

FLORIDA PUBLIC SERVICE COMMISSION

INSTRUCTIONS FOR COMPLETING  
APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER OF  
CERTIFICATE OR FACILITIES

(Section 367.071, Florida Statutes)

DEPOSIT

DATE

General Information

D217

DEC 09 1999

The attached form has been prepared by the Florida Public Service Commission to aid utilities under its jurisdiction to file information required by Chapter 367, Florida Statutes, and Chapter 25-30, Florida Administrative Code. Any questions regarding this form should be directed to the Division of Water and Wastewater, Bureau of Industry Structure and Policy Development (850) 413-6900.

Instructions

1. Fill out the attached application form completely and accurately.
2. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A.". Do not leave any items blank.
3. Notarize the completed application form.
4. Remit the proper filing fee pursuant to Rule 25-30.020, Florida Administrative Code, with the application.
5. Return the utility's original certificate(s) with the application.
6. The original and five copies of the completed application and attached exhibits; the original and two copies of proposed tariff sheets; the proper filing fee; and the original certificate(s) should be mailed to:

*copies coming via priority mail*

Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

DOCUMENT NUMBER-DATE

15126 DEC-99

FPSC-RECORDS/REPORTING

FLORIDA PUBLIC SERVICE COMMISSION

99 DEC 8 11 10 12

MAIL ROOM

991889-WLS

APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER  
OF CERTIFICATE OR FACILITIES

(Pursuant to Section 367.071, Florida Statutes)

TO: Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for the sale,  
assignment or transfer of (all or part) of Water Certificate No.  
525W and/or Wastewater Certificate No. 454S or facilities in  
Highlands County, Florida, and submits  
the following information:

**PART I APPLICANT INFORMATION**

- A) The full name (as it appears on the certificate), address  
and telephone number of the applicant:

CWS Communities LP DBA Crystal Lake Club  
Name of utility  
(941 ) 385-7727 ( 941 ) 385-5646  
Phone No. Fax No.  
533 E. Crystal Lake Dr.  
Office street address  
Avon Park, FL 33825  
City State Zip Code  
Same  
Mailing address if different from street address  
N/A  
Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

Gena F Larison ( ) 941 385 7727  
Name Phone No.  
533 E. Crystal Lake Dr.  
Street address  
Avon Park FL 33825  
City State Zip Code

C) The full name (as it will appear on the certificate), address and telephone number of the buyer:

CWS Communities LP DBA Crystal Lake Club  
Name of utility  
( 941 ) 385-7727 ( 941 ) 385-5646  
Phone No. Fax No.  
533 E. Crystal Lake Dr.  
Office street address  
Avon Park, FL 33825  
City State Zip Code  
Same  
Mailing address if different from street address  
N/A  
Internet address if applicable

D) Indicate the organizational character of the buyer: (circle one)

Corporation Partnership Sole Proprietorship  
Other: \_\_\_\_\_  
(specify)

- E) The date and state of incorporation or organization of the buyer:

Incorporated November 26, 1997

Delaware is state of corporation

- F) If the buyer is a corporation, list the names, titles, and addresses of corporate officers and directors. (Use additional sheet if necessary).

N/A

- G) If the buyer is not a corporation, list the names, titles, and addresses of all persons owning an interest in the organization. (Use additional sheet if necessary.)

See Exhibit G

**PART II FINANCIAL AND TECHNICAL INFORMATION**

- A) Exhibits H & C - A statement indicating how the transfer is in the public interest, including a summary of the buyer's experience in water and/or wastewater utility operations, a showing of the buyer's financial ability to provide service and a statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.

- B) List the names and locations of other water and/or wastewater utilities owned by the buyer and PSC certificate numbers, if any.

Alafaya Palm Valley Associates

3700 Palm Valley Circle

Oviedo, FL 32765

Certificate #s 223S 277W

- C) Exhibit B - A copy of the contract for sale and all auxiliary or supplemental agreements, which shall include, if applicable:

- (1) Purchase price and terms of payment.
- (2) A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities.
- (3) A description of all consideration between the parties, for example, promised salaries, retainer fees, stock, stock options, assumption of obligations.

The contract for sale shall also provide for the disposition, where applicable, of the following:

- (a) Customer deposits and interest thereon;
- (b) Any guaranteed revenue contracts;
- (c) Developer agreements;
- (d) Customer advances;
- (e) Debt of the utility; and
- (f) Leases.

- D) Exhibit (N/A) - A statement regarding the disposition of any outstanding regulatory assessment fees, fines or refunds owed.
- E) Exhibit (N/A) - A statement describing the financing the purchase.
- F) Exhibit (N/A) - A list of all entities upon which the applicant is relying to provide funding to the buyer, and an

explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility.

- G) Exhibits A & H - The proposed net book value of the system as of the date of the proposed transfer. If rate base (or net book value) has been established previously by this Commission, state the Order No. and date issued. \_\_\_\_\_ Identify all adjustments made to update this rate base (or net book value) to the date of the proposed transfer.
- H) Exhibit (N/A) - A statement setting forth the reasons for the inclusion of an acquisition adjustment, if one is requested. (An acquisition adjustment results when the purchase price of the utility differs from the original cost calculation.)

- I) The full name, address and telephone number of the person who has possession of the books and records of the seller:

<u>Thomas Poe</u>	<u>( 915 )</u>	<u>877-1772</u>
Name	Phone No.	
<u>7777 Market Center Ave</u>		
Street address		
<u>El Paso</u>	<u>TX</u>	<u>79912</u>
City	State	Zip Code

- J) Exhibit (N/A) - If the books and records of the seller are not available for inspection by the Commission or are not adequate for purposes of establishing the net book value of the system, a statement by the buyer that a good faith, extensive effort has been made to obtain such books and records for inspection by the Commission and detailing the steps taken to obtain the books and records.
- K) Exhibit (N/A) - A statement from the buyer that is has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was

first established, or rate base was last established by the Commission or, if the tax returns have not been obtained, a statement from the buyer detailing the steps taken to obtain the returns.

- L) Exhibit       C       - A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP)

If the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a list of the improvements and repairs needed and the approximate cost to make them, a list of the action taken by the utility with regard to the violation, a copy of the Notice of Violation(s), a copy of the consent order and a list of the improvements and repairs consented to and the approximate cost to make them.

### **PART III NOTICE OF ACTUAL APPLICATION**

- A) Exhibit       E       - An affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

- (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
- (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;

- (4) the regional planning council;
- (5) the Office of Public Counsel;
- (6) the Public Service Commission's Director of Records and Reporting;
- (7) the appropriate regional office of the Department of Environmental Protection; and
- (8) the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

- B) Exhibit     I     <sup>(to come end of Dec. 99)</sup> - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system being transferred. A copy of the Notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- C) Exhibit     J     - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

**PART IV    FILING FEE**

Indicate the filing fee enclosed with the application:

\$750.00 (for water) and \$750.00 (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:



- (1) For applications in which the utility to be transferred has the capacity to serve up to 500 ERC's, the filing fee shall be \$750.
- (2) For applications in which the utility to be transferred has the capacity to serve from 501 to 2,000 ERC's the filing fee shall be \$1,500.
- (3) For applications in which the utility to be transferred has the capacity to serve from 2,001 ERC's to 4,000 ERC's the filing fee shall be \$2,250.
- (4) For applications in which the utility to be transferred has the capacity to serve more than 4,000 ERC's the filing fee shall be \$3,000.

**PART V      OTHER**

- A) Exhibit       B       - Evidence that the utility owns the land where the utility treatment facilities are located. Or, where the utility does not own the land, a copy of the agreement which provides for the long term, continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.
- B) Exhibit       D       - The original and two copies of sample tariff sheets reflecting the new name of the utility, the existing rates and charges and territorial description of the water and/or wastewater systems. **Sample tariff(s) are attached.**
- C) Exhibit       F       - The utility's current certificate(s) or, if not available, an explanation of the steps the applicant took to obtain the certificate(s).



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**TATTERSALL AND TATTERSALL, P.A.**

**CERTIFIED PUBLIC ACCOUNTANTS**

(407) 894-2272 • Fax (407) 897-3639

<http://www.tattersall.com>

FRED TATTERSALL, C.P.A.  
PETER TATTERSALL, C.P.A.

333 NORTH FERNCREEK AVENUE  
ORLANDO, FLORIDA 32803-5499

—  
Exhibit A  
—

**FILING INSTRUCTIONS  
ANNUAL REPORT FOR CLASS "C" WATER AND SEWER UTILITIES**

To: Crystal Lake Club

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The chief executive and financial officer must sign all three (3) copies of the report on page V-1.

Each officer must indicate which items for which he is responsible-see page V-1.

The report should be filled out and the original and two copies returned by March 31, 1999 of the year following the date of the report. The report should be returned to:

Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0873

# CLASS "C"

## WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

Exhibit A

# ANNUAL REPORT

WS636	WS 28
Crystal Lake Club	
* Clayton, Sherwood, Williams	
2500 Maitland Center Parkway, Ste 105	
Maitland, FL 32751-4165	

525-W 454-S

Certificate Number(s)

Submitted To The

## STATE OF FLORIDA



## PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1996

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# FINANCIAL SECTION



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REPORT OF

Crystal Lake Community Limited Partnership

(EXACT NAME OF UTILITY)

3101 Memorial Drive South  
Avon Park, Florida 33825

Mailing Address

Street Address

County

Telephone Number 813-533-3533

Date Utility First Organized 1988

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: Clayton, Williams & Sherwood  
2500 Maitland Center Parkway - Suite 105 Maitland, Florida 32751

Name of subdivisions where services are provided: Crystal Lake Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Paulina Marvan	Senior Accountant	2500 Maitland Center Parkway - Suite 105 Maitland, FL 32751	
Person who prepared this report: Tattersall & Tattersall, P.A.	C.P.A.	333 N. Ferncreek Ave Orlando, FL 32803	
Officers and Managers: Norma & Archie Martin	Manager	533 E. Crystal Lk. Dr Avon Park, FL 33825	\$ 5,460 \$ \$ \$ \$

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
Crystal Lake Community Limited Partnership	35.03%	2500 Maitland Center Parkway - Ste. 105 Maitland, FL 32751	\$ \$ \$ None \$ \$
Diamond Valley Associates, Ltd.	35.78%		\$ \$ None \$
Friendly Village Lancaster Associates	29.19%		\$ None \$

UTILITY NAME: Crystal Lake Community Limited PartnershipYEAR OF REPORT  
DECEMBER 31, 1996

## INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 49,146	\$ 47,087	\$ _____	\$ 96,233
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 49,146	\$ 47,087	\$ _____	\$ 96,233
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 47,689	\$ 46,595	\$ _____	\$ 94,284
Depreciation Expense _____	F-5	12,025	18,714	_____	30,739
CIAC Amortization Expense _____	F-8	(4,969)	(5,831)	_____	(10,800)
Taxes Other Than Income _____	F-7	_____	_____	_____	_____
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense _____		\$ 54,745	\$ 59,478	\$ _____	\$ 114,223
Net Operating Income (Loss)		\$ ( 5,599)	\$ (12,391)	\$ _____	\$ (17,990)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		17,787	24,563	_____	42,350
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (23,386)	\$ (36,954)	\$ _____	\$ (60,340)

UTILITY NAME: Crystal Lake Community Limited Partnership

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 1996</b>
---

**COMPARATIVE BALANCE SHEET**

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 941,603	\$ 941,603
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-3	239,227	208,488
Net Utility Plant -----		\$ 702,376	\$ 733,115
Cash -----		_____	_____
Customer Accounts Receivable (141) -----		_____	_____
Other Assets (Specify): -----		_____	_____
-----		_____	_____
-----		_____	_____
<b>Total Assets</b> -----		<b>\$ 702,376</b>	<b>\$ 733,115</b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	_____	_____
Preferred Stock Issued (204) -----	F-6	_____	_____
Other Paid in Capital (211) -----		_____	_____
Retained Earnings (215) -----	F-8	_____	_____
Proprietary Capital (Proprietary and partnership only) (218) -----	F-8	(166,829)	(106,489)
Total Capital -----		\$ (166,829)	\$ (106,489)
Long Term Debt (224) -----	F-8	\$ 377,077	\$ 381,433
Accounts Payable (231) -----		_____	_____
Notes Payable (232) -----		_____	_____
Customer Deposits (235) -----		_____	_____
Accrued Taxes (236) -----		_____	_____
Other Liabilities (Specify) -----		_____	_____
Due to Affiliate -----		236,937	201,480
-----		_____	_____
-----		_____	_____
Advances for Construction -----		_____	_____
Contributions in Aid of Construction - Net (271-272) -----	F-8	255,191	256,691
<b>Total Liabilities and Capital</b> -----		<b>\$ 702,376</b>	<b>\$ 733,115</b>

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT DECEMBER 31, 1996
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## GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)_____	\$ 391,494	\$ 550,109	\$ _____	\$ 941,603
Construction Work in Progress (105)_____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant_____	\$ 391,494	\$ 550,109	\$ _____	\$ 941,603

## 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_____	\$ 76,346	\$ 132,142	\$ _____	\$ 208,488
Add Credits During Year:				
Accruals charged to depreciation account_____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage_____	_____	_____	_____	_____
Other Credits (specify)_____	_____	_____	_____	_____
Total Credits_____	\$ -0-	\$ -0-	\$ _____	\$ -0-
Deduct Debits During Year:				
Book cost of plant retired_____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal_____	_____	_____	_____	_____
Other debits (specify)_____	_____	_____	_____	_____
Depreciation_____	12,025	18,714	_____	30,739
Total Debits_____	\$ 12,025	\$ 18,714	\$ _____	\$ 30,739
Balance End of Year_____	\$ 88,371	\$ 150,856	\$ _____	\$ 239,227

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT DECEMBER 31, 1996
-------------------------------------

**CAPITAL STOCK ( 201 - 204 )**

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

**RETAINED EARNINGS ( 215 )**

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

**PROPRIETARY CAPITAL ( 218 )**

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (106,489)	\$ _____
Changes during the year (Specify):		
Current Year Loss _____	\$ 60,340	_____
_____	_____	_____
Balance end of year _____	\$ (166,829)	\$ _____

**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>NCNB Mortgage</u>	8.5	12	\$ 377,077
_____	_____	_____	_____
Total _____			\$ 377,077

CRYSTAL LAKE COMMUNITY  
LIMITED PARTNERSHIP  
Debt Allocation  
12/31/95

Note debt is being allocated to the Utility on the basis of Utility Asset value at 6/30/90 to the total purchase price of the mobile home park in total.

	<u>6/30/91</u>	<u>6/30/93</u>
Total Purchase Price	\$9,268,680	\$8,418,680
Debt: NCNB - Mortgage	5,300,000	5,300,000
Century Group, Inc. - Note	<u>850,000</u>	<u>-0-</u>
Total Debt	<u>\$6,150,000</u>	<u>3,118,680</u>
Debt Ratio	<u>66.3%</u>	<u>62.9%</u>
Plant accounts 6/30/91 - Water	\$ 259,349	\$ 259,349
Plant accounts 6/30/91 - Sewer	<u>387,879</u>	<u>387,879</u>
Total	<u>\$ 647,228</u>	<u>\$ 647,228</u>
Debt allocated to utility		
\$ 647,228 x 66.3% =	\$ 429,112	\$ 407,106
1991 Principal payment	( 5,684)	( 5,684)
Less 1992 principal payments	( 10,095)	( 10,095)
Less 1993 principal payments	-0-	( 4,586)
Less 1994 principal payments	<u>          </u>	<u>( 1,833)</u>
Total principal due on Park 12/31/94	<u>\$ 423,428</u>	<u>384,908</u>
Less 1995 principal payments. 8% of \$43,439		<u>( 3,475)</u>
Total Utility debt 12/31/95		<u>\$ 381,433</u>

Note debt adjustment @ 6/30/93 is \$429,112 - 407,106 = 22,006 came as a result of a renegotiation of the Park Purchase price.

UTILITY NAME: Crystal Lake Community Limited Partnership

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 1996</b>
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**TAXES ACCRUED ( 236 )**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year -----	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Add Accruals charged:				
State ad valorem tax -----	\$ 6,678	\$ 9,222	\$	\$ 15,900
Local property tax -----				
Federal income tax -----				
State income tax -----				
Regulatory assessment fee -----	1,747	1,970		3,717
Other (Specify) -----				
-----				
2. Total Taxes Accrued -----	\$ 8,425	\$ 11,192	\$	\$ 19,617
Deduct Taxes Paid:				
State ad valorem tax -----	\$ 6,678	\$ 9,222	\$	\$ 15,900
Local property tax -----				
Federal income tax -----				
State income tax -----				
Regulatory assessment fee -----	1,747	1,970		3,717
Other (Specify) -----				
-----				
3. Total Taxes Paid -----	\$ 8,425	\$ 11,192	\$	\$ 19,617
4. Balance end of year -----	\$ -0-	\$ -0-	\$	\$ -0-
( 1 + 2 - 3 = 4 )				

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Pugh Utilities	\$ 3,786	\$ 7,131	Plant Operating & Testing
Tattersall & Tattersall, PA	\$ 852	\$ 818	Accy & Annual Report
Florida Power	\$ 16,149	\$ 4,977	Electricity
Sebring Ridge	\$ 3,888	\$ -0-	Standby Water Fee
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	



UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year	\$ 156,750	\$ 160,650	\$ 317,400
2) Add credits during year			
	\$ 3,000	\$ 6,300	\$ 9,300
3) Total	159,750	166,950	326,700
4) Deduct charges during the year			
5) Balance end of year			
6) Less Accumulated Amortization	32,871	38,638	71,509
7) Net CIAC	\$ 126,879	\$ 128,312	\$ 255,191

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
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
Tap Fee	8	\$ 375	\$ 3,000	\$ _____
Tap Fee	1	700		\$ 700
Tap Fee	7	800		5,600
Total Credits During Year (Must agree with line # 2 above.)			\$ 3,000	\$ 6,300

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year	\$ 27,902	\$ 32,807	\$ 60,709
Add Credits During Year	4,969	5,831	10,800
Deduct Debits During Year			
Balance End of Year (Must agree with line #6 above.)	\$ 32,871	\$ 38,638	\$ 71,509

CRYSTAL LAKE COMMUNITY  
AMORTIZATION OF CIAC  
12/31/95

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Amortization Beginning Balance 12/31/92	\$15,767	\$18,116	\$33,883
Effect of PSC Audit @ 6/30/93	( 2,042)	( 1,451)	( 3,493)
Amortization FYE 12/31/93	4,616	5,233	9,849
Amortization FYE 12/31/94	4,710	5,340	10,050
Amortization FYE 12/31/94	<u>4,851</u>	<u>5,569</u>	<u>10,420</u>
Accumulated Amortization 12/31/95	<u>\$27,902</u>	<u>\$32,807</u>	<u>\$60,709</u>
CIAC Rate Water 3.14%			
CIAC Rate Sewer 3.56%			

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

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT DECEMBER 31, 1996
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**SCHEDULE "A"**

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
<b>Total</b>	<b>\$ _____</b>	<b>100.00 %</b>		<b>_____ %</b>

(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: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

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# WATER OPERATING SECTION

UTILITY NAME: Crystal Lake Community Limited PartnershipYEAR OF REPORT  
DECEMBER 31, 1996

## 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	3,403			3,403
304	Structures and Improvements	9,417			9,417
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	15,918			15,918
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment				
320	Water Treatment Equipment				
330	Distribution Reservoirs and Standpipes				
331	Transmission and Distribution Lines	147,391			147,391
333	Services	174,443			174,443
334	Meters and Meter Installations	39,674			39,674
335	Hydrants				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	1,248			1,248
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	\$ 391,494	\$	\$	\$ 391,494

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		%	2.86 %	\$ 1,876	\$	\$ 269	\$ 2,145
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	3.70 %	3,496		589	4,085
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	%				
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains		%	2.50 %	24,599		3,685	28,284
333	Services		%	2.88 %	31,522		5,024	36,546
334	Meter & Meter Installations		%	5.88 %	14,307		2,333	16,640
335	Hydrants		%	%				
338	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	10 %	546		125	671
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				\$ 76,346	\$	\$ 12,025	\$ 88,371

\* This amount should tie to Sheet F-5.

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 6,279
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits, Payroll Tax, & W/C Insurance	1,267
610	Purchased Water	3,888
615	Purchased Power	16,149
616	Fuel for Power Production	
618	Chemicals	550
620	Materials and Supplies	4,985
630	Contractual Services:	
	Operator and Management	3,786
	Testing	
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	1,210
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	1,747
670	Bad Debt Expense	
675	Miscellaneous Expenses	7,828
	<b>Total Water Operation And Maintenance Expense</b>	<b>\$ 47,689</b>

\* 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	419	427	427
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):					
Unmetered Customers					
			Total	419	427
** D = Displacement C = Compound T = Turbine					427



UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

SYSTEM NAME: \_\_\_\_\_

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January	None	3,137	728		2,409
February	None	3,225	783		2,442
March	None	3,557	822		2,735
April	None	3,408	996		2,412
May	None	3,424	800		2,624
June	None	2,592	719		1,873
July	None	3,313	726		2,587
August	None	3,023	816		2,207
September	None	2,947	613		2,334
October	None	3,008	765		2,243
November	None	3,471	1,098		2,373
December	None	3,370	853		2,517
Total for Year	None	38,475	9,719		28,756

If water is purchased for resale, indicate the following:

Vendor Sebring Ridge Utilities- Standby water

Point of delivery Capacity only

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	30,454			30,454

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS  
(If Available)**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	_____	_____	_____
Types of Well Construction and Casing _____	Steel Casing	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	1375'	_____	_____	_____
Diameters of Wells _____	8"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	20	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	432,000	_____	_____	_____
Auxiliary Power _____	Electric	_____	_____	_____

\* Submersible, centrifugal, etc.

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	N/A	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

**HIGH SERVICE PUMPING**

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

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Gals. per day of source	<u>432,000</u>		
Type of Source	<u>Deep Well</u>		

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type	<u>Right Angle Drive Turbine</u>		
Make	<u>Amarillo</u>		
Gals. per day capacity	<u>432,000</u>		
High service pumping Gallons per minute			
Reverse Osmosis			
Lime Treatment Unit Rating			
Filtration Pressure Sq. Ft.			
Gravity GPD/Sq.Ft.			
Disinfection Chlorinator			
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 302
- Maximum ERCs \*\* that system can efficiently serve 341
- Present system connection capacity (in ERC's) using existing lines 341
- Future connection capacity (in ERC's) upon service area buildout None
- Estimated annual increase in ERCs \* 20 Approx.
- List fire fighting facilities and capacities (including number of fire hydrants) 90,000 Gal.  
Storage Tank, Fire Hydrants and Back Up Water Capacity From  
Sabring Ridge Utility
- List percent of certificated area where service connections are installed (total for each county)  
02% Highlands County
- 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)  
N/A
- Has an application for a construction permit been filed with the DEP? (if so, explain)  
N/A
- Department of Environmental Protection ID # DC 38-124473  
Water Management District ID # 207811.02

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

# WASTEWATER OPERATING SECTION

UTILITY NAME: Crystal Lake Community Limited PartnershipYEAR OF REPORT  
DECEMBER 31, 1996

## WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises	_____	_____	_____	_____
353	Land and Land Rights	7,914	_____	_____	7,914
354	Structures and Improvements	34,913	_____	_____	34,913
360	Collection Sewers - Force	70,222	_____	_____	70,222
361	Collection Sewers - Gravity	52,387	_____	_____	52,387
362	Special Collecting Structures	96,531	_____	_____	96,531
363	Services to Customers	_____	_____	_____	_____
364	Flow Measuring Devices	_____	_____	_____	_____
365	Flow Measuring Installations	_____	_____	_____	_____
370	Receiving Wells	15,712	_____	_____	15,712
371	Pumping Equipment	_____	_____	_____	_____
380	Treatment and Disposal Equipment	51,494	_____	_____	51,494
381	Plant Sewers	205,989	_____	_____	205,989
382	Outfall Sewer Lines	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment	13,699	_____	_____	13,699
390	Office Furniture and Equipment	1,248	_____	_____	1,248
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	\$ 550,109	\$ _____	\$ _____	\$ 550,109 *

\* This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	2.86 %	\$ 8,691	\$	\$ 998	\$ 9,689
360	Collection Sewers - Force		%	3.33 %	19,373		2,338	21,711
361	Collection Sewers - Gravity		%	2.50 %	7,732		1,310	9,042
362	Special Collecting Structures		%	2.85 %	25,929		2,751	28,680
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%	4.0 %	3,140		628	3,768
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment		%	5.0 %	25,221		2,575	27,796
381	Plant Sewers		%	3.50 %	34,119		7,210	41,329
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%	6.0 %	7,207		822	8,029
390	Office Furniture and Equipment		%	6.60 %	730		82	812
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				\$ 132,142	\$	\$ 18,714	\$ 150,856 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 6,033
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits Payroll Tax & W/C Insurance	1,217
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	5,520
715	Purchased Power	4,977
716	Fuel for Power Production	
718	Chemicals	3,452
720	Materials and Supplies	4,296
730	Contractual Services:	
	Operator and Management	7,131
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	1,672
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	1,970
770	Bad Debt Expense	
775	Miscellaneous Expenses	10,327
	Total Wastewater Operation And Maintenance Expense	\$ 46,595 *

\* 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)	
5/8"	D	1.0	419	427	427
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):					
Unmetered Customers					
Total:			419	427	427

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
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**PUMPING EQUIPMENT**

	1	2				
Lift Station Number						
Make or Type and nameplate data on pump	UNK	UNK				
Year installed	1988	1988				
Rated capacity	200GPM	200GPM				
Size	6"	6"				
Power:						
Electric	X	X				
Mechanical						
Nameplate data of motor	UNK	UNK				

**SERVICE CONNECTIONS**

Size (inches)	3/4					
Type (PVC, VCP, etc.)	PVC					
Average length	30'					
Number of active service connections						
Beginning of year	419					
Added during year	8					
Retired during year						
End of year	427					
Give full particulars concerning inactive connections						

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches)	6"				6"			
Type of main	PVC				PVC			
Length of main (nearest foot)								
Beginning of year	5042				13,264			
Added during year								
Retired during year								
End of year	5042				13,264			

**MANHOLES**

Size (inches)	4'			
Type of Manhole	CONC			
Number of Manholes:	79			
Beginning of year				
Added during year				
Retired during year				
End of Year	79			



UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1996

SYSTEM NAME: \_\_\_\_\_

**TREATMENT PLANT**

Manufacturer _____	DAUCO		
Type _____	Ext. Air		
"Steel" or "Concrete" _____	CONC		
Total Capacity _____	.074 GPM		
Average Daily Flow _____	70,000 GPD		
Effluent Disposal _____	POND		
Total Gallons of Wastewater treated _____	25,800 Est.		

**MASTER LIFT STATION PUMPS**

Manufacturer _____	UNK					
Capacity (GPM's) _____	450					
Motor:						
Manufacturer _____	UNK					
Horsepower _____	UNK					
Power (Electric or Mechanical) _____	ELEC.					

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____			1,635
February _____			1,745
March _____			1,953
April _____			1,677
May _____			1,118
June _____			935
July _____			983
August _____			995
September _____			1,017
October _____			1,538
November _____			1,704
December _____			1,964
Total for year _____			17,264

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_

UTILITY NAME: Crystal Lake Community Limited PartnershipYEAR OF REPORT  
DECEMBER 31, 1996

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 168
2. Maximum ERCs \*\* that system can efficiently serve 341
3. Present system connection capacity (in ERC's) using existing lines 341
4. Future connection capacity (in ERC's) upon service area buildout None
5. Estimated annual increase in ERCs \* Approx. 20
6. State any plans and estimated completion dates for any enlargements of this system. None
7. List percent of certificated area where service connections are installed (total for each county)  
.02% All Highlands 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 # DC-38-124473  
Water Management District ID # 207811.02

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

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

$$** \text{ Total Plant Capacity} / 280 \text{ gallons}$$

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31,

# CERTIFICATION OF ANNUAL REPORT

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

YES  NO

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

YES  NO

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

YES  NO

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

YES  NO

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

### Items Certified

1.  2.  3.  4.

\_\_\_\_\_  
(signature of chief executive officer of the utility)

1.  2.  3.  4.

\_\_\_\_\_  
(signature of chief financial officer of the utility)

Each of the four items must be certified YES or NO. Each item need not be certified by both officer. 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.

Exhibit A

## CLASS "C"

# WATER AND/OR WASTEWATER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

# ANNUAL REPORT

WS636

WS 28

Crystal Lake Club  
% Clayton, Sherwood, Williams  
2500 Maitland Center Parkway, Ste 105  
Maitland, FL 32751-4165

525-W 454-S

Certificate Number(s)

Submitted To The

## STATE OF FLORIDA

TAXPAYERS COPY



## PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1997

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

# FINANCIAL SECTION

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**REPORT OF**

Crystal Lake Community Limited Partnership

(EXACT NAME OF UTILITY)

3101 Memorial Drive South  
Avon Park, Florida 33825

Mailing Address

Street Address

County

Telephone Number 813-533-3533

Date Utility First Organized 1988

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: Clayton, Williams & Sherwood  
2500 Maitland Center Parkway - Suite 105 Maitland, Florida 32751

Name of subdivisions where services are provided: Crystal Lake Mobile Home Park

**CONTACTS:**

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Paulina Marvan</u>	<u>Senior Accountant</u>	<u>2500 Maitland Center Parkway - Suite 105 Maitland, FL 32751</u>	
Person who prepared this report <u>Tattersall &amp; Tattersall, P.A.</u>	<u>C.P.A.</u>	<u>333 N. Ferncreek Ave Orlando, FL 32803</u>	
Officers and Managers: <u>Norma &amp; Archie</u>	<u>Manager</u>	<u>533 E. Crystal Lk. Dr</u>	\$ <u>9,060</u>
<u>Martin</u>		<u>Avon Park, FL 33825</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Crystal Lake Community Limited Partnership</u>	<u>35.03%</u>	<u>2500 Maitland Center Parkway - Ste. 105 Maitland, FL 32751</u>	\$ _____ \$ _____ \$ <u>None</u>
<u>Diamond Valley Associates, Ltd.</u>	<u>35.78%</u>	_____	\$ _____ \$ <u>None</u>
<u>Friendly Village Lancaster Associates</u>	<u>29.19%</u>	_____	\$ _____ \$ <u>None</u>



**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 52,973	\$ 49,094	\$ _____	\$ 102,067
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
<b>Total Gross Revenue</b> _____		<b>\$ 52,973</b>	<b>\$ 49,094</b>	<b>\$ _____</b>	<b>\$ 102,067</b>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 49,508	\$ 40,111	\$ -	\$ 89,619
Depreciation Expense _____	F-5	12,179	18,749	_____	30,928
CIAC Amortization Expense _____	F-8	( 5,068)	( 6,031)	_____	( 11,099)
Taxes Other Than Income _____	F-7	6,781	9,364	_____	16,145
Income Taxes _____	F-7	_____	_____	_____	_____
<b>Total Operating Expense</b> _____		<b>\$ 63,400</b>	<b>\$ 62,193</b>	<b>\$ _____</b>	<b>\$ 125,593</b>
<b>Net Operating Income (Loss)</b> _____		<b>\$ (10,427)</b>	<b>\$ (13,099)</b>	<b>\$ _____</b>	<b>\$ ( 23,526)</b>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		12,670	17,496	_____	30,166
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Net Income (Loss)</b> _____		<b>\$ (23,097)</b>	<b>\$ (30,595)</b>	<b>\$ _____</b>	<b>\$ ( 53,692)</b>

UTILITY NAME: Crystal Lake Community Limited Partnership

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 1997</b>
---

**COMPARATIVE BALANCE SHEET**

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 954,751	\$ 941,603
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-3	<u>270,155</u>	<u>239,227</u>
Net Utility Plant -----		\$ <u>684,596</u>	\$ <u>702,376</u>
Cash -----		-----	-----
Customer Accounts Receivable (141) -----		-----	-----
Other Assets (Specify): -----		-----	-----
-----		-----	-----
-----		-----	-----
<b>Total Assets</b> -----		<b>\$ <u>684,596</u></b>	<b>\$ <u>702,376</u></b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	-----	-----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid in Capital (211) -----		-----	-----
Retained Earnings (215) -----	F-6	-----	-----
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>(220,521)</u>	<u>(166,829)</u>
Total Capital -----		\$ <u>(220,521)</u>	\$ <u>(166,829)</u>
Long Term Debt (224) -----	F-6	\$ 372,416	\$ 377,077
Accounts Payable (231) -----		-----	-----
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		-----	-----
Other Liabilities (Specify) -----		-----	-----
Due to Affiliate -----		<u>280,384</u>	<u>236,937</u>
-----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>252,317</u>	<u>255,191</u>
<b>Total Liabilities and Capital</b> -----		<b>\$ <u>684,596</u></b>	<b>\$ <u>702,376</u></b>

UTILITY NAME Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1997

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	\$ 391,494	\$ 550,109	\$ _____	\$ 941,603
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
<u>Additions</u>	10,725	2,423	_____	13,148
<u>Total Utility Plant</u> _____	\$ 402,219	\$ 552,532	\$ _____	\$ 954,751

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 _____	\$ 88,371	\$ 150,856	\$ _____	\$ 239,227
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<u>Total Credits</u> _____	\$ -0-	\$ -0-	\$ _____	\$ -0-
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) <u>Depreciation</u>	12,179	18,749	_____	30,928
<u>Total Debits</u> _____	\$ 12,179	\$ 18,749	\$ _____	\$ 30,928
Balance End of Year _____	\$ 100,550	\$ 169,605	\$ _____	\$ 270,155

UTILITY NAME: Crysal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1997

CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ N/A	\$ _____
Changes during the year (Specify): _____	N/A	_____
_____	N/A	_____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (166,829)	\$ _____
Changes during the year (Specify): Current Year Loss _____	( 53,692)	_____
_____	_____	_____
Balance end of year _____	\$ (220,521)	\$ _____

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	
NCNB Mortgage _____	8.5	12	\$ 372,416
_____	_____	_____	_____
Total _____			\$ 372,416

**CRYSTAL LAKE COMMUNITY  
LIMITED PARTNERSHIP**  
Debt Allocation  
12/31/97

Note debt is being allocated to the Utility on the basis of Utility Asset value at 6/30/90 to the total purchase price of the mobile home park in total.

	<u>6/30/91</u>	<u>6/30/93</u>
Total Purchase Price	\$9,268,680	\$8,418,680
Debt: NCNB - Mortgage	5,300,000	5,300,000
Century Group, Inc. - Note	<u>850,000</u>	<u>-0-</u>
Total Debt	<u>\$6,150,000</u>	<u>\$3,118,680</u>
Debt Ratio	<u>66.3%</u>	<u>62.9%</u>
Plant accounts 6/30/91 - Water	\$ 259,349	\$ 259,349
Plant accounts 6/30/91 - Sewer	<u>387,879</u>	<u>387,879</u>
Total	<u>\$ 647,228</u>	<u>\$ 647,228</u>
Debt allocated to utility		
\$ 647,228 x 66.3% =	\$ 429,112	\$ 407,106
1991 Principal payment	( 5,684)	( 5,684)
Less 1992 principal payments	( 10,095)	( 10,095)
Less 1993 principal payments	-0-	( 4,586)
Less 1994 principal payments	<u>          </u>	<u>( 1,833)</u>
Total principal due on Park 12/31/94	<u>\$ 423,428</u>	<u>384,908</u>
1995 principal payments		( 3,475)
1996 principal payments		( 4,356)
1997 principal payments		<u>( 4,661)</u>
Total Debt @ 12/31/97		<u>\$ 372,416</u>

Note debt adjustment @ 6/30/93 is \$429,112 - 407,106 = 22,006 came as a result of a renegotiation of the Park Purchase price.

**TAXES ACCRUED ( 236 )**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	\$ _____	\$ _____	\$ _____	\$ _____
<b>Add Accruals charged:</b>				
State ad valorem tax _____	\$ _____	\$ _____	\$ _____	\$ _____
Local property tax _____	6,781	9,364		16,145
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____				
Other (Specify) _____				
_____				
2. Total Taxes Accrued _____	\$ 6,781	\$ 9,364	\$ _____	\$ 16,145
<b>Deduct Taxes Paid:</b>				
State ad valorem tax _____	\$ _____	\$ _____	\$ _____	\$ _____
Local property tax _____	6,781	9,364		16,145
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____				
Other (Specify) _____				
_____				
3. Total Taxes Paid _____	\$ 6,781	\$ 9,364	\$ _____	\$ 16,145
4. Balance end of year _____	\$ None	\$ None	\$ _____	\$ None
( 1 + 2 - 3 = 4 )				

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Pugh Utility Service	\$ 12,673	\$ 12,177	Plant Operations & Repairs
Park Billing Co.	\$ 2,822	\$ 2,712	Admin & Billing Service
Tattersall & Tattersall CP	\$ 1,056	\$ 1,015	Accounting
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>159,750</u>	\$ <u>166,950</u>	\$ <u>326,700</u>
2) Add credits during year _____	\$ <u>3,325</u>	\$ <u>4,900</u>	\$ <u>8,225</u>
3) Total _____			
4) Deduct charges during the year _____			
5) Balance end of year _____	<u>163,075</u>	<u>171,850</u>	<u>334,925</u>
6) Less Accumulated Amortization _____	<u>37,939</u>	<u>44,669</u>	<u>82,608</u>
7) Net CIAC _____	\$ <u>125,136</u>	\$ <u>127,181</u>	\$ <u>252,317</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
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
Tap Fees	<u>7</u>	\$ <u>475</u>	\$ <u>3,325</u>
Tap Fees	<u>7</u>	<u>700</u>	\$ <u>4,900</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ <u>3,325</u> \$ <u>4,900</u>

**ACCUMULATED AMORTIZATION OF CIAC**

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>32,871</u>	\$ <u>38,638</u>	\$ <u>71,509</u>
Add Credits During Year: _____	<u>5,068</u>	<u>6,031</u>	<u>11,099</u>
Deduct Debits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>37,939</u>	\$ <u>44,669</u>	\$ <u>82,608</u>

**CRYSTAL LAKE COMMUNITY  
AMORTIZATION OF CIAC  
12/31/97**

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
Amortization Beginning Balance 12/31/92	\$15,767	\$18,116	\$33,883
Effect of PSC Audit @ 6/30/93	( 2,042)	( 1,451)	( 3,493)
Amortization FYE 12/31/93	4,616	5,233	9,849
Amortization FYE 12/31/94	4,710	5,340	10,050
Amortization FYE 12/31/95	4,851	5,569	10,420
Amortization FYE 12/31/96	4,969	5,831	10,800
Amortization FYE 12/31/97	<u>5,068</u>	<u>6,031</u>	<u>11,099</u>
	<u>\$37,939</u>	<u>\$44,669</u>	<u>\$82,608</u>

CIAC Rate Water 3.14%  
CIAC Rate Sewer 3.56%



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

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31.
--------------------------------

**SCHEDULE "A"**

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
<b>Total</b>	<b>\$ _____</b>	<b>100.00 %</b>		<b>_____ %</b>

(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:	_____



**WATER  
OPERATING  
SECTION**

**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	3,403	_____	_____	3,403
304	Structures and Improvements	9,417	_____	_____	9,417
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	15,918	_____	_____	15,918
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	_____	_____	_____	_____
320	Water Treatment Equipment	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	147,391	_____	_____	147,391
333	Services	174,443	10,725	_____	185,168
334	Meters and Meter Installations	39,674	_____	_____	39,674
335	Hydrants	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	1,248	_____	_____	1,248
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	_____	_____	_____	_____
	<b>Total Water Plant</b>	<b>\$ 391,494</b>	<b>\$ 10,725</b>	<b>\$ _____</b>	<b>\$ 402,219</b>

**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) (l)
304	Structures and Improvements		%	2.86 %	\$ 2,145	\$	\$ 269	\$ 2,414
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%	3.70 %	4,085		589	4,674
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains		%	2.50 %	28,284		3,685	31,969
333	Services		%	2.88 %	36,546		5,178	41,724
334	Meter & Meter Installations		%	5.88 %	16,640		2,333	18,973
335	Hydrants		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%	10 %	671		125	796
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				\$ 88,371	\$	\$ 12,179	\$ 100,550 *

\* This amount should tie to Sheet F-5.

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 8,241
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits Payroll Taxes & W/C Insurance	1,855
610	Purchased Water	6,137
615	Purchased Power	16,454
616	Fuel for Power Production	
618	Chemicals	1,073
620	Materials and Supplies	10,264
630	Contractual Services:	
	Operator and Management	
	Testing	
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	1,218
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,212
670	Bad Debt Expense	
675	Miscellaneous Expenses	2,054
	Total Water Operation And Maintenance Expense	\$ 49,508 *

\* 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	427	437	437
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):					
Unmetered Customers					
			Total		
** D = Displacement C = Compound T = Turbine			427	437	437

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1997

SYSTEM NAME: \_\_\_\_\_

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	None	3,560	110		3,450
February	None	3,357	53		3,304
March	None	4,094	726		3,368
April	None	3,415	612		2,803
May	None	3,101	271		2,830
June	None	2,862	51		2,811
July	None	3,108	280		2,828
August	None	2,988	292		2,696
September	None	4,108	1,375		2,733
October	None	2,747	151		2,596
November	None	3,173	407		2,766
December	None	3,050	717		2,333
Total for Year	None	39,563	5,045		34,518

If water is purchased for resale, indicate the following:

Vendor N/A

Point of delivery \_\_\_\_\_

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

N/A

Note: Water is purchased for standby capacity from Sebring Ridge Utilities.

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	30,454			30,454

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1997

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS  
(If Available)**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	_____	_____	_____
Types of Well Construction and Casing _____	Steel Casing	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	1375'	_____	_____	_____
Diameters of Wells _____	8"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	20	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	432,000	_____	_____	_____
Auxiliary Power _____	Electric	_____	_____	_____

\* Submersible, centrifugal, etc.

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

**HIGH SERVICE PUMPING**

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



UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Gals. per day of source	<u>432,000</u>		
Type of Source	<u>Deep Well</u>		

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type	<u>Right Angle Drive Turbine</u>		
Make	<u>Amarillo</u>		
Gals. per day capacity	<u>432,000</u>		
High service pumping			
Gallons per minute			
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft.			
Gravity GPD/Sq.Ft.			
Disinfection			
Chlorinator			
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 270
- Maximum ERCs \*\* that system can efficiently serve 341
- Present system connection capacity (in ERC's) using existing lines 341
- Future connection capacity (in ERC's) upon service area buildout None
- Estimated annual increase in ERCs \* \_\_\_\_\_
- List fire fighting facilities and capacities (including number of fire hydrants) Storage Tank,  
20 Fire Hydrants and back up water capacity from Sebring Ridge Utility.
- List percent of certificated area where service connections are installed (total for each county) \_\_\_\_\_
- What is the current need for system upgrading and/or expansion? \_\_\_\_\_
- What are plans for future system upgrading and/or expansion? \_\_\_\_\_
- Have questions 8 and 9 been discussed with an engineer? (if so, state name and address) \_\_\_\_\_
- Has an application for a construction permit been filed with the DEP? (if so, explain) \_\_\_\_\_
- Department of Environmental Protection ID # DC-38-124473  
Water Management District ID # 207811.02

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

**WASTEWATER  
OPERATING  
SECTION**

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	7,914	_____	_____	7,914
354	Structures and Improvements _____	34,913	2,423	_____	37,336
360	Collection Sewers - Force _____	70,222	_____	_____	70,222
361	Collection Sewers - Gravity _____	52,387	_____	_____	52,387
362	Special Collecting Structures _____	96,531	_____	_____	96,531
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	15,712	_____	_____	15,712
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	51,494	_____	_____	51,494
381	Plant Sewers _____	205,989	_____	_____	205,989
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	13,699	_____	_____	13,699
390	Office Furniture and Equipment _____	1,248	_____	_____	1,248
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 _____	_____	_____	_____	_____
	<b>Total Wastewater Plant _____</b>	<b>\$ 550,109</b>	<b>\$ 2,423</b>	<b>\$ _____</b>	<b>\$ 552,532 *</b>

\* This amount should tie to sheet F-5.

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER**

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=l) (l)
354	Structures and Improvements		%	2.86 %	\$ 9,689	\$	\$ 1,033	\$ 10,722
360	Collection Sewers - Force		%	3.33 %	21,711		2,338	24,049
361	Collection Sewers - Gravity		%	2.50 %	9,042		1,310	10,352
362	Special Collecting Structures		%	2.85 %	28,680		2,751	31,431
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%	4.0 %	3,768		628	4,396
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment		%	5.0 %	27,796		2,575	30,371
381	Plant Sewers		%	3.50 %	41,329		7,210	48,539
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%	6.0 %	8,029		822	8,851
390	Office Furniture and Equipment		%	6.60 %	812		82	894
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				\$ 150,856	\$	\$ 18,749	\$ 169,605 *

\* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 7,917
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits Payroll Taxes & W/C Insurance	1,783
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	5,693
715	Purchased Power	5,060
716	Fuel for Power Production	
718	Chemicals	3,901
720	Materials and Supplies	9,981
730	Contractual Services:	
	Operator and Management	
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	1,682
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,119
770	Bad Debt Expense	
775	Miscellaneous Expenses	1,975
	Total Wastewater Operation And Maintenance Expense	\$ 40,111

\* 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)	
5/8"	D	1.0	427	437	437
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):					
Unmetered Customers					
Total			427	437	437

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
DECEMBER 31, 1997

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>UNK</u>	<u>UNK</u>	_____	_____	_____	_____
Year installed _____	<u>1988</u>	<u>1988</u>	_____	_____	_____	_____
Rated capacity _____	<u>200GPM</u>	<u>200GPM</u>	_____	_____	_____	_____
Size _____	<u>6"</u>	<u>6"</u>	_____	_____	_____	_____
Power:						
Electric _____	<u>X</u>	<u>X</u>	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>UNK</u>	<u>UNK</u>	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>3/4</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>30'</u>	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>419</u>	_____	_____	_____	_____	_____
Added during year _____	<u>8</u>	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>427</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>6"</u>	_____	_____	_____	<u>6"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>5042</u>	_____	_____	_____	<u>13,264</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>5042</u>	_____	_____	_____	<u>13,264</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4'</u>	_____	_____	_____
Type of Manhole _____	<u>CONC</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>79</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>79</u>	_____	_____	_____

**PUMPING EQUIPMENT**

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
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: Crystal Lake Community Limited Partnership

YEAR OF REPORT DECEMBER 31, 1997
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

**TREATMENT PLANT**

Manufacturer _____	DAVCO	_____	_____
Type _____	Ext. Air	_____	_____
"Steel" or "Concrete" _____	Conc.	_____	_____
Total Capacity _____	74 GPM	_____	_____
Average Daily Flow _____	70,000 GPD	_____	_____
Effluent Disposal _____	POND	_____	_____
Total Gallons of Wastewater treated _____	18,567	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____
Motor:					
Manufacturer _____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	2,015	_____	2,015
February _____	1,960	_____	1,960
March _____	2,139	_____	2,139
April _____	1,800	_____	1,800
May _____	1,240	_____	1,240
June _____	1,080	_____	1,080
July _____	930	_____	930
August _____	961	_____	961
September _____	1,170	_____	1,170
October _____	1,364	_____	1,364
November _____	1,800	_____	1,800
December _____	2,108	_____	2,108
Total for year _____	18,567	_____	18,567

If Wastewater Treatment is purchased, indicate the vendor: None



UTILITY NAME: Crystal Lake Community Limited Partnership

YEAR OF REPORT  
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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 182
2. Maximum ERCs \*\* that system can efficiently serve 341
3. Present system connection capacity (in ERC's) using existing lines 341
4. Future connection capacity (in ERC's) upon service area buildout None
5. Estimated annual increase in ERCs \* 20
6. State any plans and estimated completion dates for any enlargements of this system. None
7. List percent of certificated area where service connections are installed (total for each county)  
All in Highlands 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? No
10. Department of Environmental Protection ID # DC-38-124473  
Water Management District ID # 207811.02

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

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

\*\* Total Plant Capacity / 280 gallons

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT  
DECEMBER 31,

# CERTIFICATION OF ANNUAL REPORT

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

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

## Items Certified

1.  2.  3.  4.  \_\_\_\_\_ \*

(signature of chief executive officer of the utility)

1.  2.  3.  4.  \_\_\_\_\_ \*

(signature of chief financial officer of the utility)

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

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

**TATTERSALL AND TATTERSALL, P.A.**

**CERTIFIED PUBLIC ACCOUNTANTS**

(407) 894-2272 • Fax (407) 897-3639

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FRED TATTERSALL, C.P.A.  
PETER TATTERSALL, C.P.A.

333 NORTH FERNCREEK AVENUE  
ORLANDO, FLORIDA 32803-5499

March 22, 1999

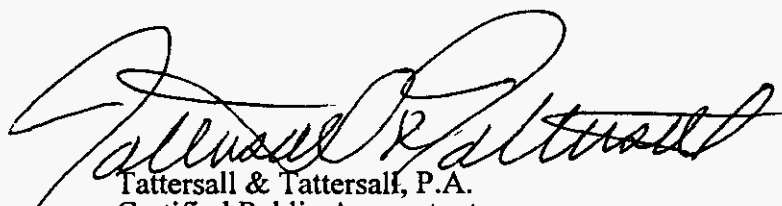
Mr. Joe Sherwood  
Crystal Lake Community Limited Partnership  
Maitland, Florida

We have compiled the special-purpose statement of assets and liabilities of **Crystal Lake Community Limited Partnership** as of December 31, 1998 and the related special-purpose statement of revenues and expenses for the year then ended in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accounts.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying special-purpose financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying special-purpose financial statements were prepared for the purpose of complying with the Florida Public Service Commission Annual Report requirements.

This report is intended solely for the information and use of the management of **Crystal Lake Community Limited Partnership** and the Florida Public Service Commission.



Tattersall & Tattersall, P.A.  
Certified Public Accountants

**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

(Gross Revenue of Less Than \$150,000 Each)

# ***ANNUAL REPORT***

WS636 WS 28  
Crystal Lake Club  
% Clayton, Sherwood, Williams  
2500 Maitland Center Parkway, Ste 105  
Maitland, FL 32751-4165

525-W 454-S

Certificate Number(s)

Submitted To The

***STATE OF FLORIDA***

TAXPAYERS COPY



***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 1998**

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.  

Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850
11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Water and Wastewater, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

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# FINANCIAL SECTION

**REPORT OF**

**CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP**

(EXACT NAME OF UTILITY)

**3101 MEMORIAL DRIVE SOUTH**

**AVON PARK, FLA. 33825**

Mailing Address

Street Address

County

Telephone Number 813-533-3533

Date Utility First Organized 1988

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 TRUST

7777 MARKET CENTER AVE. EL PASO, TEXAS 79912    PHO.915-877-1720

Name of subdivisions where services are provided    CRYSTAL LAKE MOBILE HOME PARK

**CONTACTS:**

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <b>PAULINA MARVAN</b>	<b>TEAM LEADER</b>	<b>7777 MARKET CENTER AV. EL PASO, TX. 79912</b>	
Person who prepared this report: <b>TATTERSALL&amp;TATTERSALL</b>	<b>CPA</b>	<b>333 N FERNCREEK AV. ORLANDO, FL 32803</b>	
Officers and Managers: <b>NORNA&amp;ARCHIE MARTIN</b>	<b>PAST MANAGER</b>	<b>533 E CRYSTAL LAKE DR. AVON PARK, FL33825</b>	<b>\$5,285</b>
<b>GENA F LARSON</b>	<b>CURRENT MANAGER</b>	<b>533 E CRYSTAL LK DR</b>	<b>\$3,216</b>
<b>GARY COWING</b>	<b>MAINT. SUPERVISOR</b>	<b>AVON PARK,FLA. 33825</b>	<b>\$3,558</b>

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
<b>CRYSTAL LAKE COMMUNITY PARTNERSHIP</b>	<b>35%</b>	<b>7777 MARKET CENTER AV. EL PASO, TX 79912</b>	<b>NONE</b>
<b>DIAMOND VALLEY ASSOCIATES, LTD.</b>	<b>36%</b>	<b>SAME</b>	<b>NONE</b>
<b>FRIENDLY VILLAGE</b>			
<b>LANCASTER, ASSOCIATES</b>	<b>29%</b>	<b>SAME</b>	<b>NONE</b>



UTILITY NAME: CRYSTAL LAKE COMMUNITY  
 LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
<b>Gross Revenue:</b>					
Residential -----		<u>\$ 56,762</u>	<u>\$ 45,123</u>	_____	<u>\$ 101,885</u>
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) -----		_____	_____	_____	_____
<b>Total Gross Revenue</b> ---		<u>\$ 56,762</u>	<u>\$ 45,123</u>	_____	<u>\$ 101,885</u>
<b>Operation Expense (Must tie to pages W-3 and S-3)</b>	W-3 S-3	<u>\$ 43,522</u>	<u>\$ 41,358</u>	_____	<u>\$ 84,880</u>
<b>Depreciation Expense</b> ---	F-5	<u>12,334</u>	<u>18,784</u>	_____	<u>31,118</u>
<b>CIAC Amortization Expense</b> _	F-8	<u>(5,165)</u>	<u>(6,193)</u>	_____	<u>(11,358)</u>
<b>Taxes Other Than Income</b> _	F-7	<u>9,300</u>	<u>11,761</u>	_____	<u>21,061</u>
<b>Income Taxes</b> -----	F-7	_____	_____	_____	_____
<b>Total Operating Expense</b>		<u>\$ 59,991</u>	<u>\$ 65,710</u>	_____	<u>\$ 125,701</u>
<b>Net Operating Income (Loss)</b>		<u>\$ (3,229)</u>	<u>\$ (20,587)</u>	_____	<u>\$ (23,816)</u>
<b>Other Income:</b>					
Nonutility Income -----		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Other Deductions:</b>					
Miscellaneous Nonutility Expenses -----		_____	_____	_____	_____
Interest Expense -----		<u>14,077</u>	<u>19,440</u>	_____	<u>33,517</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Net Income (Loss)</b>		<u>\$ (17,306)</u>	<u>\$ (40,027)</u>	_____	<u>\$ (57,333)</u>

UTILITY NAME: CRYSTAL LAKE COMMUNITY  
LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>954,751</u>	\$ <u>954,751</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-3	<u>(301,273)</u>	<u>(270,155)</u>
Net Utility Plant _____		\$ <u>653,478</u>	\$ <u>684,596</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
<b>Total Assets</b> _____		\$ <u>653,478</u>	\$ <u>684,596</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	_____	_____
Preferred Stock Issued (204) _____	F-6	_____	_____
Other Paid in Capital (211) _____		_____	_____
Retained Earnings (215) _____	F-6	_____	_____
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>(277,854)</u>	<u>(220,521)</u>
Total Capital _____		\$ <u>(277,854)</u>	\$ <u>(220,521)</u>
Long Term Debt (224) _____	F-6	\$ <u>367,285</u>	\$ <u>372,416</u>
Accounts Payable (231) _____		_____	_____
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		_____	_____
Other Liabilities (Specify) _____		_____	_____
<b>DUE TO AFFILIATE</b> _____		<u>319,563</u>	<u>280,384</u>
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>244,484</u>	<u>252,317</u>
Total Liabilities and Capital _____		\$ <u>653,478</u>	\$ <u>684,596</u>

UTILITY NAME: CRYSTAL LAKE COMMUNITY  
LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) _____	<u>\$402,219</u>	<u>\$552,532</u>	_____	<u>\$954,751</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>Total Utility Plant</b> _____	<u><b>\$402,219</b></u>	<u><b>\$552,532</b></u>	<u><b>\$0</b></u>	<u><b>\$954,751</b></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>\$100,550</u>	<u>\$169,605</u>	_____	<u>\$270,155</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	_____	_____	_____	_____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	<u>\$12,334</u>	<u>\$18,784</u>	_____	<u>\$31,118</u>
<u>Total Credits</u> _____	<u>\$112,884</u>	<u>\$188,389</u>	<u>\$0</u>	<u>\$301,273</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	_____	_____	_____	_____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<u>Total Debits</u> _____	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Balance End of Year _____	<u>\$112,884</u>	<u>\$188,389</u>	<u>\$0</u>	<u>\$301,273</u>

UTILITY NAME: CRYSTAL LAKE COMMUNITY  
LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

**CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>N/A</u>	<u>N/A</u>
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>N/A</u>	<u>N/A</u>
Changes during the year (Specify):	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	<u>\$0</u>	<u>\$0</u>

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	<u>\$ (220,521)</u>	_____
Changes during the year (Specify):	_____	_____
CURRENT YEAR LOSS	<u>(57,333)</u>	_____
_____	_____	_____
Balance end of year _____	<u>(277,854)</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	
NCNB (NATIONS BANK) MORTGAGE	8.50%	12	<u>\$367,285</u>
_____	_____	_____	_____
Total _____	_____	_____	<u>\$367,285</u>

UTILITY NAME: CRYSTAL LAKE COMMUNITY  
LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

**TAXES ACCRUED (236)**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
1. Balance first of year _____	\$ -	\$ -		\$ -
<b>Add Accruals charged:</b>				
State ad valorem tax _____				
Local property tax _____	6,916	9,552		16,468
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____	2,384	2,209		4,593
Other (Specify) _____				
2. <b>Total Taxes Accrued</b> _____	<b>\$ 9,300</b>	<b>\$ 11,761</b>	<b>\$ -</b>	<b>\$ 21,061</b>
<b>Deduct Taxes Paid:</b>				
State ad valorem tax _____				
Local property tax _____	\$ 6,916	\$ 9,552		\$ 16,468
Federal income tax _____				
State income tax _____				
Regulatory assessment fee _____	2,384	2,209		4,593
Other (Specify) _____				
3. <b>Total Taxes Paid</b> _____	<b>\$ 9,300</b>	<b>\$ 11,761</b>	<b>\$ -</b>	<b>\$ 21,061</b>
4. Balance end of year _____ (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
<u>TATTERSALL&amp;TATTERSALL</u>	<u>\$1,306</u>	<u>\$1,069</u>	<u>CPA SERVICES</u>
<u>PUGH UTILITIES</u>	<u>\$4,825</u>	<u>\$17,677</u>	<u>MAINTENANCE&amp; OPER.</u>
<u>FLORIDA POWER</u>	<u>\$16,006</u>	<u>\$6,420</u>	<u>ELECTRICITY</u>
<u>SEBRING RIDGE UTILITIES</u>	<u>\$3,431</u>		<u>BACK UP WATER SUPPLY</u>
			<u>AND PURCHASED WATER</u>

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT  
DECEMBER 31, 1998

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year -----	<u>\$ 163,075</u>	<u>\$ 171,850</u>	<u>\$ 334,925</u>
2) Add credits during year ----- <u>CONNECTIONS</u>	<u>\$ 1,425</u>	<u>\$ 2,100</u>	<u>\$ 3,525</u>
3) Total -----	<u>164,500</u>	<u>173,950</u>	<u>338,450</u>
4) Deduct charges during the year -----			
5) Balance end of year -----	<u>164,500</u>	<u>173,950</u>	<u>338,450</u>
6) Less Accumulated Amortization -----	<u>(43,104)</u>	<u>(50,862)</u>	<u>(93,966)</u>
7) Net CIAC -----	<u>\$ 121,396</u>	<u>\$ 123,088</u>	<u>\$ 244,484</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
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----
-----	-----	-----	-----
Sub-total -----		<u>N/A</u>	<u>N/A</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	
TAP FEE	<u>3</u>	<u>\$475</u>	<u>\$1,425</u>
TAP FEE	<u>3</u>	<u>\$700</u>	<u>\$2,100</u>
-----	-----	-----	-----
-----	-----	-----	-----
Total Credits During Year (Must agree with line #2 above.) -----			<u>\$1,425</u> <u>\$2,100</u>

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year -----	<u>\$ 37,939</u>	<u>\$ 44,669</u>	<u>\$ 82,608</u>
Add Credits During Year: -----	<u>5,165</u>	<u>6,193</u>	<u>11,358</u>
Deduct Debits During Year: -----			
Balance End of Year (Must agree with line #6 above.)	<u>\$ 43,104</u>	<u>\$ 50,862</u>	<u>\$ 93,966</u>

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

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED  
PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

**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)	_____	_____		_____
<b>Total</b>	<u><b>\$0</b></u>	<u><b>0.00%</b></u>		<u><b>0.00%</b></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:	_____





ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		0.00	2.86	\$ 2,414		\$ 269	\$ 2,683
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs		0	3.70	4,674		589	5,263
308	Infiltration Galleries & Tunnels							
309	Supply Mains							
310	Power Generating Equipment							
311	Pumping Equipment							
320	Water Treatment Equipment							
330	Distribution Reservoirs & Standpipes							
331	Trans. & Dist. Mains							
333	Services		0	2.50	31,969		3,685	35,654
334	Meter & Meter Installations		0	2.88	41,724		5,333	47,057
335	Hydrants		0	5.88	18,973		2,333	21,306
339	Other Plant and Miscellaneous Equipment							
340	Office Furniture and Equipment		0	10.00	796		125	921
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				\$ 100,550	\$	\$ 12,334	\$ 112,884 *

\* This amount should tie to Sheet F-5.

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 10,184
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	1,522
610	Purchased Water _____	3,431
615	Purchased Power _____	16,006
616	Fuel for Power Production _____	
618	Chemicals _____	691
620	Materials and Supplies _____	8,051
630	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other _____	
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	1,235
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	2,402
	<b>Total Water Operation And Maintenance Expense _____</b>	<b>\$ 43,522</b>
	* 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	437	443	443
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					
** D = Displacement C = Compound T = Turbine			Total		
			437	443	443

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT  
DECEMBER 31, 1998

SYSTEM NAME \_\_\_\_\_

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January _____	_____	2,597	_____	2,597	2,597
February _____	_____	2,598	_____	2,598	2,598
March _____	_____	3,110	_____	3,110	3,110
April _____	_____	3,744	_____	3,744	3,744
May _____	_____	3,928	_____	3,928	3,928
June _____	_____	4,385	_____	4,385	4,385
July _____	_____	3,961	_____	3,961	3,961
August _____	_____	3,674	_____	3,674	3,674
September _____	_____	3,410	_____	3,410	3,410
October _____	_____	3,952	_____	3,952	3,952
November _____	_____	4,081	_____	4,081	4,081
December _____	_____	3,074	_____	3,074	3,074
Total for Year _____	0	42,514	0	42,514	42,514

If water is purchased for resale, indicate the following:

Vendor SEBRING RIDGE UTILITIES STANDBY CAPACITY USAGE

Point of delivery \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	30,454	_____	_____	30,454
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31 1998
------------------------------------

SYSTEM NAME \_\_\_\_\_

**WELLS AND WELL PUMPS**  
(If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	_____	_____	_____
Types of Well Construction and Casing _____	STEEL CASING	_____	_____	_____
Depth of Wells _____	1375'	_____	_____	_____
Diameters of Wells _____	8"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	20	_____	_____	_____
Motor Type* _____	_____	_____	_____	_____
Yields of Wells in GPD _____	432,000	_____	_____	_____
Auxiliary Power _____	ELECT.	_____	_____	_____

\* Submersible, centrifugal, etc.

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

**HIGH SERVICE PUMPING**

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

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Gals. Per day of source	<u>432,000</u>		
Type of Source	<u>DEEP WELL</u>		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	<u>RIGHT ANGLE</u>	<u>DRIVE TURBINE</u>	
Make	<u>AMARILLO</u>		
Gals. Per day capacity	<u>432,000</u>		
High service pumping			
Gallons per minute			
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq. Ft			
Disinfection			
Chlorinator			
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 270
- Maximum ERCs \*\* that system can efficiently serv 341
- Present system connection capacity (in ERC's) using existing lines 341
- Future connection capacity (in ERC's) upon service area buildout NONE
- Estimated annual increase in ERC's \* \_\_\_\_\_
- List fire fighting facilities and capacities (including number of fire hydrants)  
20 FIRE HYDRANTS AND BACK UP WATER CAPACITY FROM SEBRING RIDGE UTILITIES.
- List percent of certificated area where service connections are installed (total for each county)  
\_\_\_\_\_
- What is the current need for system upgrading and/or expansion? \_\_\_\_\_
- What are plans for future system upgrading and/or expansion? \_\_\_\_\_
- Have questions 8 and 9 been discussed with an engineer? (if so, state name and address)  
\_\_\_\_\_
- Has an application for a construction permit been filed with the DEP? (if so, explain) \_\_\_\_\_
- Department of Environmental Protection ID # DC-38-124473  
Water Management District ID # 207811.02

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

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	7,914	_____	_____	7,914
354	Structures and Improvements _____	37,336	_____	_____	37,336
360	Collection Sewers - Force _____	70,222	_____	_____	70,222
361	Collection Sewers - Gravity _____	52,387	_____	_____	52,387
362	Special Collecting Structures _____	96,531	_____	_____	96,531
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	15,712	_____	_____	15,712
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	51,494	_____	_____	51,494
381	Plant Sewers _____	205,989	_____	_____	205,989
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	13,699	_____	_____	13,699
390	Office Furniture and Equipment _____	1,248	_____	_____	1,248
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 _____	_____	_____	_____	_____
	<b>Total Wastewater Plant _____</b>	\$ <u>552,532</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>552,532 *</u>

\* This amount should tie to sheet F-5.

**UTILITY NAME:**  
CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

**YEAR OF REPORT**  
DECEMBER 31, 1998

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER**

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		0.00%	2.86%	\$ 10,722		\$ 1,068	\$ 11,790
360	Collection Sewers - Force		0.00%	3.33%	24,049		2,338	26,387
361	Collection Sewers - Gravity		0.00%	2.50%	10,352		1,310	11,662
362	Special Collecting Structures		0.00%	2.85%	31,431		2,751	34,182
363	Services to Customers							-
364	Flow Measuring Devices							-
365	Flow Measuring Installations							-
370	Receiving Wells		0.00%	4.00%	4,396		628	5,024
371	Pumping Equipment							-
380	Treatment and Disposal Equipment		0.00%	5.00%	30,371		2,575	32,946
381	Plant Sewers		0.00%	3.50%	48,539		7,210	55,749
382	Outfall Sewer Lines							-
389	Other Plant and Miscellaneous Equipment		0.00%	6.00%	8,851		822	9,673
390	Office Furniture and Equipment		0.00%	6.60%	894		82	976
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				\$ 169,605	\$ -	\$ 18,784	\$ 188,389 *

\* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 8,332
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	N/A
704	Employee Pensions and Benefits _____	1,246
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	5,175
715	Purchased Power _____	6,420
716	Fuel for Power Production _____	
718	Chemicals _____	5,773
720	Materials and Supplies _____	10,632
730	Contractual Services:	
	Operator and Management _____	
	Testing _____	
	Other _____	
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	1,706
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	2,074
	Total Wastewater Operation And Maintenance Expense _____	\$ 41,358 *

\* 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)	
5/8"	D	1.0	437	443	443
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					
Total			437	443	443

\*\* D = Displacement  
C = Compound  
T = Turbine



PUMPING EQUIPMENT

Lift Station Number _____	1	2				
Make or Type and nameplate data on pump _____	UNK	UNK				
Year installed _____	1,988	1,988				
Rated capacity _____	200GPM	200GPM				
Size _____	6"	6"				
Power:						
Electric _____	X	X				
Mechanical _____						
Nameplate data of motor _____	UNK	UNK				

SERVICE CONNECTIONS

Size (inches) _____	3/4					
Type (PVC, VCP, etc.) _____	PVC					
Average length _____	30"					
Number of active service connections _____						
Beginning of year _____	437					
Added during year _____	6					
Retired during year _____						
End of year _____	443					
Give full particulars concerning inactive connections _____						

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains		
Size (inches) _____	6"			6"		
Type of main _____	PVC			PVC		
Length of main (nearest foot) _____						
Beginning of year _____	5,042			13,264		
Added during year _____						
Retired during year _____						
End of year _____	5,042			13,264		

MANHOLES

Size (inches) _____	4"			
Type of Manhole _____	CONC			
Number of Manholes:				
Beginning of year _____	79			
Added during year _____				
Retired during year _____				
End of Year _____	79			

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT DECEMBER 31, 1998
-------------------------------------

SYSTEM NAME \_\_\_\_\_

**TREATMENT PLANT**

Manufacturer _____	DAVCO	_____	_____
Type _____	EXT. AIR	_____	_____
"Steel" or "Concrete" _____	CONC.	_____	_____
Total Capacity _____	74 GPM	_____	_____
Average Daily Flow _____	70000 GPD	_____	_____
Effluent Disposal _____	POND	_____	_____
Total Gallons of Wastewater treated _____	23,000	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	_____	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	2,263	_____	2,263
February _____	2,100	_____	2,100
March _____	2,325	_____	2,325
April _____	1,845	_____	1,845
May _____	1,608	_____	1,608
June _____	1,598	_____	1,598
July _____	1,649	_____	1,649
August _____	1,736	_____	1,736
September _____	1,860	_____	1,860
October _____	2,139	_____	2,139
November _____	2,160	_____	2,160
December _____	2,232	_____	2,232
Total for year _____	23,515	0	23,515

If Wastewater Treatment is purchased, indicate the vendor: NONE

UTILITY NAME: CRYSTAL LAKE COMMUNITY LIMITED PARTNERSHIP

YEAR OF REPORT  
DECEMBER 31, 1998

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 182
2. Maximum ERCs \*\* that system can efficiently serve 341
3. Present system connection capacity (in ERC's) using existing lines 341
4. Future connection capacity (in ERC's) upon service area buildout NONE
5. Estimated annual increase in ERCs \* 20
6. State any plans and estimated completion dates for any enlargements of this system  
NONE
7. List percent of certificated area where service connections are installed (total for each county)  
ALL IN HIGHLANDS 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? NO
10. Department of Environmental Protection ID # DC-38-124473  
Water Management District ID # 207811.02

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

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

**Items Certified**

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)
1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ *
				(signature of chief financial officer of the utility)

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

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

# Wastewater System Regulatory Assessment Fee Return

## Florida Public Service Commission

(See Filing Instructions on Back of Form)

STATUS:

Actual Return  
 Estimated Return

PERIOD COVERED:  
 01/01/1998 TO 12/31/1998

WS636  
 Crystal Lake Club  
 % Clayton, Sherwood, Williams  
 2500 Maitland Center Parkway, Ste. 105  
 Maitland, FL 32751-4165

**FOR FSC USE ONLY**

Check# \_\_\_\_\_

\$ \_\_\_\_\_ 0604002  
 000000

\$ \_\_\_\_\_ P  
 0604002  
 000000

Postmark Date \_\_\_\_\_

Initials of Preparer \_\_\_\_\_

Please Complete Below If Official Mailing Address Has Changed

(System's Name)	(Address)	(City/State)	(Zip)
Florida Public Service Commission Certificate	# 4545	# _____	# _____
<b>WASTEWATER OPERATING REVENUES</b>			
<b>FLAT-RATE REVENUES</b>			
1. Residential Revenues (521.1)	\$ 45,123	\$ _____	\$ _____
2. Commercial Revenues (521.2)	_____	_____	_____
3. Industrial Revenues (521.3)	_____	_____	_____
4. Revenues from Public Authorities (521.4)	_____	_____	_____
5. Multiple Family Dwelling Revenues (521.5)	_____	_____	_____
6. Other Revenues (521.6)	_____	_____	_____
7. <b>TOTAL FLAT-RATE REVENUES</b>	\$ 45,123	\$ _____	\$ _____
<b>MEASURED REVENUES</b>			
8. Residential Revenues (522.1)	_____	_____	_____
9. Commercial Revenues (522.2)	_____	_____	_____
10. Industrial Revenues (522.3)	_____	_____	_____
11. Revenues from Public Authorities (522.4)	_____	_____	_____
12. Multiple Family Dwelling Revenues (522.5)	_____	_____	_____
13. <b>TOTAL MEASURED REVENUES</b>	\$ _____	\$ _____	\$ _____
14. Revenues from Public Authorities (523)	_____	_____	_____
15. Revenues from Other Systems (524)	_____	_____	_____
16. Interdepartmental Revenues (525)	_____	_____	_____
17. <b>TOTAL (Lines 7+13+14+15+16)</b>	\$ _____	\$ _____	\$ _____
<b>OTHER WASTEWATER REVENUES</b>			
18. Guaranteed Revenues (Include Revenues from A.F.P.L. Charges (530))	_____	_____	_____
19. Sales of Sludge (531)	_____	_____	_____
20. Forfeited Discounts (532)	_____	_____	_____
21. Rents From Wastewater Property (534)	_____	_____	_____
22. Interdepartmental Rents (535)	_____	_____	_____
23. Other Wastewater Revenues (536) Describe:	_____	_____	_____
24. <b>TOTAL OTHER WASTEWATER REVENUES</b>	\$ _____	\$ _____	\$ _____
(Lines 18+19+20+21+22+23)			
25. <b>TOTAL WASTEWATER OPERATING REVENUES*</b> (Lines 17+24)	\$ 45,123	\$ _____	\$ _____
26. LESS: Expense for Purchased Wastewater Treatment from FPSC-Regulated Utility	( _____ )	( _____ )	( _____ )
27. <b>NET WASTEWATER OPERATING REVENUES</b> (Line 25 less Line 26)	45,123	2030.53	_____
28. Regulatory Assessment Fee Due -- (Multiply Line 27 by 0.045)	_____	_____	_____
29. LESS: Approved Prior-Period Credit	_____	_____	_____
30. <b>NET REGULATORY ASSESSMENT FEE</b> (Line 28 Less Line 29)	_____	2030.53	_____
31. Penalty for Late Payment	_____	_____	_____
32. Interest for Late Payment	_____	_____	_____
33. <b>TOTAL AMOUNT DUE</b>	_____	\$ 2030.53	_____

\*These amounts must agree with Annual Report Schedule F-3  
 If service was purchased from a regulated utility, please insert its name: \_\_\_\_\_

**AS PROVIDED IN SECTION 350.113, FLORIDA STATUTES, THE MINIMUM ANNUAL FEE IS \$25**

I, the undersigned owner/officer of the above-named vendor, have read the foregoing and declare that to the best of my knowledge and belief the above information is a true and correct statement. I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Clayton Sherwood Williams  
 (Signature of System Official)  
Clayton Sherwood Williams  
 (Please Print Name)

President (Title) 3/31/99 (Date)  
 Telephone Number (949) 640-4200 Fax Number (949) 640-4931  
 F.B.I. No. 33-0367650

# Water System Regulatory Assessment Fee Return

**Florida Public Service Commission**

(See Filing Instructions on Back of Form)

STATUS:

Actual Return  
 Estimated Return

PERIOD COVERED:  
 01/01/1998 TO 12/31/1998

WS636  
 Crystal Lake Club  
 % Clayton, Sherwood, Williams  
 2500 Maitland Center Parkway, Ste. 105  
 Maitland, FL 32751-4165

**FOR PSC USE ONLY**

Check# \_\_\_\_\_

\$ \_\_\_\_\_ 0604001  
 \_\_\_\_\_ 003001  
 \$ \_\_\_\_\_ P  
 \_\_\_\_\_ 0604001  
 \_\_\_\_\_ 004010

Postmark Date \_\_\_\_\_

Initials of Preparer \_\_\_\_\_

Please Complete Below If Official Mailing Address Has Changed

(SYSTEM'S NAME)	(ADDRESS)	(CITY/STATE)	(ZIP)
Florida Public Service Commission Certificate	X	# 525W	# _____
<b>WATER OPERATING REVENUES:</b>	\$ 56,762	\$ _____	\$ _____
1. Unmetered Water Revenues (460)	\$ _____	\$ _____	\$ _____
<b>MEASURED WATER REVENUES</b>			
2. Residential Revenues (461.1)	_____	_____	_____
3. Commercial Revenues (461.2)	_____	_____	_____
4. Industrial Revenues (461.3)	_____	_____	_____
5. Revenues from Public Authorities (461.4)	_____	_____	_____
6. Multiple Family Dwelling Revenues (461.5)	_____	_____	_____
7. <b>TOTAL METERED SALES</b>	\$ _____	\$ _____	\$ _____
<b>FIRE PROTECTION REVENUES</b>			
8. Public Fire Protection (462.1)	_____	_____	_____
9. Private Fire Protection (462.2)	_____	_____	_____
10. <b>TOTAL FIRE PROTECTION REVENUE</b>	\$ _____	\$ _____	\$ _____
11. Other Sales to Public Authorities (464)	_____	_____	_____
12. Sales to Irrigation Customers (465)	_____	_____	_____
13. <b>SALES FOR RESALE (466)</b>	_____	_____	_____
14. Interdepartmental Sales (467)	_____	_____	_____
15. <b>TOTAL WATER SALES (Lines 1+7+10+11+12+13+14)</b>	\$ 56,762	\$ _____	\$ _____
<b>OTHER WATER REVENUES</b>			
16. Guaranteed Revenues (Include Revenues from A.F.P.I. Charges) (469)	_____	_____	_____
17. Forfeited Discounts (470)	_____	_____	_____
18. Miscellaneous Service Revenues (471)	_____	_____	_____
19. Rents From Water Property (472)	_____	_____	_____
20. Interdepartmental Rents (473)	_____	_____	_____
21. Other Water Revenues (474) Describe:	_____	_____	_____
22. <b>TOTAL OTHER WATER REVENUES (Lines 16+17+18+19+20+21)</b>	\$ 56,762	\$ _____	\$ _____
23. <b>TOTAL WATER OPERATING REVENUES (Lines 15+22)</b>	\$ _____	\$ _____	\$ _____
24. LESS: Expense for Purchased Water From FPSC-Regulated Utility	( _____ )	( _____ )	( _____ )
25. <b>NET WATER OPERATING REVENUES (Line 23 Less Line 24)</b>	56,762	_____	_____
26. Regulatory Assessment Fee Due — (Multiply Line 25 by 0.045)	_____	2554.29	_____
27. LESS: Approved Prior-Period Credit	_____	( _____ )	_____
28. <b>NET REGULATORY ASSESSMENT FEE (Line 26 Less Line 27)</b>	_____	\$2554.29	_____
29. Penalty for Late Payment	_____	_____	_____
30. Interest for Late Payment	_____	_____	_____
31. <b>TOTAL AMOUNT DUE</b>	_____	\$2554.29	_____

\*These amounts must agree with Annual Report Schedule F-3  
 If service was purchased from a regulated utility, please insert its name: \_\_\_\_\_

AS PROVIDED IN SECTION 396.113, FLORIDA STATUTES, THE MINIMUM ANNUAL FEE IS \$25

I, the undersigned owner/officer of the above-named vendor, have read the foregoing and declare that to the best of my knowledge and belief the above information is a true and correct statement. I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

\_\_\_\_\_  
 (Signature of System Official)  
 Stewart Sherwood  
 (Please Print Name)

\_\_\_\_\_  
 President (Title)  
 Telephone Number (799) 640-4200 Fax Number (799) 640-4931  
 F.E.I. No. 33-0363650

3/31/99  
 (Date)

Exhibit B

**\*\* OFFICIAL RECORDS \*\***  
BK 1468 PG 38

Upon recording return to:  
James A. Parker  
Mayer, Brown & Platt  
190 South LaSalle Street  
Chicago, Illinois 60603  
(312) 782-0600

DEED DOC STAMPS

\$70,918.40

D.C. *ML*

21  
51-  
70,918.40

PROPERTY TAX LD. NUMBER: C-02-34-28-080-00A0-000.0  
C-02-34-28-010-0000-001.0

GRANTEE'S FED. TAX ID. NUMBER: 74-2860067

**SPECIAL WARRANTY DEED**  
(Crystal Lake, Florida)

THIS SPECIAL WARRANTY DEED (this "Deed") is made, entered into and effective this 30 day of August, 1999 by (i) CRYSTAL LAKE COMMUNITY, L.P., a California limited partnership (d/b/a in Florida as Crystal Lake Community, Limited Partnership), with an office and place of business located a c/o CWS Capital Partners LLC, 800 Newport Center Drive, Suite 400, Newport Beach, California 92660, DIAMOND VALLEY ASSOCIATES, LTD., a California limited partnership, with an office and place of business located a c/o CWS Capital Partners LLC, 800 Newport Center Drive, Suite 400, Newport Beach, California 92660 and FRIENDLY VILLAGE LANCASTER ASSOCIATES, LTD., a California limited partnership, with an office and place of business located a c/o CWS Capital Partners LLC, 800 Newport Center Drive, Suite 400, Newport Beach, California 92660 (collectively, the "Grantor"), in favor of (ii) CWS COMMUNITIES LP, a Delaware limited partnership, having an office and place of business located at 7777 Market Center Avenue, El Paso, Texas 79912 (the "Grantee").

**WITNESSETH:**

That for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, the Grantor has bargained and sold and does hereby grant and convey unto the Grantee and the Grantee's successors and assigns forever, in fee simple, the parcel of real property located in Highlands County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Real Property").

TO HAVE AND TO HOLD the Real Property, together with all appurtenances and privileges thereunto belonging, unto the Grantee and the Grantee's successors and assigns forever, in fee simple.

952314.1 82GB9 1604P 99512642

OCT 22 1999 10:27



Return to:  
CHICAGO TITLE INSURANCE COMPANY  
390 N. ORANGE AVE., SUITE 150  
ORLANDO, FLORIDA 32801

4078721875

PAGE 15

30974710

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 39**

The Grantor does hereby fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

The Real Property is being conveyed hereby subject to (a) real estate taxes for 1999 and the permitted exceptions listed on Exhibit B attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its fully authorized agents on the day, month and year first above written.

CRYSTAL LAKE COMMUNITY, L.P., a California limited partnership (d/b/a in Florida as Crystal Lake Community, Limited Partnership)

By: Clayton, Williams & Sherwood Financial Group 88, a California corporation, its general partner

Signed, sealed and delivered in the presence of:  
Kimberly Buchanan  
Print Name

By: [Signature]  
Name: Steven J. Sherwood  
Title: President

Laura Klein  
Print Name

DIAMOND VALLEY ASSOCIATES, LTD., a California limited partnership

By: Clayton, Williams & Sherwood Financial Group 88, a California corporation, its general partner

Signed, sealed and delivered in the presence of:  
Kimberly Buchanan  
Print Name

By: [Signature]  
Name: Steven J. Sherwood  
Title: President

Laura Klein  
Print Name

952314.1 82699 1604P 99512642



**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 40**

**FRIENDLY VILLAGE LANCASTER ASSOCIATES,  
LTD., a California limited partnership**

**By: Clayton, Williams & Sherwood Financial Group 88,  
a California corporation, its general partner**

Signed, sealed and  
delivered in the  
presence of:

Kimberly Buchanan  
Print Name

Laura Klein  
Print Name

By: [Signature]  
Name: Steven J. Sherwood  
Title: President

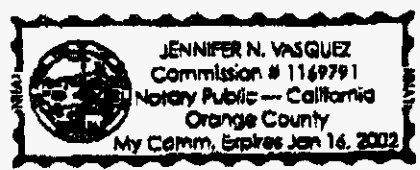
952114.1 82699 1604P 99812642

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 41**

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Orange )

On August 30, 1999, before me, Jennifer N. Vasquez a Notary Public, personally appeared Steven J. Sherwood, and \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

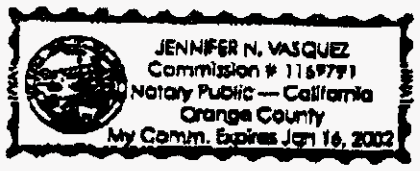


Jennifer N. Vasquez  
Notary Public

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Orange )

On August 30, 1999, before me, Jennifer N. Vasquez, a Notary Public, personally appeared Steven J. Sherwood, and \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jennifer N. Vasquez  
Notary Public

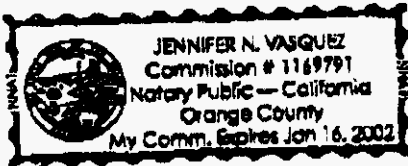
952314.1 82690 1604P 99512642

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 42**

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF Orange )

On August 30, 1999, before me, Jennifer N. Vasquez, a Notary Public, personally appeared Steven T. Sherwood, and \_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jennifer N. Vasquez  
Notary Public

952314.1 32699 1604P 99512642

**EXHIBIT A**

**Legal Description**

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 43**

052314.1 82699 1604P 99512642

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 44**

**EXHIBIT A****PARCEL A:**

A portion of Section 2, Township 34 South, Range 28 East, Highlands County, Florida, being more particularly described as follows: Commence at the Southeast corner of Section 2, Township 34 South, Range 28 East; thence North 1 08'50" West and along the East line of said section a distance of 242.14 feet; thence North 89 48'08" West a distance of 2042.29 feet for Point of Beginning; thence continue North 89 48'08" West a distance of 1897.96 feet to a point in the centerline of Memorial Drive (State Road No. 17-A); thence North 01 30'39" West and along the centerline of Memorial Drive a distance of 374.17 feet; thence North 88 36'40" East a distance of 1898.91 feet; thence South 01 16'18" East a distance of 426.72 feet to Point of Beginning. Less and Except the West 50.00 feet for right-of-way.

**PARCEL B:**

All that part of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 34 South, Range 28 East, lying West of the A.C.L. Railroad right-of-way together with that part of Lots 9 thru 14, inclusive, of Warren and Monday Subdivision as recorded in Plat Book 1, page 10, Highlands County records, lying within the following described boundary.

Commence at the Southeast corner of Section 2, Township 34 South, Range 28 East, Highlands County, Florida, run thence North 1 08'50" West along the line between Section 1 and 2 for 242.14 feet for a Point of Beginning, thence North 89 48'08"

West 3940.25 feet to intersect the centerline of S.R. 8-17A, thence North 1 30'39" West along said centerline 374.17 feet, thence North 88 36'40" East, 1898.91 feet, thence North 1 16'18" West and parallel with the West line of said Southeast 1/4 for 1926.23 feet to intersect the North line of said Southeast 1/4 (being also the South line of said Warren and Monday Subdivision), thence North 20 20'23" West, 899.56 feet to a point herein designated point "A" which is the Westerly end of a control line along Lake Denton, thence continue North 20 20'23" West 30.00 feet more or less, to the shore of Lake Denton, thence Easterly along the meanders of Lake Denton, 370.00 feet more or less to intersect the North line of Lot 9 of Warren and Monday Subdivision, thence North 88 38'32" East 50.00 feet more or less along said North line to a point on the aforesaid control line which bears North 68 29'12" East, 417.65 feet from said Point "A", thence continue North 88 38'32" East along said North line of Lot 9, 626.48 feet to intersect the East line of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, thence North 1 12'34" West, 331.46 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4, thence North 88 38'48" East along North line of the Southeast 1/4 of the Northeast 1/4 220.95 feet to the Westerly right-of-way line of the A.C.L. Railroad right-of-way, thence South 18 16'58" East along said Westerly right-of-way line, 3746.87 feet to the East line of Section 2, thence South 1 08'50" East along the section line 149.60 feet to the Point of Beginning.

**THE FOREGOING PARCEL A AND PARCEL B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

All that part of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 34 South, Range 28 East, lying West of the A.C.L. Railroad Right-of-Way together with that part of Lots 9 thru 14, inclusive, of Warren and Monday's Subdivision as recorded in Plat Book 1, page 10, Highlands County Records, lying within the following described boundary:

CRYSTAL LAKE, FLORIDA

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 45**

**EXHIBIT A**

Commence at the Southeast corner of Section 2, Township 34 South, Range 28 East, Highlands County, Florida; run thence North 1 08'50" West along the line between Section 1 and 2 for 242.14 feet to a Point of Beginning; thence North 89 48'08" West 3340.25 feet to intersect the centerline of S.R. 3-17A; thence North 1 30'39" West along said centerline, 374.17 feet; thence North 88 36'40" East, 1898.91 feet; thence North 1 16'18" West and parallel with the West line of said Southeast 1/4 for 1926.23 feet to intersect the North line of said Southeast 1/4 (also being the South line of said Warren and Monday's Subdivision); thence North 20 20'23" West, 899.56 feet to a point herein designated as Point "A" which is the Westerly end of a control line along Lake Denton; thence continue North 20 20'23" West, 30 feet more or less, to the shore of Lake Denton, thence Easterly along the meanders of Lake Denton, 370.00 feet more or less to intersect the North line of Lot 9 of Warren and Monday Subdivision; thence North 88 38'32" East, 50.00 feet more or less along said North line to a point on the aforesaid control line which bears North 68 29'12" East, 417.65 feet from said Point "A"; thence continue North 88 38'32" East along said North line of Lot 9, 626.48 feet to intersect the East line of Southwest 1/4 of the Northeast 1/4; thence North 1 12'34" West, 331.46 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4; thence North 88 38'48" East along North line of the Southeast 1/4 of the Northeast 1/4, 220.95 feet to the Westerly Right-of-Way line of the A.C.L. Railroad Right-of-Way; thence South 18 16'58" East along said Westerly Right-of-Way line, 3746.87 feet to the East line of Section 2; thence South 1 08'50" East along the Section line, 149.60 feet to the Point of Beginning.

CRYSTAL LAKE, FLORIDA

**EXHIBIT B**

**Permitted Exceptions**

---

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 46**

952314.1 02699 1604P 99912643

**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 47**

**Special Exceptions:** The mortgage, if any, referred to in Item 4 of Schedule A., if this schedule is attached to an Owner's Policy.

1. Taxes and assessments for the year 1998 and subsequent years, which are not yet due and payable.
2. Easement in favor of Florida Power Corporation recorded in Deed Book 149, page 202, of the public records of Highlands County, Florida.
3. Easement in favor of Priestas Homes, Inc., recorded in Official Records Book 917, page 521, of the public records of Highlands County, Florida.
4. Easement in favor of United Telephone Company of Florida recorded in Official Records Book 942, page 498, of the public records of Highlands County, Florida.
5. Easement in favor of Florida Power Corporation recorded in Official Records Book 943, page 860 and Official Records Book 943, page 862, of the public records of Highlands County, Florida.
6. Easement in favor of Century Group, Inc., recorded in Official Records Book 955, page 373, of the public records of Highlands County, Florida.
7. Right-of-way Utilization Agreement recorded in Official Records Book 1085, page 697, of the public records of Highlands County, Florida.
8. Notice of Mobile Homeowners Association Right to Purchase the Park recorded in Official Records Book 1119, page 745, of the public records of Highlands County, Florida.
9. Covenants, conditions, easements, reservations, restrictions or other matters as set forth or referred to on the plat recorded in Plat Book 8, page 57, of the public records of Highlands County, Florida.
10. Covenants, conditions, easements, reservations, restrictions or other matters as set forth or referred to on the plat recorded in Plat Book 14, page 80, of the public records of Highlands County, Florida.
11. Covenants, conditions, easements, reservations, restrictions or other matters as set forth or referred to on the plat recorded in Plat Book 15, page 97, of the public records of Highlands County, Florida.
12. Subject to Highlands County Solid Waste Collection, Disposal, and Assessment Ordinance.
13. Subject to rules, regulations and assessments of the Water Management District affecting the subject property.
14. The policy does not insure the nature or extent of riparian or littoral rights.
15. Rights of all owners of land lying under and adjacent to Lake Denton, and to the concurrent use of the waters of said Lake Denton.



**\*\* OFFICIAL RECORDS \*\***  
**BK 1468 PG 48**

16. The subject premises shall not be deemed to include an mobile, modular and/or manufactured homes, nor any other "Inventory" as defined in Declaration and Agreement recorded in Official Records Book 1241, page 1972, whether affixed to the realty or otherwise.

NOTE: for informational purposes only: See Notice of Appeal and orders attached thereto in Official Records Book 1354, page 1338. In the event a certified copy of a judgment to assess costs against the defendants is recorded prior to the deed to the proposed insured, then a satisfactory removal of the lien will have to occur in order not to reflect the judgment lien in Schedule B of the final policy.

18. All terms and provisions of existing unrecorded leases and all rights thereunder of the Lessees and any person claiming by, through or under said Lessees.
19. The following matters are reflected on that certain survey prepared by Bock & Clark's National Surveyors Network, last dated December 1, 1997, under Network Project 97954, and any encroachments, overlaps, boundary line disputes, or other matters arising subsequent to December 1, 1997.
- i. Six (6) foot high chain link fence encroaches onto Lakeview Memorial Gardens.
  - ii. Six (6) foot high chain link fence on South boundary line and the East right-of-way of SR No. S-17-A encroaches onto Sebring Ridge Unit G recorded plat.

FILE # 1034386 RCD: Aug 30 1999 @ 02:02PM  
L. E. "Luke" Brooker, Clerk, Highlands County

CWS COMMUNITIES  
TRUST

EXHIBIT C

November 12, 1999

I, Michele Davis, state that, after reasonable investigation, to my knowledge the system being acquired at Crystal Lake Club appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection.

The experience of the buyer in water & wastewater utility operations is that of the seller. Meaning, the management team that has been operating the Crystal Lake Club water and wastewater facility for the past 10+ years is the same team that will continue to operate the water and wastewater facility.

Thank you.



Michele Davis  
VP Operations, Eastern Region  
CWS Communities LP

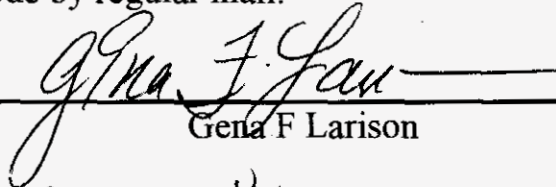


## Affidavit

November 8, 1999

To Whom it may concern:

The attached list of names and addresses were sent a notice of application regarding the transfer of ownership of our water and sewer utility companies to CWS Communities, LP DBA: Crystal Lake Club in accordance with Section 367.045 (1) (a), Florida Statutes, and rule 25-30.030, Florida Administrative Code by regular mail.



Gena F Larison



Witness - Amie Fitch

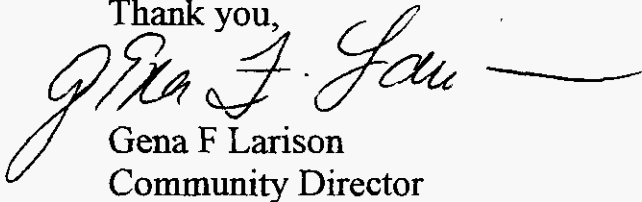


November 8, 1999

To Whom it may concern:

May this serve as notice of application that Crystal Lake Club water and sewer utility companies has transferred ownership from Diamond Valley Associates, Inc., Crystal Lake Community, Ltd Partnership, Friendly Village Lancaster Asso., Inc. to: CWS Communities, LP DBA: Crystal Lake Club in accordance with Section 367.045 (1) (a), Florida Statutes, and rule 25-30.030, Florida Administrative Code.

Thank you,

A handwritten signature in cursive script, reading "Gena F Larison", followed by a horizontal line.

Gena F Larison  
Community Director

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
11/08/1999-01/06/2000

UTILITY NAME

MANAGER

HIGHLANDS COUNTY

BUTTONWOOD BAY UTILITIES, INC. (WS397)  
% ROSE, SUNDSTROM & BENTLEY, LLP  
2548 BLAIRSTONE PINES DRIVE  
TALLAHASSEE, FL 32301-5915

MARTIN S. FRIEDMAN  
(850) 877-6666

C & H UTILITIES, INC. (SU526)  
P. O. BOX 1088  
SEBRING, FL 33871-1088

WENDELL L. FAIRCLOTH  
(941) 471-1400

C & H UTILITIES, INC. (WJ549)  
P. O. BOX 1088  
SEBRING, FL 33871-1088

WENDELL L. FAIRCLOTH  
(941) 471-1400

COUNTRY CLUB OF SEBRING (WS664)  
4800 HAW BRANCH ROAD  
SEBRING, FL 33872-4706

R. GREG HARRIS  
(941) 382-8638

CREOLA, INC. (SU658)  
P. O. BOX 1346  
SEBRING, FL 33871-1346

DAVID L. HICKMAN  
(941) 385-0981

CRYSTAL LAKE CLUB (WS636)  
% CLAYTON, SHERWOOD, WILLIAMS  
2600 MATTLAND CENTER PARKWAY, STE. 106  
MATTLAND, FL 32761-1166

JOE SHERWOOD  
(407) 660-0060

DAMON UTILITIES, INC. (WS561)  
47 LAKE DAMON DRIVE  
AVON PARK, FL 33825-8602

LISA DAVIS  
(941) 453-0773

FAIRMOUNT UTILITIES, THE 2ND, INC. (SU648)  
P. O. BOX 488  
AVON PARK, FL 33826-0488

ROGER E. MILLER  
(941) 385-8542

FLORIDA WATER SERVICES CORPORATION (WS618)  
P. O. BOX 609520  
ORLANDO, FL 32860-9520

BRIAN P. ARMSTRONG  
(407) 598-4152

HARDER HALL - HOWARD, INC. (SU644)  
122 EAST LAKE DRIVE BLVD.  
SEBRING, FL 33872-5018

PALL E. HOWARD  
(941) 382-8725

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
11/08/1999-01/06/2000

UTILITY NAME

MANAGER

HIGHLANDS COUNTY (continued)

HEARTLAND UTILITIES, INC. (WJ566) P. O. BOX 1991 SEBRING, FL 33871-1991	HOWARD SHERT (941) 665-4300
HIGHLANDS RIDGE ASSOCIATES, INC. (WS672) 3003 EAST FAIRWAY VISTA DRIVE AVON PARK, FL 33825-6001	ROB REED (941) 471-9976
HIGHLANDS UTILITIES CORPORATION (SL299) 720 U.S. HIGHWAY 27 SOUTH LAKE PLACID, FL 33852-9515	LIXON PUGH (941) 465-1296
HOLMES UTILITIES, INC. (WJ760) 760 HENSBRATCH ROAD LAKE PLACID, FL 33852-8397	DANIEL HOLMES (941) 465-6044 CR. -6911
LAKE JOSEPHINE WATER (WJ349) 760 HENSBRATCH ROAD LAKE PLACID, FL 33852-8397	DARALD E. PUGH (941) 465-2916
LAKE PLACID UTILITIES, INC. (WS709) & UTILITIES, INC. 200 WEATHERSFIELD AVENUE ALTA MONTE SPRINGS, FL 32714-4099	DONALD RASMUSSEN (407) 869-1919
LANDMARK ENTERPRISES, INC. (SL686) 62 LAKE HENRY DRIVE LAKE PLACID, FL 33852-6000	DAVID S. PLANK (941) 382-3030
PLACID LAKES UTILITIES, INC. (WJ193) 2000 JEFFERSON AVENUE, NORTH LAKE PLACID, FL 33852-9749	ROLAND TOBLER (941) 465-0345
SEBRING RIDGE UTILITIES, INC. (WS345) 3625 VALERIE BLVD. SEBRING, FL 33870-7814	CHRISTOPHER F. MILLER (941) 385-8542

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
11/08/1999-01/06/2000

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CENTRAL FL. REGIONAL PLANNING COUNCIL  
P.O. BOX 2089  
BARTOW, FL 33831

CLERK, BOARD OF COUNTY COMMISSIONERS, HIGHLANDS COUNTY  
560 SOUTH COMMERCE AVENUE  
SEBRING, FL 33870-3867

DEP SOUTH DISTRICT  
2295 VICTORIA AVE., SUITE 364  
FORT MYERS, FL 33901

MAYOR, CITY OF AVON PARK  
110 EAST MAIN STREET  
AVON PARK, FL 33825-3945

MAYOR, CITY OF SEBRING  
368 SOUTH COMMERCE AVENUE  
SEBRING, FL 33870-3606

MAYOR, TOWN OF LAKE FLACID  
50 PARK DRIVE  
LAKE FLACID, FL 33852-9893

S.W. FLORIDA WATER MANAGEMENT DISTRICT  
2379 BROAD STREET  
GRUICKSVILLE, FL 34609 0000

SD. FLORIDA WATER MANAGEMENT DISTRICT  
P.O. BOX 24680  
WEST PALM BEACH, FL 33416-4680

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
11/08/1999-01/06/2000

UTILITY NAME

MANAGER

STATE OFFICIALS

STATE OF FLORIDA PUBLIC COUNSEL  
C/O THE HOUSE OF REPRESENTATIVES  
THE CAPITOL  
TALLAHASSEE, FL 32399-1300

DIVISION OF RECORDS AND REPORTING  
FLORIDA PUBLIC SERVICE COMMISSION  
2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-0850



Exhibit D (original)

Nov 9 1999, 08:15 AM

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

**2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-0850**

**TO:**

Amy - Crystal Lake Utils.

Fax No. (941) 385-5646

**FROM:**

Stanley D. Rieger

(850) 413-6970 Fax No. (850) 413-6971

Division of Water and Wastewater

**RE:**

Water and Wastewater Tariff

Note: Enclosed are the water and wastewater Tariffs you requested. Let me know if you need anything else.

ORIGINAL SHEET NO. 17.0

NAME OF COMPANY CRYSTAL LAKE CLWR  
 WASTEWATER TARIFF

GENERAL SERVICERATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.  
APPLICABILITY - For wastewater service to all customers for which no other schedule applies.  
LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.  
BILLING PERIOD - Monthly  
RATE - \$8.00 flat rate

BASE FACILITY CHARGE -

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - January 29, 1991

TYPE OF FILING - Transfer

JOSEPH SHERWOOD  
 ISSUING OFFICER

REGISTERED AGENT, CLAYTON, WILLIAMS &  
 YVIE SHERWOOD

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - January 29, 1991

TYPE OF FILING - TRANSFER

JOSEPH SHERWOOD  
 ISSUING OFFICER

REGISTERED AGENT, CLAYTON, WILLIAMS &  
 YVIE SHERWOOD

Nov 9 1999, 08:15 AM

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

**2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-0850**

**TO:**

Amy - Crystal Lake Utils.

Fax No. (941) 385-5646

**FROM:**

Stanley D. Rieger

(850) 413-6970 Fax No. (850) 413-6971

Division of Water and Wastewater

**RE:**

Water and Wastewater Tariff

Note: Enclosed are the water and wastewater Tariffs you requested. Let me know if you need anything else.

ORIGINAL SHEET NO. 16.0

NAME OF COMPANY CRYSTAL LAKE CLUB

WATER TARIFF

GENERAL SERVICERATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD -
- RATE - None Approved

BASE FACILITY CHARGE -

- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After a five (5) days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - N/ATYPE OF FILING -JOSEPH SHERWOOD  
ISSUING OFFICERREGISTERED AGENT, CLAYTON, WILLIAMS &  
TITLE SHERWOOD

ORIGINAL SHEET NO. 17.0

NAME OF COMPANY CRYSTAL LAKE CLUB

WATER TARIFF

RESIDENTIAL SERVICERATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.  
APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.  
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.  
BILLING PERIOD - Monthly  
RATE - \$7.00 per month flat rate

BASE FACILITY - N/A

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - January 29, 1991

TYPE OF FILING - Transfer

JOSEPH SHERWOOD  
ISSUING OFFICER

REGISTERED AGENT, CLAYTON, WILLIAMS &  
TITLE SHERWOOD

ORIGINAL SHEET NO. 17.0

NAME OF COMPANY CRYSTAL LAKE CLUB

WASTEWATER TARIFF

GENERAL SERVICERATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.  
APPLICABILITY - For wastewater service to all customers for which no other schedule applies.  
LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.  
BILLING PERIOD - Monthly  
RATE - \$8.00 flat rate

BASE FACILITY CHARGE -

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - January 29, 1991TYPE OF FILING - TransferJOSEPH SHERWOOD  
ISSUING OFFICERREGISTERED AGENT, CLAYTON, WILLIAMS &  
Y.T.F. SHERWOODBASE FACILITY CHARGE -

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - January 29, 1991TYPE OF FILING - TRANSFERJOSEPH SHERWOOD  
ISSUING OFFICERREGISTERED AGENT, CLAYTON, WILLIAMS &  
www.f SHERWOOD

ORIGINAL SHEET NO. 23.0

NAME OF COMPANY CRYSTAL LAKE CLUB

WATER TARIFF

SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>REFER TO SERVICE AVAIL. POLICY SHEET NO./RULE NO.</u>
<u>Back-Flow Preventor Installation Fee</u>		
5/8" x 3/4" .....	\$	
1" .....	\$	
1 1/2" .....	\$	
2" .....	\$	
Over 2" .....	Actual Cost [1]	
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service .....	\$	
1" metered service .....	\$	
1 1/2" metered service .....	\$	
2" metered service .....	\$	
Over 2" metered service .....	Actual Cost [1]	
<u>Guaranteed Revenue Charge</u>		
<u>With Prepayment of Service Availability Charges:</u>		
Residential-per ERC/month ( ___ GPD).....	\$	
All others-per gallon/month .....	\$	
<u>Without Prepayment of Service Availability Charges:</u>		
Residential-per ERC/month ( ___ GPD).....	\$	
All others-per gallon/month .....	\$	
Inspection Fee .....	Actual Cost [1]	
<u>Main Extension Charge</u>		
Residential-per ERC ( ___ GPD).....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot ( ___ foot frontage).....	\$	
All others-per front foot .....	\$	
<u>Meter Installation Fee</u>		
5/8" x 3/4" .....	\$	
1" .....	\$	
1 1/2" .....	\$	
2" .....	\$	
Over 2" .....	Actual Cost [1]	
Plan Review Charge .....	Actual Cost [1]	
<u>Plant Capacity Charge</u>		
Residential-per ERC ( ___ GPD).....	\$	
All others-per gallon .....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC ( ___ GPD).....	\$ 375.00	31.0
All others-per gallon .....	\$	

[1] Actual Cost is equal to the total cost incurred for services rendered by a customer.

EFFECTIVE DATE - January 29, 1991

TYPE OF FILING - Transfer

JOSEPH SHERWOOD  
ISSUING OFFICER

REGISTERED AGENT, CLAYTON, WILLIAMS

TITLE & SHERWOOD

ORIGINAL SHEET NO. 22.0

NAME OF COMPANY CRYSTAL LAKE CLUB

WASTEWATER TARIFF

SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>REFER TO SERVICE AVAIL. POLICY SHEET NO./RULE NO.</u>
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service .....	\$	
1" metered service .....	\$	
1 1/2" metered service .....	\$	
2" metered service .....	\$	
Over 2" metered service .....	Actual Cost [1]	
<u>Guaranteed Revenue Charge</u>		
<u>With Prepayment of Service Availability Charges:</u>		
Residential-per ERC/month (____)GPD.....	\$	
All others-per gallon/month.....	\$	
<u>Without Prepayment of Service Availability Charges:</u>		
Residential-per ERC/month (____)GPD.....	\$	
All others-per gallon/month.....	\$	
Inspection Fee .....	Actual Cost [1]	
<u>Main Extension Charge</u>		
Residential-per ERC (____ GPD).....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot (____ foot frontage).....	\$	
All others-per front foot .....	\$	
Plan Review Charge .....	Actual Cost [1]	
<u>Plant Capacity Charge</u>		
Residential-per ERC (____ GPD).....	\$	
All others-per gallon .....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC (____ GPD).....	\$ 375.00	30.0
All others-per gallon .....	\$	

[1] Actual Cost is equal to the total cost incurred for services rendered by a customer.

EFFECTIVE DATE - January 29, 1991

TYPE OF FILING - Transfer

JOSEPH SHERWOOD  
ISSUING OFFICER

REGISTERED AGENT, CLAYTON, WILLIAMS &  
TITF SHERWOOD



NAME OF COMPANY: Crystal Lake Club

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u>	<u>Meter Sizes</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"	\$ 2.78
	3/4"	\$ 4.16
	1"	\$ 6.94
	1 1/2"	\$ 13.87
	2"	\$ 22.19
	3"	\$ 44.40
	4"	\$ 69.37
	6"	\$138.76
	Gallonage Res	\$ 1.29

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - January 14, 2000  
Michele Davis  
 ISSUING OFFICER

TYPE OF FILING - 1999 Price Index  
Regional Director  
 TITLE



EXHIBIT F

# FLORIDA PUBLIC SERVICE COMMISSION

## CERTIFICATE NUMBER

525-W

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to  
Crystal Lake Community, Limited Partnership, Diamond Valley Associates, Ltd.,  
Friendly Village, Lancaster Associates, Ltd. d/b/a Crystal Lake Club.

Whose principal address is

2500 Hattland Center Parkway, Suite 103

Maitland, Florida 32751

to provide Water service in accordance with the provisions of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.


ORDER 22300 DATED 12/12/89 DOCKET 891011-WU

ORDER 23974 DATED 01/09/91 DOCKET 900577-WS

ORDER \_\_\_\_\_ DATED \_\_\_\_\_ DOCKET \_\_\_\_\_

ORDER \_\_\_\_\_ DATED \_\_\_\_\_ DOCKET \_\_\_\_\_

BY ORDER OF THE  
FLORIDA PUBLIC SERVICE COMMISSION

  
Director, Division of Records & Reporting

  
Executive Director





# FLORIDA PUBLIC SERVICE COMMISSION

## CERTIFICATE NUMBER

456-6

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to Crystal Lake Community, Limited Partnership, Diamond Valley Associates, Ltd., Friendly Village, Lancaster Associates, Ltd. d/b/a Crystal Lake Club.

Whose principal address is

2500 Maitland Center Parkway, Suite 105

Maitland, Florida 32751

to provide sewer service in accordance with the provisions of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER 21515 DATED 07/07/89 DOCKET 881002-SU

ORDER 23974 DATED 01/09/91 DOCKET 900527-WS

ORDER \_\_\_\_\_ DATED \_\_\_\_\_ DOCKET \_\_\_\_\_

ORDER \_\_\_\_\_ DATED \_\_\_\_\_ DOCKET \_\_\_\_\_

BY ORDER OF THE  
FLORIDA PUBLIC SERVICE COMMISSION

*[Signature]*  
Director, Division of Records & Reporting

*[Signature]*  
Executive Director

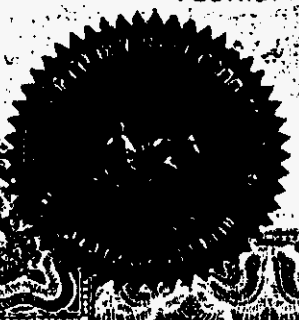


EXHIBIT **G**

TS6S0100-1

FASTOCK SYSTEM

PAGE 1

RUN DATE/TIME: 11/01/1999 12:56:36

\*\*\* LIST OF SHAREHOLDERS \*\*\*  
 \*\*\* AS OF 11/01/1999 \*\*\*

ISSUE: 0220 CWS COMMUNITIES L.P.

244-42-2049            106,276.100  
 ACCT #    1129  
 THE BBC-WILLIAMS FAMILY LIVING TRUST  
 U/T/D SEPTEMBER 29, 1987, AMENDMENT 1,  
 DATED JUNE 26, 1989  
 16702 CORAL CAY LANE  
 HUNTINGTON BEACH CA 92649

244-42-2049            499,891.665  
 ACCT #    1181  
 THE BBC-WILLIAMS FAMILY LIVING TRUST  
 U/T/D SEPTEMBER 29, 1987, AMENDMENT 1  
 DATED JUNE 26, 1989  
 16702 CORAL CAY LANE  
 HUNTINGTON BEACH CA 92649

33-0335217            28,479.686  
 ACCT #    1182  
 CASTLEWOOD ASSET MANAGEMENT CO., INC.  
 C/O CLAYTON, WILLIAMS & SHERWOOD, INC.  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

33-0495812            7,475.330  
 ACCT #    1123  
 CLAYTON, WILLIAMS & SHERWOOD  
 FINANCIAL GROUP 92  
 C/O CLAYTON, WILLIAMS & SHERWOOD, INC.  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

33-0495812            50,998.983  
 ACCT #    1128  
 CLAYTON, WILLIAMS & SHERWOOD FINANCIAL  
 GROUP 80  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

33-0495812            5,211.430  
 ACCT #    1916  
 CLAYTON, WILLIAMS, & SHERWOOD  
 FINANCIAL GROUP 90  
 800 NEWPORT CENTER DRIVE  
 SUITE 400  
 NEWPORT BEACH CA 92660

33-0412752            215,411.779  
 ACCT #    1950  
 CLAYTON, WILLIAMS, & SHERWOOD  
 FINANCIAL GROUP 81, INC  
 800 NEWPORT CENTER DR.  
 SUITE 400  
 NEWPORT BEACH CA 92660

550-42-0551            387,103.877  
 ACCT #    1136  
 JAMES L CLAYTON  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

33-0793432            1,225,903.852  
 ACCT #    1135  
 CORAL CAY, LLC  
 16702 CORAL CAY LANE  
 HUNTINGTON BEACH CA 92649

363-42-4989            7,113.420  
 ACCT #    1125  
 CURTIS LIVING TRUST  
 C/O PAUL D OR LORI CURTIS  
 318 ORCHID AVE.  
 CORONA DEL MAR CA 92625

74-2860069            23,833,077.800  
 ACCT #    1117  
 CWS COMMUNITIES TRUST  
 11 S. LASALLE ST.  
 CHICAGO IL 60603

74-2860069            1,231,126.214  
 ACCT #    1179  
 CWS COMMUNITIES TRUST  
 11 S LASALLE ST.  
 CHICAGO IL 60603

33-0362676            263.350  
 ACCT #    1909  
 CWS FINANCIAL GROUP 89  
 C/O CLAYTON WILLIAMS AND SHERWOOD INC  
 800 NEWPORT CENTER DR SUITE 400  
 NEWPORT BEACH CA 92660

563-90-8829            4,742.920  
 ACCT #    1127  
 KUK FAMILY TRUST  
 C/O MR. AND MRS. THOMAS J. KUK  
 32265 WEEPING WILLOW  
 TRABUCO CANYON CA 92679

014-16-7755            7,113.420  
 ACCT #    1126  
 WALDO NEIKIRK TRUST U/T/D  
 ESTABLISHED JUNE 20, 1994.  
 W.W. NEIKIRK, TRUSTEE  
 C/O CLAYTON, WILLIAMS & SHERWOOD, INC  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

RUN DATE/TIME: 11/01/1999 12:56:36

\*\*\* LIST OF SHAREHOLDERS \*\*\*  
 \*\*\* AS OF 11/01/1999 \*\*\*

ISSUE: 0220 CWS COMMUNITIES L.P.

404-34-7207            38,484.390  
 ACCT #    1120  
 PAUL D NOLAND  
 3338 ESPLANADE CIRCLE SE  
 RIO RANCHO NM 87124

850-44-6912            204,325.154  
 ACCT #    1119  
 OMEGA TRADING, LLC  
 P.O. BOX 15069  
 FARMINGTON NM 87401

33-0151456            270,559.808  
 ACCT #    1183  
 SHERWOOD NEWPORT CAPITAL, INC.  
 800 NEWPORT CENTER DRIVE, STE. 400  
 NEWPORT BEACH CA 92660

344-46-8565            41,018.440  
 ACCT #    1124  
 JOSEPH H. III AND LAURA G. SHERWOOD,  
 JTWROS  
 C/O JOSEPH SHERWOOD  
 848 SWEETWATER ISLAND CIRCLE  
 LONGWOOD FL 32779

467-80-2525            770,998.573  
 ACCT #    1134  
 THE STEVEN SHERWOOD TRUST  
 ESTABLISHED SEPTEMBER 8, 1994,  
 STEVEN J SHERWOOD, TRUSTEE  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

467-80-2525            10,941.535  
 ACCT #    1133  
 STEVEN J SHERWOOD  
 C/O CLAYTON, WILLIAMS & SHERWOOD, INC.  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

585-34-8392            391,298.243  
 ACCT #    1137  
 TANA J SHERWOOD TRUST  
 ESTABLISHED APRIL 8, 1994  
 C/O TANA SHERWOOD  
 15 SUNRISE  
 IRVINE CA 92612

33-6210422            61,805.300  
 ACCT #    1180  
 ZACHARY SHERWOOD S TRUST  
 800 NEWPORT CENTER DR., STE. 400  
 NEWPORT BEACH CA 92660

585-01-1728            176,303.317  
 ACCT #    1121  
 ARMAND L SMITH  
 P.O. BOX 159  
 CLOVIS NM 88102

560-74-3411            653.658  
 ACCT #    1947  
 THE TALBOTT GROUP  
 33 CLERMONT  
 NEWPORT BEACH CA 92660

556-48-1864            133,988.341  
 ACCT #    1122  
 JOHN A WESTMAN  
 4600 8 MONTGOMERY BLVD. NE STE. 103  
 ALBUQUERQUE NM 87109

33-0594936            270,559.808  
 ACCT #    1184  
 WILLIAMS ADDED VALUE ENTERPRISES, INC.  
 16702 CORAL CAY LANE  
 HUNTINGTON BEACH CA 92649

244-42-2049            57,973.282  
 ACCT #    1949  
 BYRON L. WILLIAMS  
 16702 CORAL CAY LANE  
 HUNTINGTON BEACH CA 92649

\*\*\* LIST OF SHAREHOLDERS \*\*\*  
\*\*\* AS OF 11/01/1999 \*\*\*

RUN DATE/TIME: 11/01/1999 12:56:36

ISSUE: 0220 CWS COMMUNITIES L.P.

TOTAL SHAREHOLDERS: 28 TOTAL SHARE TOTAL SHARES: 30,302,184.325

**CWS Communities LP**  
**Consolidated Balance Sheets**  
(in thousands, except per share data)

(Unaudited)

	<u>September 30, 1999</u>
<b>Assets</b>	
Real Estate	\$ 355,078
Less accumulated depreciation	<u>14,752</u>
	340,326
Investment in CWS Management Services Incorporated	2,746
Mortgages and notes receivable	<u>7,239</u>
Net investments	350,311
Cash and cash equivalents	7,709
Accounts receivable and accrued interest	4,405
Escrow and Earnest money deposits	1,207
Goodwill	2,583
Other assets	<u>3,625</u>
<b>Total Assets</b>	<u>\$ 369,840</u>
<b>Liabilities</b>	
Line of Credit	\$ 19,929
Mortgages payable	47,874
Distributions payable	4,338
Accounts payable, accrued expenses and other liabilities	<u>7,371</u>
<b>Total liabilities</b>	<u>79,512</u>
<b>Shareholders' equity :</b>	
Contributions - General Partner	250,642
Contributions - Limited Partner	52,518
Distributions in excess of net earnings	<u>(12,832)</u>
<b>Total shareholders' equity</b>	<u>290,328</u>
<b>Total liabilities and shareholders' equity</b>	<u>\$ 369,840</u>

**CWS Communities LP**  
**Consolidated Statements of Funds From Operations**  
(In thousands, except per share amounts)

(Unaudited)

**Nine Months Ended**  
**September 30, 1999**

**Revenues :**

Rental revenues	\$	26,577
Equity in Funds From Operations of CWS Management Services Incorporated		(916)
Management fees		324
Interest income and other		592
		<u>26,577</u>

**Expenses :**

Rental expenses		7,196
Real estate taxes		1,938
Interest, net		2,726
Administrative services provided by an affiliate		391
General and administrative		3,080
		<u>15,331</u>

**Funds from Operations**

**\$ 11,246**

**Reconciliation of FFO to Earnings :**

Funds from Operations	\$	11,246
Depreciation and amortization		(7,782)
Equity in depreciation and amortization expense of CWS Mgmt Services, Inc.		(226)
Other		
Net Earnings	\$	<u>3,238</u>



**CWS Communities Trust**  
**Consolidated Balance Sheets**  
(in thousands, except per share data)

(Unaudited)

**September 30, 1999**

**Assets**

Real Estate	\$ 355,078
Less accumulated depreciation	<u>14,752</u>
	340,326
Investment in CWS Management Services Incorporated	2,746
Mortgages and Notes receivable	<u>7,239</u>
Net investments	350,311
Cash and cash equivalents	7,709
Accounts receivable and accrued interest	4,405
Escrow and Earnest money deposits	1,207
Goodwill	2,583
Other assets	<u>3,625</u>
<b>Total Assets</b>	<b><u>\$ 369,840</u></b>

**Liabilities**

Line of Credit	\$ 19,929
Mortgages payable	47,874
Distributions payable	4,338
Accounts payable, accrued expenses and other liabilities	<u>7,371</u>
<b>Total liabilities</b>	<b><u>79,512</u></b>

**Redeemable common shares** 13,913

**Minority interests** 49,586

**Shareholders' equity :**

Common shares, Class A, \$.01 par value	237
Common shares, Class B, \$.01 par value	-
Additional paid-in capital	236,491
Distributions in excess of net earnings	<u>(9,899)</u>
<b>Total shareholders' equity</b>	<b><u>226,829</u></b>
<b>Total liabilities and shareholders' equity</b>	<b><u>\$ 369,840</u></b>

# News-Sun, Inc.

2227 U.S. 27 SOUTH

Published three (3) times weekly

SEBRING, HIGHLANDS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF HIGHLANDS:

Exhibit J

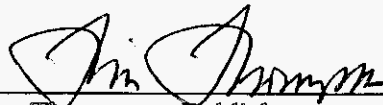
Before the undersigned authority personally appeared **Tim Thompson** who on oath says that he is Publisher of the **News-Sun**, a tri-weekly newspaper published at Sebring, in Highlands County, Florida; that the attached copy of advertisement, being a Proof of Publication in the matter of

NOTICE

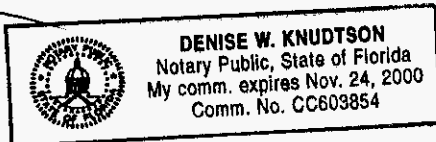
was published in said newspaper in the issues of

Nov 12, 1999

Affiant further says the **News-Sun** is a newspaper published at Sebring, in Highlands County, Florida, and that the said newspaper has heretofore been continuously published in said Highlands County, Florida, Wednesday, Friday and/or Sunday and has been entered as a second class mail matter at the post office in Sebring, in said county, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund of the purchase of securing this advertisement of publication in the said newspaper.




Tim Thompson, Publisher

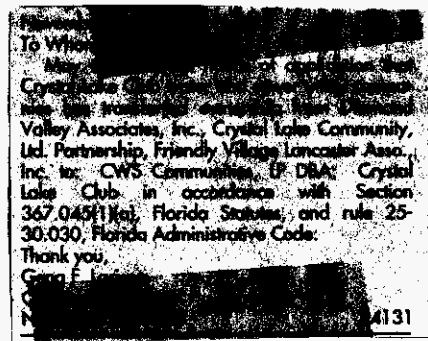


Swore to and subscribed before me

this 12th day of NOV

A.D. 19 99





FLORIDA PUBLIC SERVICE COMMISSION

RECEIVED  
FLORIDA PUBLIC  
SERVICE COMMISSION

INSTRUCTIONS FOR COMPLETING  
APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER OF  
CERTIFICATE OR FACILITIES

NO DEC 9 10 12

MAIL ROOM

991889-115

(Section 367.071, Florida Statutes)

DEPOSIT

DATE

General Information

D217

DEC 09 1999

The attached form has been prepared by the Florida Public Service Commission to aid utilities under its jurisdiction to file information required by Chapter 367, Florida Statutes, and Chapter 25-30, Florida Administrative Code. Any questions regarding this form should be directed to the Division of Water and Wastewater, Bureau of Industry Structure and Policy Development (850) 413-6900.

Instructions

1. Fill out the attached application form completely and accurately.
2. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A.". Do not leave any items blank.
3. Notarize the completed application form.
4. Remit the proper filing fee pursuant to Rule 25-30.020, Florida Administrative Code, with the application.
5. Return the utility's original certificate(s) with the

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH DARKER AREAS BOTH TOP AND BOTTOM

<p>CWS COMMUNITIES LP ADMINISTRATIVE OFFICES 777 MARKET CENTER AVENUE EL PASO, TEXAS 79912 (888) 221-7272</p>	<p>CHASE MANHATTAN BANK DELAWARE 1201 MARKET STREET WILMINGTON, DELAWARE 19801</p>	<p>62126 311 NO: 115785</p>
---	--	-------------------------------------

DATE: 11/17/99

VOID AFTER ONE YEAR \*\*\*\*\*\$1,500.00

PAY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

TO THE ORDER OF: FLORIDA PUBLIC SERVICE COMMISSION  
ATTN: FISCAL SERVICES  
2540 SHUMARD OAK BLVD  
TALLAHASSEE, FL 32399-0850

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POWER CHECK

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