CLASS "C"

### WATER and/or WASTEWATER UTILITIES

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

### ANNUAL REPORT RECEIVED

Coolidge-Ft. Myers Utility
EXACT LEGAL NAME OF RESPONDENT

456 - S

Certificate Number(s)

Submitted To The

### STATE OF FLORIDA



**PUBLIC SERVICE COMMISSION** 

FOR THE

YEAR ENDED DECEMBER 31,1997

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

JAMES L. CARLSTEDT, C.FA. JOHN H. CRONIN, JR., C.P.A. ERIC M. DOAN, C.P.A. ROBERT H. JACKSON, C.P.A. BRENDA W. McBARRON, C.P.A. ROBERT C. NIXON, C.P.A. TRACY A. RIZZO, C.P.A. HOLLY M. TOWNER, C.P.A. JAMES L. WILSON, C.P.A.

2560 GULF-TO-BAY BOULEVARD SUITE 200 CLEARWATER, FLORIDA 33765-4419 (813) 791-4020 FACSIMILE (813) 797-3602

July 6, 1998

Officers and Directors Coolidge-Ft. Myers Utility

We have compiled the 1997 Annual Report of Coolidge-Ft. Myers Utility in the accompanying prescribed form, except for the information contained on page S-5, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

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

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

Croning faction, Nigor + wilson

CRONIN, JACKSON, NIXON & WILSON

### FINANCIAL SECTION

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### REPORT OF

### Coolidge-Ft. Myers Utility (1) (Exact name of utility) 2250 Avenida Del Vera Lee Nort Fort Myers, Florida 33917-6700 (County) (Address) Date Utility First Organized 1989 (941) 731-5335 Telephone Number Check the business entity of the utility as filed with the Internal Revenue Service: X Partnership Sub Chapter S Corporation 1120 Corporation Individual 2250 Avenida Del Vera Location where books and records are located: North Fort Myers, Florida 33917-6700 Del Vera Golf & Country Club Names of subdivisions where service is provided:

### CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:  David Schwarz	Vice President- Coolidge-Valencia Realty Corp.	2250 Avenida Del Vera North Fort Myers, Florida	
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf to Bay Blvd Clearwater, FI 34625	
Officers and Managers: Terri Yountz  David Clark	Coolidge-Valencia Realty Corp	2250 Avenida Del Vera North Fort Myers, Florida	\$ None \$ \$
		•	\$

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

	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Name	100%	2250 Avenida Del Vera	\$
Coolidge-Ft. Myers Realty LP		North Fort Myers, Florida	\$ None \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

<sup>(1)</sup> Formerly known as Del Vera Limited Partnership,

### **INCOME STATEMENT**

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue:  Residential Commercial Industrial Multiple Family Guarenteed Revenues Other (Specify)		\$	\$ 86,546 3,925	\$	\$ 86,546 3,925
Total Gross Revenue		N/A	90,471	N/A	90,471
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	N/A	74,024		74,024
Depreciation Expense	F-5		50,409		50,409
CIAC Amortization Expense _	F-8		(24,602)		(24,602)
Taxes Other Than Income	F-7		10,989		10,989
Income Taxes	F-7				
Total Operating Expenses			110,820		110,820
Net Operating Income (Loss)			(20,349)		(20,349)
Other Income: Nonutility Income Interest Income			15		15
Other Deductions: Miscellaneous Nonutilty Expenses Interest Expense					
Net Income (Loss)		\$N/A	\$(20,334)	\$N/A	\$ (20,334)

### **COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant In Service (101 - 105)	F-5,W-1,S-1	\$1,632,221	\$ 1,632,221
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	(319,222)	(268,813
Net Utility Plant		1,312,999	1,363,408
CashCustomer Accounts Receivable (141) Other Assets (Specify):			
Total Assets		\$ 1,312,999	\$ 1,363,408
Liabilities And Capital:			
Common Stock Issued (201) Preferred Stock Issued (204)	F-6 F-6	\$	\$
Other Paid In Capital (211) Retained Earnings (215)	F-6		
Proprietary Capital (Proprietary and partnership only) (218)	F-6	733,573	(482,557
Total Capital		733,573	(482,557
Long Term Debt (224)  Accounts Payable (231)  Notes Payable (232)	F-6		
Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify):	F-7	4,071 (15,744)	3,838 1,232,626
Division Payable (Receivable)		(10,744)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Advances For Construction (252)			
Contributions In Aid Of Construction - Net (271 - 272)	F-8	591,099	609,501
Total Liabilities and Capital		\$1,312,999	\$1,363,408

### **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service  (101)  Construction Work In  Progress (105)  Other (Specify)	\$ N/A	\$ <u>1,632,221</u>	\$ N/A	\$1,632,221
Total Utility Plant	\$ N/A	\$1,632,221	\$N/A	\$ 1,632,221

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

Account 108	Water	Wastewater	A/D & CIAC Amort Other Than Reporting Systems	Total
Balance First Of Year	\$N/A	\$ 268,813	\$N/A	\$ 268,813
Add Credits During Year:  Accruals charged to depreciation account Salvage Other credits (specify)		50,409		50,409
Total credits		50,409		50,409
Deduct Debits During Year:  Book cost of plant  retired  Cost of removal  Other debits (specify)				
Total debits	s	\$ 319,222	\$	\$319,222

### CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock	
Par or stated value per shareShares authorizedShares issued and outstanding  Total par value of stock issued  Dividends declared per share for year	\$ N/A \$ \$ \$	\$ N/A \$ \$	

### **RETAINED EARNINGS (215)**

	Appropriated	Un- Appropriated	
Balance first of yearCharges during the year (specify):	\$N/A	\$ N/A	
Current Year Income			
Balance end of year	\$	\$	

### **PROPRIETARY CAPITAL (218)**

	Proprietor or Partner		Partner	
Balance first of year	\$_	(482,557)	\$	N/A
Charges during the year (specify):		(20,334)		
Current year loss Reduction of proprietary capital for sale		482,557		
Partnership investment		753,907	-	
Balance end of year	\$	733,573	\$	

### LONG TERM DEBT (224)

	Ir	Principal	
Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Rate	# of Payments	Per Balance Sheet Date
None			\$
Total Total			s N/A

### **ACCRUED TAXES (ACCT. 236)**

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e) \$ 3,838
Balance First of Year	N/A	\$3,838	\$N/A	\$3,838
Add Accruals Charged:		3		
State ad valorum tax				
Local property tax				
Federal income tax				
State income tax Regulatory assessment fee		4,071		4,071
Other (Specify):				3,838
Other Taxes & Licenses		3,838		3,080
Payroll taxes		10,989		10,989
2. Total taxes accrued		10,000		
Deduct Taxes paid:		1		1
State ad valorum tax				
Local property tax				
Federal income tax				
State income tax Regulatory assessment fee		3,838		3,838
Other (Specify):				3,080
Other Taxes & Licenses		3,080 3,838		3,838
Payroll Taxes		10,756		10,756
3. Total taxes paid				
4. Balance end of year	\$ N/A	\$ 4,071	\$N/A	\$ 4,071
(1+2-3=4)		7 PAT 1		

### PAYMENT FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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	Amount	Description of Service
ronin Jackson Nixon & Wilson,	\$1,383	Rate and regulatory matters

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

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year	\$N/A	\$ 699,786	\$ 699,786
2. Add credits during year:		6,200	6,200
709	1	705,986	705,986
3. Total4.Deduct charges during year		705,986	705,986
5.Balance end of year		114,887	114,887
6.Less Accumulated Amortization  7.Net CIAC	\$	\$ 591,099	\$591,099

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

Report below all developer agreements from which cash received during the year.	or property was	Indicate "Cash" or "Property"	Water	Wastewater
Sub-total	A CONTRACT OF THE PARTY OF THE		NONE	NONE
Report below all capacity cha and customer connections c year.	harges received du	ing the		
and customer connections c	arges, main extension harges received dur Number of Connections	charges ring the  Charge per Connection		
and customer connections c year.	Number of	Charge per		6,200

### ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater \$ 90,285	Total \$ 90,285
Balance First of Year Add Debits During Year:	\$N/A	24,602	24,602
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above)	\$	\$ 114,887	\$ 114,887

UTILITY NAME:

Coolidge-Ft. Myers Utility

YEAR OF REPORT December 31,1997

### SCHEDULE "A"

### SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ N/A	%	%	\$
Preferred Stock		%	%	
Long Term Debt		%	%	
Customer Deposits		%	%	
Tax Credits - Zero Cost		%	0.00 %	
Tax Credits - Weighted Cost		%	%	
Deferred Income Taxes		%	%	
Other (Explain)		%	%	
Total	s	100.00 %		\$

Should equal amounts on schedule B, Column (f), Page F-10. (1)

Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission. (2)

### APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	%
Commission order approving AFUDC rate:	

YEAR OF REPORT December 31,1997

### SCHEDULE "B"

### **SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

CLASS OF CAPITAL	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 Deferred Income Taxes	\$ N/A	<b>S</b>	\$	5	\$
Other (Explain) Total	<b>s</b>	\$	\$	\$	\$

(1)	Explain below all adjustments made in Column (e):	
500		

## WATER OPERATION SECTION

Note: Coolidge-Ft. Myers Utility provides sewer service only; therefore, Pages W-1 through W-6 have been omitted from this report.

## WASTEWATER OPERATION SECTION

### WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	L	Current Year (f)
		s 14,525	e	s	s	14,525
351	O'guille out	The state of the s	1	1	1	
352	Franchises	141,131				141,131
353	Land and Land Rights	And the second s			1	436,989
354	Structure and Improvements	21,312	1			21,312
360	Collection Sewers - Force	582,376				582,376
361	Collection Sewers - Gravity	502,570				
362	Special Collecting Structures	51,411				51,411
363	Services to Customers	31,411				
364	Flow Measuring Devices		-			
	Flow Measuring Installations	medical sections	1			
370	Receiving Wells	106,513	1			106,513
371	Pumping Equipment	Annual State of the Control of the C				277,964
380	Treatment and Disposal Equipment					
381	Plant Sewers		1			
	Outfall Sewer LinesOther Plant and Miscellaneous	THE WEST VICTOR				
389					1	
	Equipment Office Furniture and Equipment	Well-Spieles				
390	Office Furniture and Equipment					
391	Transportation Equipment					
392	Stores Equipment					
393	Tools, Shop and Garage Equipment	San District				
394	Laboratory Equipment	100000				
395	Power Operated Equipment					
396	Communication Equipment		1			
397 398	Miscellaneous Equipment Other Tangible Plant					

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

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

- 4	Account Name (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (a)	Credits	Accum. Depr. Balance End of Year (f-g+h=i)
	Organization	40	%	2.5 %	\$ 1,997		\$ 363	\$ 2.360
352	Franchises	STATISTICS STORY	%	%				
354	Structure and Improvements	32	%	3.1 %	75,470		13.678	89.148
360	Collection Sewers - Force	30	%		3.875		210	4.585
361	Collection Sewers - Gravity	45	%	2.2 %	65,060		12.929	77,989
12	Special Collecting							
	Structures (Lift Stations)		%					
363	Services to Customers	38	%	2.6 %	7,367		1,352	8.719
364	Flow Measuring Devices		%					STATE OF THE PARTY
365	Flow Measuring Installations		%					
370	Receiving Wells (Lift Stations)		%					
371	Pumping Equipment	18	%	5.6			5.922	35.464
380	Treatment and Disposal Equipment	18	%	5.6	85,502		15,455	100,957
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				-
389	Other Plant and Miscellaneous							
į	Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%			-		
392	Stores Equipment		%	%			The second secon	
393	Tools, Shop and Garage Equipmen		%				A VIII A	
394	Laboratory Equipment		%					The state of the s
395	Power Operated Equipment		%					the sales and the sales are sales and the sales and
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				268 813	e	\$0 400	310 222
		_				9	604'00	

This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name		Amount
701	Salaries and Wages - Employees State helders	\$	30,928
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	-	3,263
704	Employee Pensions and Benefits		
710	Purchased Wsatewater Treatment		
711	Sludge Removal Expense		18,018
715	Purchased Power		10,010
716 .	Fuel for Power Purchased		1,052
718	Chemicals		583
720	Materials and Supplies		
730	Contractual Services: Operator and Management Testing		12,498
	Other		74
740	Rents		65
750	Transportation Expense		
755	Insurance Expense		
765	Regulatory Commission Expenses (Amortized Rate Case Expense)		
770	Bad Debt Expense		7,543
775	Miscellaneous Expenses		7,010
	Total Water Operation and Maintenance Expense*  * This amount should tie to Sheet F-3.	\$	74,024

WASTEWATER CUSTOMERS Total Number of Meter **Number of Active Customers** Description Equivalents End Start Equivalent Type of (c x e) of Year of Year Meter \*\* Factor (f) (e) (d) (c) (b) (a) 365 365 334 1.0 D 5/8" 1.5 D 3/4" D 2.5 1" 5.0 D.T 1 1/2" 8 1 1 8.0 D,C,T 2" 15.0 D 3" C 16.0 3" 17.5 Т 3" 25.0 D,C 4" 30.0 T 4" 50.0 D,C 6" 62.5 6" Other (Specify): **Unmetered Customers** D = Displacement 373 366 335 Total C = Compound T = Turbine

	PUI	IPING EQ	JIPMENT		 T	
Lift station number	1	2			 	
Make or type and nameplate data of pump	Flygt	Flygt			 	
	16/1/25				 	
Year installed	1991	1991			 	
Rated capacity (GPM)	220	220			 	
Size (HP)	5	5			 	
Power:	12				 	
Electric	X	X		l	 	
Mechaical					 	
Nameplate data of motor					 	
				-	 CHARLES AND ADDRESS OF THE PARTY.	

Size (inches)	4"		 	 
Type (PVC, VCP, etc)	PVC		 	 
Average length	35'	 	 	 
Number of active service				
connections	366	 	 	 
Beginning of year	335	 	 	 
Added during year	31	 	 	 
Retired during year		 	 	 
End of year	366	 	 	 
Give full particulars concerning inactive				
connections		 	 	 

COLLECTING AND FORCE MAINS AND MANHOLES Force Mains Collecting Mains 8" Size (inches)\_ DI **PVC** PVC Type of main\_ Length of main (nearest foot): 108 2,047 18,571 Beginning of year\_\_ Added during year\_\_\_ Retired during year\_\_\_\_ 2,047 108 18,571 End of year\_\_\_\_

Size	8"		 
Type Number:	Concrete		 
Beginning of year	81		
Added during year_ Retired during year_	10		 
End of year	91		

	TREATME	NT PLANT	
Manufacturer Type "Steel" or "Concrete" Total Capacity	Mack Concrete Activated Sludge Concrete .125 MGD		
Average Daily Flow Effluent Disposal Total Gallons of Wastewater Treated_	Pond/Spray Irrigation		
	MASTER LIFT S	TATION PUMPS	
Manufacturer	N/A		
Capacity (GPM) _ Motor: Manufacturer			
Horsepower Power (Electric or Mechanical)			
	PUMPING WASTEW	ATER STATISTICS	Effluent Gallons
Months	Gallons of Treated Wastewater	Effluet Reuse Gallons to Customers	Disposed of on site
January	1,850,000	N/A	1,820,00
February	1,990,000		1,990,000
March	1.116.000		1 116,000
April	1 938 000		1491.00
May	1 (91 000)		1.516.00
June	1514 000		1924,00
July	1,924,000		1740 00
August	1,760,000		1960 000
September	1,960,000		2,037,00
October	2 037 000		2,976,00
November	2,976,000		3.816,00
December	3,816,000		24 518 000
Total formers	24 518 000		24,318,000

If Wastewater Treatment is purchased, indicate the vendor:

### OTHER SEWER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary. 373 Present Number of ERC's \* being served 2. Maximum number of ERC's \*\* that system can efficiently serve. 446 373 3. Present system connection capacity (in ERC's) using existing lines 625 4. Future connection capacity (in ERC's) upon service area buildout 5. Estimated annual increase in ERC's \*. Approximatly 40 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) 8. If the present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code, submit the following: a. Exaluation of the present plant or plants in regard to meeting the DER's rules. b. Plans for funding and construction of the required upgrading.

c. Have these plans been coordinated with the DEP N/A

d. Do they concur? N/A

e. When will construction begin?

No

9. Do you discharge effluent to surface waters? 10 Department of Environmental Protection ID #

DC36-175358

Water Management District ID #

ERC = (Total Gallons Treated / 365 Days) / 275 Gallons Per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment.

\*\* Total Plant Capacity/280 gallons

### **CERTIFICATION OF ANNUAL REPORT**

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

S NO System	Of
1. The utility is in substantial compliance with the Uniform System Accounts prescribed by the Florida Public Service Commission.	
S NO 2. The utility is in substantial compliance with all applicable rules	and
orders of the Florida Public Service Commission.	
S NO 3. There have been no communications from regulatory agen	
concerning noncompliance with, or deficiencies in, financial report practices that could have a material effect on the financial statement the utility.	t of
NO 4. The annual report fairly represents the financial condition and results	of
operations of the respondent for the period presented and of information and statements presented in the report as to the busin affairs of the respondent are true, correct and complete for the period presented in the report as to the busin affairs of the respondent are true, correct and complete for the period presented and complete f	ness

	ITEMS C	ERTIFIED		
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 misdeameanor of the second degree.