OFFICIAL COPY

### CLASS "D"

### WATER AND/OR WASTEWATER UTILITIES

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

### ANNUAL REPORT

OF

SU698-03-AR
Pine Lake Mobile Home Estates, Inc.
2505 Eber Blvd.
Melbourne, FL 32904-8848

Submitted To The

STATE OF FLORIDA

BIVISION OF LECONOMIC REGULATION

MOSSIMACO ELAMBA MENA SERVIC



### **PUBLIC SERVICE COMMISSION**

FOR THE

YEAR ENDED DECEMBER 31, 2003

Form PSC/ECR 006-W (Rev. 12/99)

### Reconciliation of Revenue to Regulatory Assessment Fee Revenue Wastewater Operations Class

### Company:

(a)	(b)	(e)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:	, an	 	· 
Residential	s 28, 474°	\$	\$ 28,474.00
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 28, 474.00	\$	\$ 28,474,00
LESS: Expense for Purchased Wastewater		(	,
from FPSC-Regulated Utility			
Net Wastewater Operating Revenues	\$ 28,474 *	s (	\$ 28,474.00
Explanations:			
4		¢.	

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues

reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

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### FINANCIAL SECTION

REPORT OF Pine Lake Molille Ma EXACT, NAME OF UTILITY Home Estates, Inc Mailing Address Street Address 321-723-2754 Telephone Number Date Utility First Organized Fax Number E-mail Address Sunshine State One-Call of Florida, Inc. Member No. Check the business entity of the utility as filed with the Internal Revenue Service: Individual Sub Chapter S Corporation 1120 Corporation Partnership Name, Address and phone where records are located: Dame as ahour Name of subdivisions where services are provided: Same as alique CONTACTS: Salary Charged Name Title Principle Business Address Utility Person to send correspondence: MARY DARREIL RESIDENT Same as above Person who prepared this report: 310 FIFTH Ave BARNES & Company INDIALANTIC FI Officers and Managers: 723-0700 Sec-TREASURER 5 Wentz \$ Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility: Percent Salary Ownership in Charged Name Utility Principle Business Address Utility muriel MOSIER 100m \$ \$

\$

### **INCOME STATEMENT**

	Ref.			<u> </u>	Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue:  Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$	\$ 28, 474	\$ 430,183	\$ 658,657
Total Gross Revenue		\$	\$ <u>28, 474</u>	\$ 430, 183	\$ 45 8, 657
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$ 66,737	\$ 462,643	\$ 529,380
Depreciation Expense	F-5		-0-	_731_	731
CIAC Amortization Expense_	F-8	10-00 ( 10-00	-0-	0-	-0-
Taxes Other Than Income	F-7		15,464	87,891	103,355
Income Taxes	F-7				
Total Operating Expense		\$	82,201	551,2105	\$ 633,466
Net Operating Income (Loss)		\$	\$ (53,127)	\$ 78,918	\$ 25,191
Other Income:  Nonutility Income		\$	\$0-	\$ <u>33,773</u>	\$ <u>33,773</u>
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$ 0	\$ 0	\$ 0
Net Income (Loss)		\$	\$ <u>(53,721)</u>	\$ <u>112,691</u>	\$ <i>58,964</i>

UTILITY NAME: Pine Lake MH States

YEAR OF REPORT DECEMBER 31, 2003

### **COMPARATIVE BALANCE SHEET**

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$ 31,240	\$ 31,240
Amortization (108)	F-5,W-2,S-2	31,240	31,240
Net Utility Plant	·	\$	\$
Cash_ Customer Accounts Receivable (141)_ Other Assets (Specify):		\$56,545 299,584 \$687,369	324, 925 350,094 \$ 675,019
Liabilities and Capital:	·	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Ψ <u>Ψ 13,017</u>
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218) Total Capital	F-6 F-6 F-6	938 	\$ 670,049
Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify)  Advances for Construction Contributions in Aid of Construction - Net (271-272)	F-6 F-8	\$	\$ 4970
Total Liabilities and Capital		\$ <u>687,369</u>	\$ 675,019

UTILITY NAME: Pine Lake MH Ostates, One

YEAR OF REPORT DECEMBER 31, 2003

### **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)  Construction Work in Progress	\$	\$ 31,240	\$	\$ 31,240
Other (Specify)				
Total Utility Plant	\$	\$ <u>31,240</u>	\$	\$ 31,240

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$	\$ 31,240	\$	\$ 31,240
Add Credits During Year:  Accruals charged to  depreciation account Salvage Other Credits (specify)	\$	\$	\$	\$
Total Credits		\$	\$	\$
Deduct Debits During Year:  Book cost of plant retired Cost of removal Other debits (specify)	\$	\$ 	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$ 31,240	\$	\$ 31,240

UTILITY NAME: Pine Lake MH Cstates Inc

YEAR OF REPORT DECEMBER 31, 2003

### CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	1,000 938 938	

### RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of yearChanges during the year (Specify):	\$	\$ 669,111
Geolet Mobile Same Park & Server Destribution Shareholders		58,964 41.644
Balance end of year	\$	\$ <u>6 86,431</u>

### PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of yearChanges during the year (Specify):	\$	\$
Balance end of year	\$ <u>X/A</u>	\$

### LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
		\$
Total	X/A	\$

UTILITY NAME: Pine Lake My Cotates, Onc

YEAR OF REPORT DECEMBER 31, 2003

### TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax	\$	\$	\$	\$
Local property tax  Regulatory assessment fee  Other (Specify)		2010	69,031	69,031
Total Tax Expense	\$	\$ 15,424	\$ 909	17,333 \$ 103,355

### 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
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
1.1	\$	\$	
7//1	\$	\$	
	-   · ·	\$	
	·	\s\ \frac{1}{8}	
	-   s	\$	
	-   s	( c	
	<sup>~</sup>	φ	

	Pine Lake MH Cstates, Inc		
UTILITY NAME:	time rule 7111 Calaba, Unc	YEAR OF REPO	ORT
		DECEMBER 31	2003

### CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	\$	\$	\$
3) 4) 5)	Total Deduct charges during the year Balance end of year	\$	\$	\$ 
(6) 7)	Less Accumulated Amortization  Net CIAC	\$	\$	\$ N/A

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

Report below all developers or agreements from which cash o received during the year.	contractors r property was	Indicate "Cash" or "Property"	Water	Wastewater
Sub-total		-	\$	\$
Report below all ca extension charges charges received d	pacity charges, mai and customer conne uring the year.	n ection		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must ag	ree with line # 2 abo	ove.)	\$	\$ N/A

### ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Debits During Year:	<u>Water</u> \$	<u>Wastewater</u> \$	\$
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$ N/A

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

UTILITY NAME:	Pine Las	by MHC	States,	Inc	
---------------	----------	--------	---------	-----	--

YEAR OF REPORT DECEMBER 31 2003

### SCHEDULE "A"

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	· %
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00_%		<u> N/A</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:	 <u> </u>	%
Commission Order Number approving AFUDC rate		

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

UTILITY NAME: Pine Lake MHCStatis On a

YEAR OF REPORT DECEMBER 31, 2003

### 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	\$	\$	\$	\$	\$ N/H

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

-

### WATER

### **OPERATING**

### **SECTION**

Note:

This utility is a wastewater only service; therefore, Pages W-1 through W-7 have been omitted from this report.

## WASTEWATER OPERATING SECTION

### **WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351 352 353 354 355 360 361 362 363 364 365	Organization Franchises Land and Land Rights Structures and Improvements Power Generation Equipment Collection Sewers - Force Collection Sewers - Gravity Special Collecting Structures Services to Customers Flow Measuring Devices Flow Measuring Installations	10,000 17,100 82/2 Clock	\$ 000	\$ 000	\$ / 0 0 10,000 17,100 8212 0
370 371 380	Receiving Wells Pumping Equipment Treatment and Disposal	1240	0	0	1240
381 382 389 390	Equipment Plant Sewers Outfall Sewer Lines Other Plant and Miscellaneous Equipment Office Furniture and	2600	0	0	2600
391 392 393	Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage	0			0
394 395 396 397 398	Equipment Laboratory Equipment Power Operated Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant	300		0	300
	Total Wastewater Plant	\$ 31,240	\$ -0-	\$	\$ <u>31,240</u> *

<sup>\*</sup> This amount should tie to sheet F-5.

UTILITY NAME: Pin Lake MA Catalo One

YEAR OF REPORT DECEMBER 31, 2003

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)	\$ 31,240
Credits (h)	S S
Debits (9)	& S
Accumulated Depreciation Balance Previous Year (f)	3/240
Depr. Rate Applied (e)	%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%%
Average Salvage in Percent (d)	% % % % % % % % % % % % % % % % % % % %
Average Service Life in Years (c)	7
Account (b)	Structures and Improvements Power Generation Equipment Collection Sewers - Force Collection Sewers - Gravity Special Collecting Structures Services to Customers Flow Measuring Devices Flow Measuring Installations Receiving Wells Pumping Equipment Treatment and Disposal Equipment Outfall Sewer Lines Outfall Sewer Lines Outfall Sewer Lines Coutfall Sewer Lines Coutfall Sewer Lines Office Furniture and Equipment Transportation Equipment Transportation Equipment Tools, Shop and Garage Equipment Tools, Shop and Garage Equipment Communication Equipment Communication Equipment Communication Equipment Communication Equipment Communication Equipment Communication Equipment Dover Operated Equipment Communication Equipment Communication Equipment Discellaneous Equipment Communication Equipment Comm
Acct. No. (a)	354 365 360 361 362 363 363 370 371 381 382 383 393 394 395 395 398

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

### WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct.		T
No.	Account Name	Amount
701 703	Salaries and Wages - Employees	\$ 43,151
704	Salaries and Wages - Officers, Directors, and Majority Stockholders	4
710	Employee Pensions and Benefits	<u> </u>
711	Purchased Wastewater Treatment	
715	Sludge Removal Expense	
716	Purchased Power	
718	Fuel for Power ProductionChemicals	0.324
720	· · · · · · · · · · · · · · · · · · ·	
730	Materials and SuppliesContractual Services:	11,113
	Billing Professional Testing	
	Testing	
	Other	
740	Rents	
750	Transportation Expense	<del></del>
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	<b>†</b>
775	Miscellaneous Expenses	6149
	Total Wastewater Operation And Maintenance Expense* This amount should tie to Sheet F-3.	\$ <u>66,737</u> *

### **WASTEWATER CUSTOMERS**

			Ni santa 5 A		L :
	Tuna of	<b>-</b>	Number of Active Customers al Number of		
Description	Type of	Equivalent	Start		quivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service					
All meter sizes	D	1.0	(motion)	10 Madenas	Provided
			1 the state	a I mall	
General Service			Illh trul	of the	ierse
5/8"	D	1.0	acces 1	squierne	no
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"					
3"	D,C,T	8.0			
1	D	15.0			
3"	С	16.0			
3"	T	17.5			
				· · · · · · · · · · · · · · · · · · ·	
Unmetered Customers					
Other (Specify)				¢	
''	·				
** D = Displacement					
C = Compound		Total			
T = Turbine		rotal			
1 - rurbine					
	·				

### PUMPING EQUIPMENT

		•	UMPING EG	(OII MILITI				
Lift Station Number Make or Type and name data on pump  Year installed Rated capacity Size Power: Electric Mechanical Nameplate data of motor	plate		1965 1506AM	)	Cupp ———————————————————————————————————		ρ 	
			RVICE CON	J				
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 conce inactive connections	erning		203	Main	Sec 	uev		
	<b>.</b>		LECTING A	ND FORCE	MAINS			
	ļ	Collectir	ng Mains	Γ'		Force	Mains	
Size (inches) Type of main Length of main (nearest foot) Begining of year Added during year Retired during year End of year	3" 8500  8500	VCP FT						
			MANH	IOLES				
,	Size (inches Type of Man Number of M Beginning of Added durin Retired durin	hole /lanholes: of year ng year ing year						

SYSTEM NAME: NEW YORK STATES, ONE			YEAR OF REPORT DECEMBER 31 2003		
			DECEIVIE	ER 31 2003	
	TREATM	IENT PLANT	<del></del>		
Manufacturer Type "Steel" or "Concrete" Total Permitted Capacity Average Daily Flow Method of Effluent Disposal_ Permitted Capacity of Disposal Total Gallons of Wastewater treated	DEFIAUCE EXTENDED A, CONCRETE 20.000 X10,000 23,000 APPRIL LAKE PERC	ne			
	MASTER LIFT	STATION PUMP	 S		
Manufacturer Capacity (GPM's) Motor:     Manufacturer Horsepower Power (Electric or Mechanical)	150 GPM_ GOEMAN RUPE 3HP E/ECTEIC				
	PUMPING WASTE	WATER STATIS	TICS		
Months	Gallons of Treated Wastewater	Effluent R Gallons Custome	euse to	Effluent Gallons Disposed of on site	
January February March April May	22,000 20,000 21,000 23,000 24,000 21,000 22,000 21,000 21,000 21,000 21,000		0		

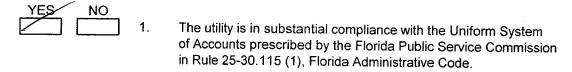
$\sim$ $mH$		
UTILITY NAME: Pine Lake Colalis	Inc.	
CVCTERA MARAE.		

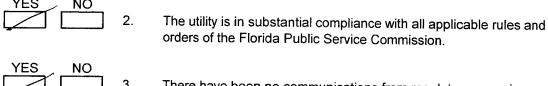
### GENERAL WASTEWATER SYSTEM INFORMATION

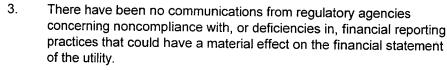
Furnish information below for each system. A separate page should be supplied where necessary.
1. Present number of ERCs* now being served. 203
2. Maximum number of ERCs* which can be served
3. Present system connection capacity (in ERCs*) using existing lines
Future connection capacity (in ERCs*) upon service area buildout.
5. Estimated annual increase in ERCs*
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  O LYPANSIAMS
<ol> <li>If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.</li> </ol>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?
If so, when?
9. Has the utility been required by the DEP or water management district to implement reuse?  If so, what are the utility's plans to comply with this requirement?
10. When did the company last file a capacity analysis report with the DEP?
11. If the present system does not meet the requirements of DEP rules, submit the following:
<ul> <li>a. Attach a description of the plant upgrade necessary to meet the DEP rules.</li> <li>b. Have these plans been approved by DEP?</li> <li>c. When will construction begin?</li> <li>d. Attach plans for funding the required upgrading.</li> </ul>
e. Is this system under any Consent Order with DEP?
12. Department of Environmental Protection ID#
* An ERC is determined based on one of the following methods:  (a) If actual flow data are available from the proceding 12 months:  Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
<ul><li>(b) If no historical flow data are available use:</li><li>ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).</li></ul>

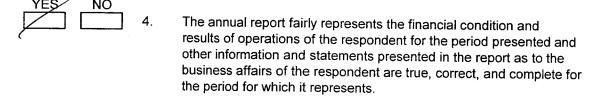
### **CERTIFICATION OF ANNUAL REPORT**

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

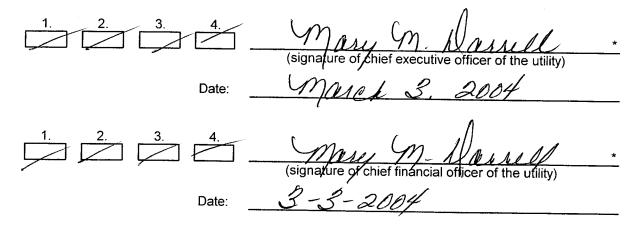








### **Items Certified**



\* 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.