

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

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JUN 21 2000

Florida Public Service Commission
Division of Water and Wastewater

ANNUAL REPORT

OF

Sun Communities Finance LLC (Water Oak Utility)
Exact Legal Name of Respondent

454-W and 388-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 1999

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GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 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.

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 (8), 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

Sun Communities Finance LLC (Water Oak Utility)

(EXACT NAME OF UTILITY)

106 Evergreen Lane, Lady Lake, Florida 32159
Mailing Address

Same as Mailing Address
Street Address
Lake
County

Telephone Number 352-753-3000

Date Utility First Organized January 7, 1997

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: Sun Communities Inc. 31700 Middlebelt Road, Farmington Hills, Michigan 48334 (248) 932-3072

Name of subdivisions where services are provided: Water Oak Country Club

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Gabriele Umbel	Utility Manager	See Above	
Person who prepared this report: Gary S. Morse	Utility Consultant	131 Harrogate Court Longwood, Florida 32779	
Officers and Managers:			\$
			\$
			\$
			\$
			\$

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
Sun Communities Inc.	100%	31700 Middlebelt Road Farmington Hills, MI 48334	\$ N/A
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: Water Oak UtilityYEAR OF REPORT
DECEMBER 31, 1999

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 86,424	\$ 129,413	\$ _____	\$ 215,837
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 86,424	\$ 129,413	\$ _____	\$ 215,837
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 37,892	\$ 58,838	\$ _____	\$ 96,730
Depreciation Expense_____	F-5	12,824	20,811	_____	33,634
CIAC Amortization Expense_____	F-8	(3,749)	(6,246)	_____	(9,995)
Taxes Other Than Income_____	F-7	15,238	11,077	_____	26,315
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 62,205	84,480	_____	\$ 146,684
Net Operating Income (Loss)		\$ 24,219	\$ 44,933	\$ _____	\$ 69,153
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 24,219	\$ 44,933	\$ _____	\$ 69,153

UTILITY NAME: Water Oak UtilityYEAR OF REPORT
DECEMBER 31.

1999

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 791,517	\$ 753,742
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	428,548	398,485
Net Utility Plant -----		\$ 362,969	\$ 355,257
Cash -----		-	-
Customer Accounts Receivable (141) -----		18,247	17,697
Other Assets (Specify): Acq. Adjustment -----		-	376,229
			7,100
Total Assets -----		\$ 381,216	\$ 756,283
Liabilities and Capital:			
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	369,727	717,301
Total Capital -----		\$ 369,727	\$ 717,301
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----		1,577	21,225
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		9,912	17,757
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	325,014	
Total Liabilities and Capital -----		\$ 381,216	\$ 756,283

UTILITY NAME Water Oak Utility

YEAR OF REPORT

DECEMBER 31,

1999

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 287,600	\$ 503,917	\$	\$ 791,517

Construction Work in				

Other (Specify) -----				

Total Utility Plant -----	\$ 287,600	\$ 503,917	\$	\$ 791,517

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 119,585	\$ 275,329	\$	\$ 394,914
Add Credits During Year:				
Accruals charged to depreciation account -----	\$ 12,824	\$ 17,918	\$	\$ 30,742
Salvage -----				
Other Credits (specify) -----				

Total Credits -----	\$ 12,824	\$ 17,918	\$	\$ 30,742
Deduct Debits During Year:				
Book cost of plant retired -----	\$	\$	\$	\$
Cost of removal -----				
Other debits (specify) -----				

Total Debits -----	\$	\$	\$	\$
Balance End of Year -----	\$ 132,409	\$ 293,247	\$	\$ 425,656

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

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 _____	\$ _____	\$ 717,301
Changes during the year (Specify): _____	_____	_____
Net Gain Profit or (Loss) _____	_____	69,153
Adjustment to Reconcile to FPSC Docket No. 990243-WS _____	_____	(416,727)
_____	_____	_____
Balance end of year _____	\$ _____	\$ 369,727

LONG TERM DEBT (224)

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

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

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 _____	4,659	5,254	_____	9,912
Regulatory assessment fee (See Note) _____	3,889	5,824	_____	9,713
Other (Specify) Water Use Tax _____	6,690	_____	_____	6,690
_____	-	-	_____	-
_____	-	-	_____	-
Total Taxes Accrued _____	\$ 15,238	\$ 11,077	\$ _____	\$ 26,315

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
Midstate Utilities	\$ 8,327	\$ 7,740	Plant Operations
Excel Engineering	\$ 15,459	\$ 15,459	Engineering/Rate Restructuring
J & B Computer Services	\$ 3,884	\$ 3,884	Meter Reading/Billing
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

Note: In accordance with the Staff Recommendation in Docket No. 990243-WS, the staff imputed gross revenue for unbilled customers for 1998 of \$38,136 for water and \$38,791 for wastewater. The regulatory assessment fees shown above (\$9,713) do not recognize revenue associated with unbilled customers. As such, it is estimated that for 1999 the unbilled revenue would approximate those amounts imputed by staff for 1998 in Docket No. 990243-WS. Therefore, those additional unbilled revenues would require additional regulatory assessment fees of \$3,462 be paid for 1999 or a total of \$13,174. The utility started billing these customers in January 2000, thus this situation has been corrected for future reporting.

UTILITY NAME:

Water Oak Utility

YEAR OF REPORT

DECEMBER 31,

1999

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b) See Note	Wastewater (c) See Note	Total (d)
1) Balance first of year	\$ 117,170	\$ 207,844	\$ 325,014
2) Add credits during year	\$	\$	\$ 0
3) Total			0
4) Deduct charges during the year			0
5) Balance end of year	117,170	207,844	325,014
6) Less Accumulated Amortization	45,344	59,341	
7) Net CIAC	\$ 71,826	\$ 148,503	\$ 325,014

Note: Adjusted to agree with Staff Recommendation in Docket No. 990243-WS to record sprayfield land donated in the amount of \$90,000 as well as converted acquisition adjustment.

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			
_____	_____	\$ _____		\$	\$
_____	_____	_____			
_____	_____	_____			
_____	_____	_____			
_____	_____	_____			
Total Credits During Year (Must agree with line # 2 above.)				\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	\$ 41,595	\$ 53,095	\$ 94,690
Add Credits During Year:	3,749	6,246	9,995
Deduct Debits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$ 45,344	\$ 59,341	\$ 104,685

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

UTILITY NAME: Water Oak Utility

YEAR OF REPORT DECEMBER 31, 1999

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	\$ _____	<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:	_____

**WATER
OPERATING
SECTION**

UTILITY NAME: Water Oak UtilityYEAR OF REPORT
DECEMBER 31, 1999

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c) See Note	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 1,350	\$ _____	\$ _____	\$ 1,350
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	3,050	_____	_____	3,050
304	Structures and Improvements_____	3,830	_____	_____	3,830
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	25,081	1,290	_____	26,371
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	2,947	_____	_____	2,947
310	Power Generation Equipment_____	16,803	_____	_____	16,803
311	Pumping Equipment_____	11,850	_____	_____	11,850
320	Water Treatment Equipment_____	17,488	537	_____	18,025
330	Distribution Reservoirs and Standpipes (Hydro Tanks)_____	81,153	-	_____	81,153
331	Transmission and Distribution Lines_____	66,131	-	_____	66,131
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	34,538	1,137	_____	35,675
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	17,587	-	_____	17,587
340	Office Furniture and Equipment_____	684	_____	_____	684
341	Transportation Equipment_____	400	_____	_____	400
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	1,744	_____	_____	1,744
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	-	_____	_____	-
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 284,636	\$ 2,964	\$ -	\$ 287,600

Note: This schedule has been adjusted to conform to the Staff Recommendation in Docket No. 990243-WS for plant balances at December 31, 1998.

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) See Note	Accumulated Depreciation Balance Previous Year (F) See Note	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (I-g+h=i) (i)
301	Organization Cost		%	3.100%	548		42	590
304	Structures and Improvements		%	3.571%	1,547		137	1,684
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%	3.704%	14,087		953	15,040
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%	3.125%	635		92	727
310	Power Generating Equipment		%	5.882%	10,605		988	11,593
311	Pumping Equipment		%	6.667%	6,196		790	6,986
320	Water Treatment Equipment		%	14.286%	17,488		2,537	20,025
330	Distribution Reservoirs & Standpipes		%	3.030%	1,230		2,459	3,689
331	Trans. & Dist. Mains		%	2.500%	17,965		1,653	19,618
333	Services		%					
334	Meter & Meter Installations		%	5.882%	3,902		2,065	5,967
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%	5.000%	9,011		879	9,890
340	Office Furniture and Equipment		%	6.667%	439		46	485
341	Transportation Equipment		%	16.667%	400		67	467
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%	6.667%	1,268		116	1,384
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Composite Balance @ 12/31/87				34,264			34,264
	Totals				\$ 119,585	\$	\$ 12,824	\$ 132,409 *

* This amount should tie to Sheet F-5.

Note: This schedule has been adjusted to conform to the Staff Recommendation in Docket No. 990243-WS for Accumulated Depreciation at December 31, 1998.

UTILITY NAME: Water Oak UtilityYEAR OF REPORT
DECEMBER 31, 1999

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 5,590
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	13,249
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	961
630	Contractual Services:	
	Billing (J & B Accounting)	3,884
	Professional (Midstate)	8,327
	Testing	
	Other (Repair and Maintenance)	822
640	Rents	
650	Transportation Expense	
655	Insurance Expense	750
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,957
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,353
	Total Water Operation And Maintenance Expense	\$ 37,892 *

* 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	760	772	772
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0		4	4
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0		10	80
3"	D	15.0		1	15
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			760	787	871

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

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		8,880	300	8,580	7,589
February		8,621	100	8,521	8,341
March		12,070	200	11,870	10,965
April		14,426	2,000	12,426	10,763
May		12,138	56	12,082	8,914
June		8,635	747	7,888	7,011
July		11,840	162	11,678	11,770
August		12,194	875	11,319	6,664
September		9,724	1,187	8,537	7,905
October		8,096	172	7,924	6,462
November		8,487	5	8,482	7,852
December		7,981	1	7,980	7,957
Total for Year		123,092	5,805	117,287	102,194

If water is purchased for resale, indicate the following:

Vendor _____

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
All PVC	10	370			370
	8	430			430
	6	27,558			27,558
	4	14,700			14,700
	3	3,530			3,530
	2	28,895			28,895

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1980	1985	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	360	270	_____	_____
Diameters of Wells _____	10	10	_____	_____
Pump - GPM _____	1000	400	_____	_____
Motor - HP _____	40	40	_____	_____
Motor Type * _____	Centrifugal	Submersible	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	Generator	Generator	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	Steel	_____	_____
Capacity of Tank _____	20,000	20,000	_____	_____
Ground or Elevated _____	Hydro	Hydro	_____	_____

HIGH SERVICE PUMPING

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

UTILITY NAME:

Water Oak Utility

YEAR OF REPORT
DECEMBER 31 1999

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	392,304	_____	_____
Type of Source_____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	Gas	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DEC 1999

SYSTEM NAME: _____

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. 800
2. Maximum number of ERC's * which can be served. 1,121 Based on permitted plant capacity
3. Present system connection capacity (in ERCs *) using existing lines. 800
4. Future connection capacity (in ERCs *) upon service area buildout. 1,121
5. Estimated annual increase in ERCs *. 15
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 500 GPM
7. Attach a description of the fire fighting facilities. 15 Fire Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. None

9. When did the company last file a capacity analysis report with the DEP?
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - 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 # PWS No.3354010
12. Water Management District Consumptive Use Permit # 20-069-0161M
 - 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:
$$ERC = (\text{Total SFR gallons sold (omit 000/365 days/350 gallons per day)})$$

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Water Oak Utility

YEAR OF REPORT DECEMBER 31, 1999

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c) See Note	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 1,350	\$ _____	\$ _____	\$ 1,350
352	Franchises_____	-	_____	_____	-
353	Land and Land Rights_____	120,500	_____	_____	120,500
354	Structures and Improvements_____	11,151	_____	_____	11,151
355	Power Generation Equipment_____	-	_____	_____	-
360	Collection Sewers - Force_____	87,583	_____	_____	87,583
361	Collection Sewers - Gravity_____	-	_____	_____	-
362	Special Collecting Structures_____	3,578	_____	_____	3,578
363	Services to Customers_____	844	_____	_____	844
364	Flow Measuring Devices_____	65	_____	_____	65
365	Flow Measuring Installations_____	-	_____	_____	-
370	Receiving Wells_____	71,485	_____	_____	71,485
371	Pumping Equipment_____	9,900	_____	_____	9,908
380	Treatment and Disposal Equipment_____	136,705	7,928	_____	144,633
381	Plant Sewers_____	1,051	_____	_____	1,051
382	Outfall Sewer Lines_____	-	_____	_____	-
389	Other Plant and Miscellaneous Equipment_____	45,653	2,679	_____	48,332
390	Office Furniture and Equipment_____	684	_____	_____	684
391	Transportation Equipment_____	734	_____	_____	734
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	1,745	_____	_____	1,745
394	Laboratory Equipment_____	274	_____	_____	274
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 493,310	\$ 10,607	\$ 0	\$ 503,917 *

* This amount should tie to sheet F-5.

Note: This schedule has been adjusted to conform to the Staff Recommendation in Docket No. 990243-WS for plant balances at 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) See Note	Accumulated Depreciation Balance Previous Year (F) See Note	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (i-g+h=i) (i)
351	Organization			3.800%	569		31	730
354	Structures and Improvements			3.704%	4,611		413	5,024
355	Power Generation Equipment							
360	Collection Sewers - Force			3.704%	37,860		3,544	41,104
361	Collection Sewers - Gravity							
362	Special Collecting Structures			2.703%	1,093		97	1,190
363	Services to Customers			2.837%	308		34	332
364	Flow Measuring Devices			20.000%	65		13	78
365	Flow Measuring Installations							
370	Receiving Wells			4.000%	5,052		2,490	8,411
371	Pumping Equipment			3.356%	5,906		350	6,456
380	Treatment and Disposal							
	Equipment			6.667%	91,671		9,007	101,578
381	Plant Sewers			3.125%	82		33	115
382	Outfall Sewer Lines							
389	Other Plant and Miscellaneous							
	Equipment			6.667%	32,370		3,312	35,682
390	Office Furniture and							
	Equipment			6.667%	437		46	483
391	Transportation Equipment			16.667%	734		122	856
392	Stores Equipment							
393	Tools, Shop and Garage							
	Equipment			6.667%	1,263		116	1,379
394	Laboratory Equipment			8.333%	176		23	199
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Composite Balance @ 12/31/87				92,332			92,332
	Totals				275,329		20,811	296,140

* This amount should tie to Sheet F-5.

Note: This schedule has been adjusted to conform to the Staff Recommendation in Docket No. 990243-W5 for Accumulated Depreciation at December 31, 1998.

UTILITY NAME: _ Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 8,102
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	13,249
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	17,741
730	Contractual Services:	
	Billing	3,884
	Professional (Midstate)	7,740
	Testing	
	Other (Repair and Maintenance)	3,062
740	Rents	
750	Transportation Expense	
755	Insurance Expense	750
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,957
770	Bad Debt Expense	
775	Miscellaneous Expenses	1,353
	Total Wastewater Operation And Maintenance Expense	\$ 58,838 *

* 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 Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	760	772	772
General Service					
5/8"	D	1.0		2	2
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0		4	32
3"	D	15.0		1	15
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			760	779	821

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

PUMPING EQUIPMENT

Lift Station Number _____	Main 1	No.2	No.3	No.4	No.5	No.6
Make or Type and nameplate data on pump _____	Hydro- matic	Hydro- matic	Hydro- matic	Hydro- matic	Hydro- matic	Hydro- matic
Year installed _____	1995	1986	1984	1997	1987	1997
Rated capacity _____	1006	206	206		200	350
Size _____						
Power:						
Electric _____	230V	230V	230V	230V	230V	230V
Mechanical _____	20HP	60HP	60HP	60HP	15HP	
Nameplate data of motor _____						

SERVICE CONNECTIONS

Size (inches) _____	4"					
Type (PVC, VCP, etc.) _____	PVC					
Average length _____	20					
Number of active service connections _____						
Beginning of year _____	760					
Added during year _____	19					
Retired during year _____						
End of year _____	779					
Give full particulars concerning inactive connections _____						

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"	10"			6"	4"	3"	
Type of main _____	PVC	PVC			PVC	PVC	PVC	
Length of main (nearest foot) _____								
Beginning of year _____	49174	2449			6410	575	425	
Added during year _____								
Retired during year _____								
End of year _____	49174	2449			6410	575	425	

MANHOLES

Size (inches) _____	8"	10"		
Type of Manhole _____	Precast	Precast		
Number of Manholes:				
Beginning of year _____	214	12		
Added during year _____				
Retired during year _____				
End of Year _____	214	12		

UTILITY NAME: Water Oak Utility

SYSTEM NAME: _____

YEAR OF REPORT
DECEMBER : 1999

TREATMENT PLANT

Manufacturer _____	Waste Tech		
Type _____	Extended Aeration		
"Steel" or "Concrete" _____	Concrete		
Total Permitted Capacity _____	200,000 GPD		
Average Daily Flow _____	62,386		
Method of Effluent Disposal _____	Sprayfield		
Permitted Capacity of Disposal _____			
Total Gallons of Wastewater treated _____	22,771,000		

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 _____	2,232,000		All _____
February _____	1,944,000		All _____
March _____	2,139,000		All _____
April _____	2,220,000		All _____
May _____	1,767,000		All _____
June _____	1,710,000		All _____
July _____	1,581,000		All _____
August _____	1,581,000		All _____
September _____	1,770,000		All _____
October _____	1,891,000		All _____
November _____	1,890,000		All _____
December _____	2,046,000		All _____
Total for year _____	22,771,000		

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 1999

SYSTEM NAME: _____

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. | 223 |
| 2. Maximum number of ERCs* which can be served. | 714 |
| 3. Present system connection capacity (in ERCs*) using existing lines. | 223 |
| 4. Future connection capacity (in ERCs*) upon service area buildout. | 714 |
| 5. Estimated annual increase in ERCs*. | 15 |

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
Utility will be constructing reuse system within next year or two. Reuse Plan will be submitted.
- _____
- _____

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.

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? June 1999

11. If the present system does not meet the requirements of DEP rules, submit the following:

- 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 # FLA010529-001

* 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:

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Water Oak Utility

YEAR OF REPORT
DECEMBER 31, 1999

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|---|----|--|
| YES
<input type="checkbox"/> | NO
<input checked="" 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. |
| YES
<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 type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

(signature of chief executive officer of the utility)

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" 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.