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WATER AND/OR WASTEWATER UTILITIES

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Florida Public Service Commission
Division of Water and Wastewater

ANNUAL REPORT

OF

WS350-02-AR
Tradewinds Utilities, Inc.
P. O. Box 5220
Ocala, FL 34478-5220

Submitted To The

STATE OF FLORIDA



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FLORIDA PUBLIC SERVICE
COMMISSION
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DIVISION OF
ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

(EXACT NAME OF UTILITY)

TRADEWINDS UTILITIES, INC.

P.O. BOX 5220 OCALA, FL 34478-5220

Mailing Address

1410 NE 8TH AVENUE OCALA FL 34470 MARION

Street Address

County

Telephone Number 352-622-4949

Date Utility First Organized 02/11/83

Fax Number 352-732-4366

E-mail Address CHARLIE@ALTERNATIVEPHONE.COM

Sunshine State One-Call of Florida, Inc. Member No. MIR598

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: 1410 NE 8TH AVENUE OCALA FL 34470 MARION

Name of subdivisions where services are provided: TRADEWINDS AND COUNTRYSIDE, MARION

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: CHARLES DEMENZES	PRESIDENT	P.O. BOX 5220 OCALA, FL 34478	
Person who prepared this report: DANIEL J. COLLIER P.A.	CPA	1111 NE 25TH AVE #204 OCALA FL 34470	
Officers and Managers: CHARLES DEMENZES	PRESIDENT	P.O. BOX 5220 OCALA, FL 34478	\$ 24300
			\$
DEBORAH DILLON	VICE PRESIDENT	P.O. BOX 71 OCALA, FL 34478	\$ 0
			\$

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
CHARLES DEMENZES	100%	12601 SE SUNSET HARBOR RD WEIRSDALE, FL 32195	\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_ _ _ _ _		\$ 87,577	\$ 129,624	\$	\$ 217,201
Commercial_ _ _ _ _		23,410	61,574		84,984
Industrial_ _ _ _ _					
Multiple Family_ _ _ _ _					
Guaranteed Revenues_ _					
Other TURN ON/OFF		1,641			1,641
Total Gross Revenue_ _ _		\$ 112,628	\$ 191,198	\$	\$ 303,826
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 59,961	\$ 127,728	\$	\$ 187,689
Depreciation Expense_ _ _ _	F-5	29,909	33,001		62,910
CIAC Amortization Expense_	F-8	(10,725)	(18,989)		(29,714)
Taxes Other Than Income_ _		6,274	10,962		17,236
Income Taxes_ _ _ _ _	F-7				
Total Operating Expense		\$ 85,419	152,702		\$ 238,121
Net Operating Income (Loss)		\$ 27,209	\$ 38,496	\$	\$ 65,705
Other Income:					
Nonutility Income_ _ _ _ _		\$	\$	\$	\$
INTEREST				689	689
DIVIDENDS				1,227	1,227
LEASE INCOME				17,103	17,103
Other Deductions:					
Miscellaneous Nonutility Expenses_ _ _ _ _		\$	\$	\$	\$
Interest Expense_ _ _ _ _		(18,046)	(32,894)		(50,940)
Amort of loan costs		(674)	(1,061)		(1,735)
LOSS ON SALE OF INV.				(12,532)	(12,532)
Net Income (Loss)		\$ 8,489	\$ 4,541	\$ 6,487	\$ 19,517

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _ _ _ _ _	F-5,W-1,S-1	\$ 2,078,088	\$ 2,068,940
Accumulated Depreciation and Amortization (108) _ _ _ _ _	F-5,W-2,S-2	761,808	698,898
Net Utility Plant _ _ _ _ _		\$ 1,316,280	\$ 1,370,042
Cash _ _ _ _ _		59,109	58,676
Customer Accounts Receivable (141) _ _ _ _ _		36,848	34,367
Other Assets (Specify): _ _ _ _ _			
UNAMORTIZED DEBT DISCOUNT		23,125	24,860
PREPAID INSURANCE		0	530
INVESTMENTS & LOANS		20,000	42,260
DUE FROM RELATED PARTIES		7,000	5,000
Total Assets _ _ _ _ _		\$ 1,462,362	\$ 1,535,735
Liabilities and Capital:			
Common Stock Issued (201) _ _ _ _ _	F-6	200	200
Preferred Stock Issued (204) _ _ _ _ _	F-6		
Other Paid in Capital (211) _ _ _ _ _		121,630	121,630
Retained Earnings (215) _ _ _ _ _	F-6	53,747	20,550
Proprietary Capital (Proprietary and partnership only) (218) _ _ _ _ _	F-6		
Total Capital _ _ _ _ _		\$ 175,577	\$ 142,380
Long Term Debt (224) _ _ _ _ _	F-6	\$ 876,987	\$ 947,973
Accounts Payable (231) _ _ _ _ _		3,887	13,502
Notes Payable (232) _ _ _ _ _			
Customer Deposits (235) _ _ _ _ _		18,229	18,319
Accrued Taxes (236) _ _ _ _ _		13,672	13,260
Other Liabilities (Specify) _ _ _ _ _			
RETURNED REFUND CHECKS		581	581
Advances for Construction _ _ _ _ _			
Contributions in Aid of Construction - Net (271-272) _ _ _ _ _	F-8	373,429	399,720
Total Liabilities and Capital _ _ _ _ _		\$ 1,462,362	\$ 1,535,735

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 2002

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 1,093,599	\$ 984,489	\$ _____	\$ 2,078,088
Construction Work in -----	_____	_____	_____	_____
Other (Specify) ----- _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
Total Utility Plant -----	\$ 1,093,599	\$ 984,489	\$ _____	\$ 2,078,088

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 227,927	\$ 470,971	\$ _____	\$ 698,898
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account ____	\$ 29,909	\$ 33,001	\$ _____	\$ 62,910
Salvage -----	_____	_____	_____	_____
Other Credits (specify) ____	_____	_____	_____	_____
Total Credits -----	\$ 29,909	\$ 33,001	\$ _____	\$ 62,910
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) Correction of disposal in 1998	0	0	_____	0
Total Debits -----	\$ 0	\$ 0	\$ _____	\$ 0
Balance End of Year -----	\$ 257,836	\$ 503,972	\$ _____	\$ 761,808

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31,	2002
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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share_____	1	N/A
Shares authorized_____	1000	
Shares issued and outstanding_____	200	
Total par value of stock issued_____	200	
Dividends declared per share for year_____		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year_____	\$ N/A	\$ 20,550
Changes during the year (Specify): LESS CURRENT YEAR INCOME (LOSS)		19,517
CHANGE IN UNREALIZED LOSS ON MARKETIBLE SECURITIES		13,680
Balance end of year_____	\$	\$ 53,747

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year_____	\$ N/A	\$
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year_____	\$	\$

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
WACHOVIA BANK	9.00%	MO	\$ 339,275
STATE OF FLORIDA REVOLVING FUND	3.05%	MO	537,712
Total_____			\$ 876,987

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002

TAXES ACCRUED (236)

(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_____	5068	8604	_____	13672
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_____	\$ 5068	\$ 8604	\$ _____	\$ 13672

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
MIRA INTERNATIONAL, INC.	\$ 9,572	\$ 16,249	MANAGEMENT & MAINTENANCE
AQUA PURE	\$ 2,692	\$ 4,345	PLANT OPERATION & TESTING
DANIEL J. COLLIER P.A	\$ 876	\$ 2,044	ACCOUNTING & CONSULTING FEES
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: TRADEWINDS UTILITIES, INC.YEAR OF REPORT
DECEMBER 31, 2002

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 451,486	\$ 384,120	\$ 835,606
2) Add credits during year_____	\$ (125,206)	\$ 128,629	\$ 3,423
3) Total_____	326,280	512,749	839,029
4) Deduct charges during the year_____			
5) Balance end of year_____	326,280	512,749	839,029
6) Less Accumulated Amortization_____	171,231	294,369	465,600
7) Net CIAC_____	\$ 155,049	\$ 218,380	\$ 373,429

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
CORRECT MISPOSTING IN 2001			(125,381)	125,381
HOOKUP AND OTHER FEES		CASH	175	3,248
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total_____			\$ (125,206)	\$ 128,629
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		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ (125,206)	\$ 128,629

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ 160,506	\$ 275,380	\$ 435,886
Add Credits During Year:_____			
Deduct Debits During Year:_____	10,725	18,989	29,714
Balance End of Year (Must agree with line #6 above.)	\$ 171,231	\$ 294,369	\$ 465,600

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

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002

SCHEDULE "A"

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

NO AFUDC WAS CHARGED THIS YEAR THUS N/A

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	\$ _____	<u>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 2002

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

NO AFUDC WAS CHARGED THIS YEAR THUS N/A

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):

<div></div>

WATER OPERATING SECTION

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 482	\$ _____	\$ _____	\$ 482
302	Franchises_____	925	_____	_____	925
303	Land and Land Rights_____	182,500	_____	_____	182,500
304	Structures and Improvements_____	121,122	_____	_____	121,122
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	59,753	_____	_____	59,753
309	Supply Mains_____	2,469	_____	_____	2,469
310	Power Generation Equipment_____	15,953	_____	_____	15,953
311	Pumping Equipment_____	13,427	_____	_____	13,427
320	Water Treatment Equipment_____	681	_____	_____	681
330	Distribution Reservoirs and Standpipes_____	288,879	_____	_____	288,879
331	Transmission and Distribution Lines_____	258,917	_____	_____	258,917
332	Pearld Britian Mains	23,093	_____	_____	23,093
333	Services_____	69,852	_____	_____	69,852
334	Meters and Meter Installations_____	28,076	9,148	_____	37,224
335	Hydrants_____	8,000	_____	_____	8,000
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	305	_____	_____	305
340	Office Furniture and Equipment_____	5,740	_____	_____	5,740
341	Transportation Equipment_____	2,795	_____	_____	2,795
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	1,482	_____	_____	1,482
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 1,084,451	\$ 9,148	\$ _____	\$ 1,093,599

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 (i-g+h=i) (i)
304	Structures and Improvements	27	%	3.70%	\$ 19,870	\$	\$ 4,486	\$ 24,356
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
301	1993 Rate Case Expense	4	%	25.00%	482			482
302	Franchises	29	%	3.45%	552		32	584
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels	15	%	6.67%	35,251		3,984	39,235
309	Supply Mains	32	%	3.13%	804		76	880
310	Power Generating Equipment	15	%	6.67%	12,701		293	12,994
311	Pumping Equipment	15	%	6.67%	12,307		91	12,398
320	Water Treatment Equipment	7	%	14.29%	681			681
330	Distribution Reservoirs & Standpipes	30	%	3.33%	32,158		9,629	41,787
331	Trans. & Dist. Mains	40	%	2.50%	66,652		6,473	73,125
332	Pearl Britian Mains	40	%	2.50%	6,206		577	6,783
333	Services	35	%	2.86%	16,399		1,996	18,395
334	Meter & Meter Installations	17	%	5.88%	13,811		1,505	15,316
335	Hydrants	20	%	5.00%	1,267		400	1,667
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment	6	%	16.67%	305			305
340	Office Furniture and Equipment	6	%	16.67%	5,740			5,740
341	Transportation Equipment	6	%	16.67%	1,549		333	1,882
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	15	%	6.67%	1,192		34	1,226
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 227,927	\$ 0	\$ 29,909	\$ 257,836 *

* This amount should tie to Sheet F-5.

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31,	2002
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WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 7,290
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	16,560
604	Employee Pensions and Benefits_____	1,897
610	Purchased Water_____	
615	Purchased Power_____	4,978
616	Fuel for Power Production_____	554
618	Chemicals_____	781
620	Materials and Supplies_____	559
630	Contractual Services:	
	Billing_____	9,572
	Professional_____	876
	Testing_____	650
	Other_____	2,692
640	Rents_____	3,850
650	Transportation Expense_____	1,383
655	Insurance Expense_____	5,296
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	0
675	Miscellaneous Expenses - REPAIRS & MAINTENANCE_____	3,023
	Total Water Operation And Maintenance Expense_____	\$ 59,961 *
	* 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)	
Residential Service					
5/8"	D	1.0	469	471	471
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	25	25	62.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	10	10	80
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			504	506	613.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	_____	2,836	54	2,782	2,782
February_____	_____	2,795	82	2,713	2,713
March_____	_____	2,883	92	2,791	2,791
April_____	_____	3,988	62	3,926	3,926
May_____	_____	4,236	119	4,117	4,117
June_____	_____	3,502	21	3,481	3,481
July_____	_____	3,106	270	2,836	2,836
August_____	_____	2,759	58	2,701	2,701
September_____	_____	2,993	99	2,894	2,894
October_____	_____	2,759	83	2,676	2,676
November_____	_____	2,599	77	2,522	2,522
December_____	_____	2,906	82	2,824	2,824
Total for Year_____	_____	37,362	1,099	36,263	36,263

If water is purchased for resale, indicate the following:

Vendor

NA

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	4"	4210	_____	_____	4210
PVC	6"	4270	_____	_____	4270
PVC	8"	13360	_____	_____	13360
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	1983	1983	1990	
Types of Well Construction and Casing_____	STEEL GROUTED	STEEL GROUTED	STEEL GROUTED	
_____	_____	_____	_____	_____
Depth of Wells_____	285'	140'	164'	_____
Diameters of Wells_____	6"	6"	10"	_____
Pump - GPM_____	250	150	950	_____
Motor - HP_____	10	7.5	75	_____
Motor Type *_____	_____	_____	_____	_____
Yields of Wells in GPD_____	1000	1000	100000	_____
Auxiliary Power_____	WINCO GEN.	WINCO GEN.	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	STEEL	STEEL	STEEL	
Capacity of Tank_____	5,000	10,000	200,000	
Ground or Elevated_____	GROUND	GROUND	ELEVATED	

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	NA	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT
DECEMBER 31, 2002

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _ _ _	798,000	310,000	1,728,000
Type of Source_ _ _ _ _	WELL	WELL	WELL

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _	LIQUID CHLORINATED	LIQUID CHLORINATED	LIQUID CHLORINATED
Make_ _ _ _ _	VT 100	VT 100	VT 100
Permitted Capacity (GPD)_ _	504,000	360,000	1,728,000
High service pumping	NA	NA	NA
Gallons per minute_ _ _ _	NA	NA	NA
Reverse Osmosis_ _ _ _ _	NA	NA	NA
Lime Treatment			
Unit Rating_ _ _ _ _	NA	NA	NA
Filtration			
Pressure Sq. Ft._ _ _ _ _	NA	NA	NA
Gravity GPD/Sq.Ft._ _ _ _			
Disinfection			
Chlorinator_ _ _ _ _	YES	YES	YES
Ozone_ _ _ _ _	NA	NA	NA
Other_ _ _ _ _	NA	NA	NA
Auxiliary Power_ _ _ _ _	YES	YES	YES

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. 284
2. Maximum number of ERCs * which can be served. 1600
3. Present system connection capacity (in ERCs *) using existing lines. 500
4. Future connection capacity (in ERCs *) upon service area buildout. 900
5. Estimated annual increase in ERCs *. 10
6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. NA
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
NA

9. When did the company last file a capacity analysis report with the DEP? NA
10. If the present system does not meet the requirements of DEP rules, submit the following:
NA
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # 3424620
12. Water Management District Consumptive Use Permit # 2-83-0008ANM2
 - a. Is the system in compliance with the requirements of the CUP? YES
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 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.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day)).

WASTEWATER OPERATING SECTION

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2002

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 947	\$ _____	\$ _____	\$ 947
352	Franchises_____	3,881	_____	_____	3,881
353	Land and Land Rights_____	93,388	_____	_____	93,388
354	Structures and Improvements_ _	161,268	_____	_____	161,268
355	Power Generation Equipment _ _	_____	_____	_____	_____
357	Pearl Britain Force Mains	23,069	_____	_____	23,069
360	Collection Sewers - Force_____	9,705	_____	_____	9,705
361	Collection Sewers - Gravity_____	159,111	_____	_____	159,111
362	Special Collecting Structures_____	2,400	_____	_____	2,400
363	Services to Customers_____	64,155	_____	_____	64,155
364	Flow Measuring Devices_____	1,711	_____	_____	1,711
365	Flow Measuring Installations_ _	_____	_____	_____	_____
370	Receiving Wells_____	146,594	_____	_____	146,594
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	138,361	_____	_____	138,361
381	Plant Sewers_____	152,642	_____	_____	152,642
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	4,676	_____	_____	4,676
390	Office Furniture and Equipment_____	5,397	_____	_____	5,397
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	1,135	_____	_____	1,135
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	16,049	_____	_____	16,049
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 984,489	\$ 0	\$ _____	\$ 984,489 *

* 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)	Accr. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements _ _ _	27	%	3.70%	\$ 26,780	\$	5,973	\$ 32,753
351	Organizational	29		3.45%	360		33	393
352	Franchises	3		33.33%	2,852		561	3,413
355	Power Generation Equipment _ _ _		%					
357	Pearl Britian Force Mains	27		3.70%	9,389		854	10,243
360	Collection Sewers - Force _ _ _	27	%	3.70%	6,007		359	6,366
361	Collection Sewers - Gravity _ _ _	40	%	2.50%	49,938		3,978	53,916
362	Special Collecting Structures _ _ _	35	%	2.86%	824		69	893
363	Services to Customers _ _ _	35	%	2.86%	23,734		1,795	25,529
364	Flow Measuring Devices _ _ _	17	%	5.88%	25		101	126
365	Flow Measuring Installations _ _ _		%					
370	Receiving Wells _ _ _	18	%	5.56%	102,535		7,326	109,861
371	Pumping Equipment _ _ _		%					
380	Treatment and Disposal Equipment _ _ _		%					
381	Plant Sewers _ _ _	15	%	6.67%	120,022			120,022
382	Outfall Sewer Lines _ _ _	15	%	6.67%	107,370		10,176	117,546
389	Other Plant and Miscellaneous Equipment _ _ _		%					
390	Office Furniture and Equipment _ _ _	35	%	2.86%	2,022		134	2,156
391	Transportation Equipment _ _ _	6	%	16.67%	5,397			5,397
392	Stores Equipment _ _ _		%					
393	Tools, Shop and Garage Equipment _ _ _		%					
394	Laboratory Equipment _ _ _	15	%	6.67%	822		37	859
395	Power Operated Equipment _ _ _		%					
396	Communication Equipment _ _ _	10	%	10.00%	12,894		1,605	14,499
397	Miscellaneous Equipment _ _ _		%					
398	Other Tangible Plant _ _ _		%					
	Totals _ _ _				\$ 470,971	\$ 0	\$ 33,001	\$ 503,972 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 38,640
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	17,010
704	Employee Pensions and Benefits_____	5,205
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	10,126
715	Purchased Power_____	12,939
716	Fuel for Power Production_____	
718	Chemicals_____	3,607
720	Materials and Supplies_____	950
730	Contractual Services:	
	Billing_____	16,249
	Professional _____	2,044
	Testing_____	150
	Other_____	4,345
740	Rents_____	6,340
750	Transportation Expense_____	2,348
755	Insurance Expense_____	7,584
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	0
775	Miscellaneous Expenses - REPAIRS AND MAINTENANCE	191
	Total Wastewater Operation And Maintenance Expense_____	\$ 127,728 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of or Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	281	281	281
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	25	25	62.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	10	10	80
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			316	316	423.5

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

	1	2	3	4	5
Lift Station Number_____					
Make or Type and nameplate data on pump_____	PEABODY BARNES	PEABODY BARNES	PEABODY BARNES	PEABODY BARNES	PEABODY BARNES
Year installed_____	1983	1983	1989	1989	1991
Rated capacity_____	100 GPM	100 GPM	100 GPM	100 GPM	100 GPM
Size_____	4"	4"	4"	4"	4"
Power:					
Electric_____	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
Mechanical_____					
Nameplate data of motor_____	2.8 HP 12.6 AMP	2.8 HP 12.6 AMP	2.6 HP 12.6 AMP	2.6 HP 12.6 AMP	5.0 HP 12.6 AMP

SERVICE CONNECTIONS

Size (inches)_____	6"	4"			
Type (PVC, VCP, etc.)_____	PVC	PVC			
Average length_____	30'	30'			
Number of active service connections_____	281				
Beginning of year_____	276				
Added during year_____	5				
Retired during year_____					
End of year_____	281				
Give full particulars concerning inactive connections_____	N/A				

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains		
Size (inches)_____	8"	10"			4"		
Type of main_____	PVC	PVC			PVC		
Length of main (nearest foot)_____	5699	676			5170		
Beginning of year_____	5699	676			5170		
Added during year_____							
Retired during year_____							
End of year_____	5699	676			5170		

MANHOLES

Size (inches)_____	4'			
Type of Manhole_____	CONCRETE			
Number of Manholes:				
Beginning of year_____	55			
Added during year_____				
Retired during year_____				
End of Year_____	55			

UTILITY NAME: TRADEWINDS UTILITIES, INC.

YEAR OF REPORT
DECEMBER: 2002

TREATMENT PLANT

Manufacturer_____	MCNEIL	MARLOF	
Type_____	CONCRETE	CONCRETE	
"Steel" or "Concrete"_____	CONCRETE	CONCRETE	
Total Permitted Capacity_____	65000 GPD	50000 GPD	
Average Daily Flow_____	50932	COMBINED	
Method of Effluent Disposal_____	SPRAYFIELD	SPRAYFIELD	
Permitted Capacity of Disposal_____	81000 GPD	COMBINED	
Total Gallons of		COMBINED	
Wastewater treated_____	20,401 GPD	COMBINED	

MASTER LIFT STATION PUMPS

Manufacturer_____	N/A				
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_____	1,706		1,706
February_____	1,620		1,620
March_____	1,594		1,594
April_____	1,931		1,931
May_____	1,701		1,701
June_____	1,739		1,739
July_____	1,738		1,738
August_____	1,701		1,701
September_____	1,779		1,779
October_____	1,589		1,589
November_____	1,536		1,536
December_____	1,767		1,767
Total for year_____	20,401		20,401

If Wastewater Treatment is purchased, indicate the vendor:

N/A

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. 200
2. Maximum number of ERCs* which can be served. 400
3. Present system connection capacity (in ERCs*) using existing lines. 250
4. Future connection capacity (in ERCs*) upon service area buildout. 400
5. Estimated annual increase in ERCs*. 10
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
NONE
7. 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. NA
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NO
If so, when? _____
9. Has the utility been required by the DEP or water management district to implement reuse? NO
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? NA
11. If the present system does not meet the requirements of DEP rules, submit the following:
NA
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # FLA010699-001

- * An ERC is determined based on one of the following methods:
- (a) If actual flow data are available from the preceding 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.
 - (b) If no historical flow data are available use:
$$\text{ERC} = (\text{Total SFR gallons sold (omit 000/365 days/280 gallons per day)})$$

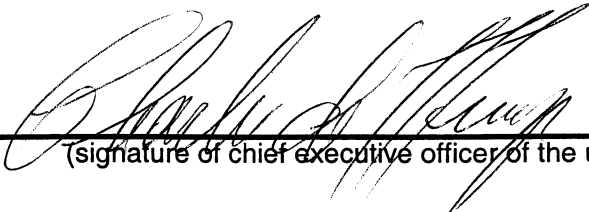
CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| <input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<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 checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" 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"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

N/A

(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.