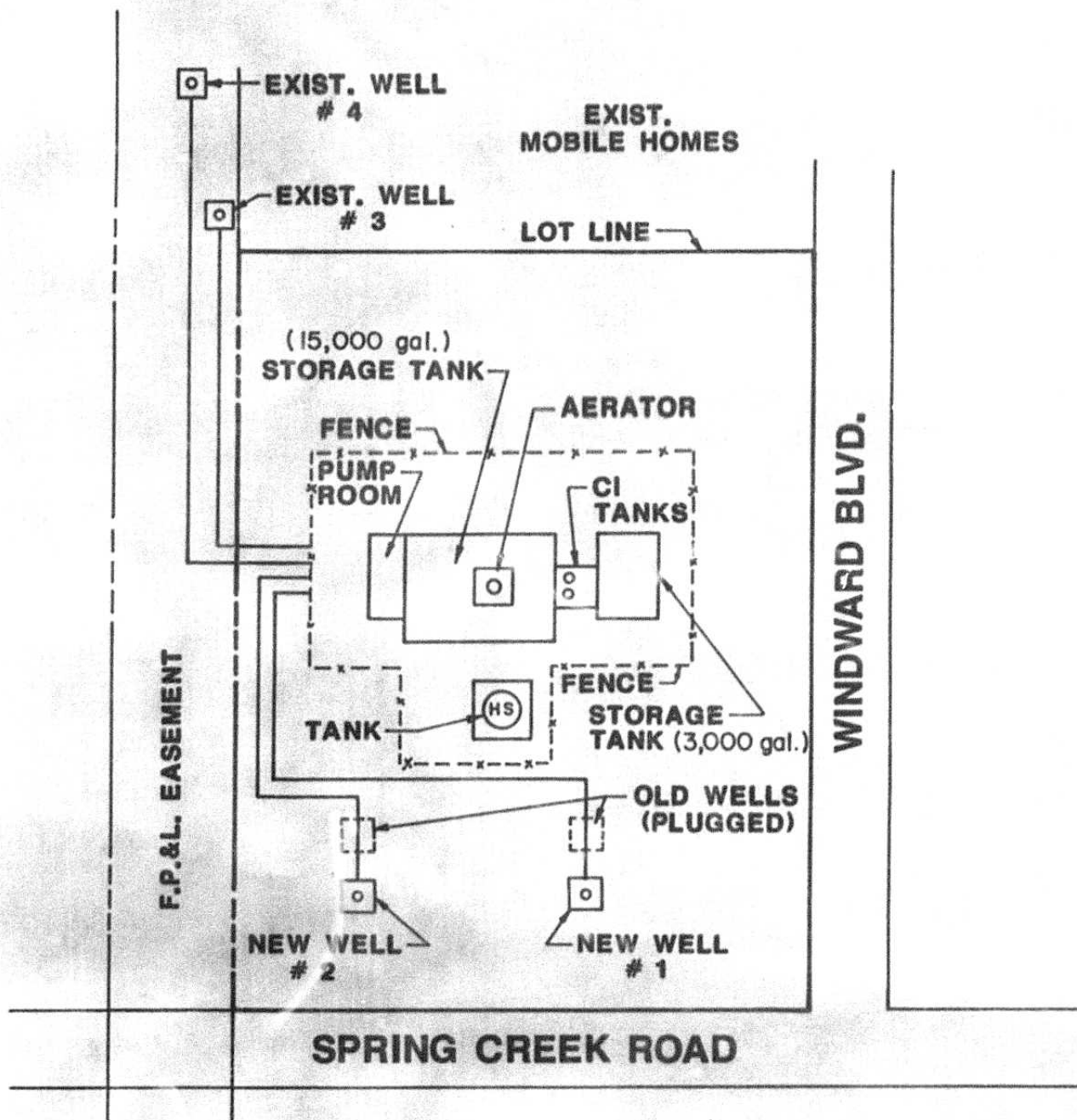
Please verify the mailing information shown at the top of this letter. Make appropriate changes if needed and return this letter with all additional documents to our office at 1801 Broadway, Fort Myers or mail them to Concurrency Management Division, P.O. Box 398, Fort Myers, FL 33902-0398, ATTN: Wayne Wolfarth.

Thank you for your assistance. Should you have any questions please feel free to contact me at (813) 335-2520.

Very truly yours,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Concurrency Management Division


Wayne R. Wolfarth, P.E.
Professional Engineer II



**SPRING CREEK VILLAGE
EXIST. WATER SYSTEM**

PRO ELECTRIC CO.
1400 POMPEI LANE # 48
NAPLES, FLORIDA 33940

D. KEITH HOGUE, OWNER

PROPOSAL

June 26, 1996

Spring Creek Village
4501 Spring Creek Road
Box 1
Bonita Springs, Florida 33923

This proposal is for limited rewiring, re-piping and reinstallation of control devices for water treatment plant at Spring Creek Village as per conversations with Mr. Dennis Waltchack. Anything not listed mentioned or itemized and is added to contract will be considered an extra and charged to Owner as such. This proposal after signing will become a binding contract.

Switch gear

All disconnects, main disconnects, breaker panels, breakers, motor starters, meter base, and service, will remain intact and be reused with new installation

Conduits

Existing galvanized conduits for control wiring will be replaced by P.V.C. conduit and changed in accordance with N.E.C., size and number of conductors allowed.

Wiring

All wiring for control circuits will be replaced with new copper conductors, color coded and labeled as to what it controls. All existing wiring for well points, shed lighting, convenience outlets and anything not related to control wiring will remain intact and unmolested, unless it would be a safety hazard or code violation. At witch time an A.T.C. (addition to contract) would be forth coming

Controls and related materials

- A. 30' X 30" X 12" p.v.c. relay cabinet
- B. cubed relays for existing motor starter control
- C. master relay with hand...off...automatic control for quick maintenànce identification
- D. new pressure switch to replace existing mercury switch on tank (installed by others)
- E. 200 watt explosion proof fixture with red globe
- F. 6" 120 volt bell
- G. timing relay for turning on alarm bell for a certain time and off for a certain time
- H. Check valve on air line to prevent water back flow (install by others)

page 2

Scope of work

TOP SENSOR in hydra pneumatic tank will turn off high service pumps and let pressure switch (changed from old mercury switch) over ride and turn on compressor at designated poundage. check valve in air line will close when compressor is not running to prohibit water from entering compressor motor.

CENTER SENSOR will turn on well pumps and over ride pressure switch and turn off compressor if it is running

BOTTOM SENSOR will turn on well pumps if middle sensor fails, and in doing so will turn on a red lamp mounted in a conspicuous place to alert maintenance personal that center sensor failed.

PANIC SWITCH in holding tank forth level when activated will shut off main control relay and turn on a alarm bell ringing from 30 seconds to 120 minutes and off from 30 seconds to 120 minutes depending on cycle and then re-pete until maintenance personal arrives

All of the above for the total price of:

EIGHTEEN THOUSAND THREE HUNDRED (\$ 18, 300.00) with draws to be made as follows;

30% on commencement of work

50% when control equipment is on job site

20% on completion of job

D. Keith Hogue

ACCEPTED BY :

*Thomas & Conner
General Partner*

DATE:

8/13/96

Date 12/02/96
10-96-0235

Spring Creek Village, Ltd.
Balance Sheet
As of 10/31/96

Page 1
Rept 6005

ASSETS

CURRENT ASSETS

000000 Petty Cash	\$	100.00	
000000 First National Bank SW FL-Oper		60,339.93	
000000 First National Bank SW FL-M/M		72,053.86	
		<u> </u>	
TOTAL CASH	\$		132,493.79

RECEIVABLES

000000 A/R Sewer Billings	\$	1,320.62	
		<u> </u>	
TOTAL RECEIVABLES	\$		1,320.62

OTHER CURRENT ASSETS

000000 Prepaid Insurance	\$	3,613.01	
		<u> </u>	
TOTAL OTHER CURRENT ASSETS	\$		3,613.01

TOTAL CURRENT ASSETS

\$ 137,427.42

LAND/BUILDING/EQUIPMENT

000000 Land-Utilities & Recreation	\$	47,379.11	
000000 Water Plant		83,373.79	
000000 Sewer Plant		101,613.64	
000000 Recreation Complex		195,461.15	
000000 Equipment		63,645.17	
000000 Signs		8,973.49	
000000 Building (Shed)		2,946.32	
000000 Truck		15,336.77	
000000 A/D Mobil Home Subdivision		(298,183.85)	
000000 A/D Water Plant		(68,514.02)	
		<u> </u>	
TOTAL LAND/BUILDING/EQUIPMENT	\$		152,031.57

OTHER ASSETS

000000 Utilities Deposits	\$	140.00	
000000 Deposits - Other		2,116.25	
		<u> </u>	
TOTAL OTHER ASSETS	\$		2,256.25

TOTAL ASSETS

\$ 291,715.24

Book Value Per Unit-45 Units \$6,262

Date 12/02/96
10-96-0235

Spring Creek Village, Ltd.
Balance Sheet
As of 10/31/96

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LIABILITIES & PARTNERS' CAPITAL

LIABILITIES

CURRENT LIABILITIES

000000	Accounts Payable	\$	8,389.16	
000000	Income Tax Withheld & Payable		459.00	
000000	FICA Payable		908.82	
000000	401-K Payable Flordeco		180.00	

	TOTAL LIABILITIES	\$		9,936.98

PARTNERS' CAPITAL

000000	Partner Capital Account	\$	279,851.32	
000000	Basis/Excess of Purchase Price		8,646.00	
000000	Distributions to Partners		(67,500.00)	
MOBIL	YTD Net Income		68,418.78	
WATER	YTD Net Income		(7,637.84)	

	TOTAL PARTNERS' CAPITAL	\$		281,778.26

	TOTAL LIABILITY/PARTNERS' CAPITAL	\$		291,715.24
			=====	

Book Value Per Unit-45 Units \$6,262

Date 12/02/96
10-96-0235

Spring Creek Village, Ltd.
Income Statement

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For the Period

Through 10/31/96

Sub	Current Period	%	Year- To-Date	%	
INCOME					
WATER	Income - Water	1429.08	6.93	13849.35	7.30
MOBIL	Income - Recreation Fees	19191.67	93.07	175999.24	92.70
TOTAL INCOME		20620.75	100.00	189738.59	100.00
EXPENSES					
MOBIL	Accounting Fees	750.00	3.64	7500.00	3.95
MOBIL	Auto & Truck Expense	80.00	0.39	1743.42	0.92
MOBIL	Bank Charges	24.65	0.12	227.98	0.12
MOBIL	Depreciation Expense	1131.09	5.49	14088.84	7.43
WATER	Depreciation Expense	502.00	2.43	2008.02	1.06
MOBIL	Equipment Rental	0.00	0.00	198.57	0.10
MOBIL	Insurance-Health Insurance	214.88	1.04	1802.60	0.95
WATER	Insurance-Health Insurance	0.00	0.00	131.32	0.07
MOBIL	Insurance-General	991.82	4.81	9041.73	4.77
WATER	Insurance-General	22.92	0.11	431.89	0.23
WATER	Contractual Svcs(Lab Analysis)	796.00	3.86	3346.00	1.76
MOBIL	Miscellaneous Expense	0.00	0.00	306.00	0.16
MOBIL	Office Expense	26.50	0.13	85.17	0.04
WATER	Office Expense	0.00	0.00	402.55	0.21
MOBIL	Office Supplies	50.59	0.25	297.85	0.16
MOBIL	Political Contribution	0.00	0.00	300.00	0.16
MOBIL	Professional Services	0.00	0.00	700.00	0.37
MOBIL	Repairs & Maintenance	480.56	2.33	9637.42	5.08
WATER	Repairs & Maintenance	0.00	0.00	2214.38	1.17
MOBIL	Salaries and Wages - Employees	4197.00	20.35	35391.16	18.65
WATER	Salaries and Wages - Employees	1743.00	8.45	6266.16	3.30
MOBIL	Material and Supplies	0.00	0.00	2533.62	1.34
WATER	Supplies - Meters	0.00	0.00	522.79	0.28
MOBIL	Payroll Taxes	343.67	1.67	3273.38	1.73
WATER	Payroll Taxes	140.23	0.68	556.79	0.29
MOBIL	Taxes & Licenses	0.00	0.00	426.25	0.22
WATER	Taxes & Licenses	0.00	0.00	745.79	0.39
MOBIL	Telephone	75.89	0.37	1226.37	0.65
MOBIL	Utilities	1098.34	5.33	12801.05	6.75
WATER	Utilities	352.71	1.71	3244.45	1.71
MOBIL	Pool Supplies	815.10	3.95	7995.66	4.21
WATER	Water Plant Chemicals	0.00	0.00	1617.05	0.85
TOTAL EXPENSE		13836.95	67.10	131064.26	69.08
OTHER INCOME					
MOBIL	Interest Income	212.97	1.03	2106.61	1.11

Date 12/02/96
10-96-0235

Spring Creek Village, Ltd.
Income Statement
For the Period Through 10/31/96

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Rept 6001

Sub	Current Period	¢	Year- To-Date	¢
NET INCOME BEFORE TAX	6996.77	33.93	60780.94	32.03

MOBILE HOME DIVISION

Sub		Current Period	%	Year- To-Date	%
	INCOME				
MOBIL	Income - Recreation Fees	19191.67	100.00	175889.24	100.00
	EXPENSES				
MOBIL	Accounting Fees	750.00	3.91	7500.00	4.26
MOBIL	Auto & Truck Expense	80.00	0.42	1743.42	0.99
MOBIL	Bank Charges	24.65	0.13	227.98	0.13
MOBIL	Depreciation Expense	1131.09	5.89	14088.84	8.01
MOBIL	Equipment Rental	0.00	0.00	198.57	0.11
MOBIL	Insurance-Health Insurance	214.88	1.12	1802.60	1.02
MOBIL	Insurance-General	991.82	5.17	9041.73	5.14
MOBIL	Miscellaneous Expense	0.00	0.00	306.00	0.17
MOBIL	Office Expense	26.50	0.14	85.17	0.05
MOBIL	Office Supplies	50.59	0.26	297.85	0.17
MOBIL	Political Contribution	0.00	0.00	300.00	0.17
MOBIL	Professional Services	0.00	0.00	700.00	0.40
MOBIL	Repairs & Maintenance	480.56	2.50	9637.42	5.48
MOBIL	Salaries and Wages - Employees	4197.00	21.87	35391.16	20.12
MOBIL	Material and Supplies	0.00	0.00	2533.62	1.44
MOBIL	Payroll Taxes	343.67	1.79	3273.38	1.86
MOBIL	Taxes & Licenses	0.00	0.00	426.25	0.24
MOBIL	Telephone	75.89	0.40	1226.37	0.70
MOBIL	Utilities	1098.34	5.72	12801.05	7.28
MOBIL	Pool Supplies	815.10	4.25	7995.66	4.55
	TOTAL EXPENSE	10280.09	53.57	109577.07	62.30
	OTHER INCOME				
MOBIL	Interest Income	212.97	1.11	2106.61	1.20
	NET INCOME BEFORE TAX	9124.55	47.54	68418.78	38.90

Spring Creek Village, Ltd.
Income Statement
For the Period Through 10/31/96

WATER UTILITY

Sub		Current Period	%	Year- To-Date	%
	INCOME				
WATER	Income - Water	1429.08	100.00	13849.35	100.00
	EXPENSES				
WATER	Depreciation Expense	502.00	35.13	2008.02	14.50
WATER	Insurance-Health Insurance	0.00	0.00	131.32	0.95
WATER	Insurance-General	22.92	1.60	431.89	3.12
WATER	Contractual Svcs(Lab Analysis)	796.00	55.70	3346.00	24.16
WATER	Office Expense	0.00	0.00	402.55	2.91
WATER	Repairs & Maintenance	0.00	0.00	2214.38	15.99
WATER	Salaries and Wages - Employees	1743.00	121.97	6266.16	45.25
WATER	Supplies - Meters	0.00	0.00	522.79	3.77
WATER	Payroll Taxes	140.23	9.81	556.79	4.02
WATER	Taxes & Licenses	0.00	0.00	745.79	5.39
WATER	Utilities	352.71	24.68	3244.45	23.43
WATER	Water Plant Chemicals	0.00	0.00	1617.05	11.68
	TOTAL EXPENSE	3556.86	248.89	21487.19	155.15
	NET INCOME BEFORE TAX	-2127.78	-148.89	-7637.84	-55.15