

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS813-01-AR Plantation Landings, Ltd. P. O. Box 5252 Lakeland, FL 33807-5252

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2001

Form PSC/WAW 6 (Rev. 12/99)

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.
- 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 (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)

FINANCIAL SECTION

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REPORT OF

		on Landings, Ltd.	
D. O. Dov. 5252	(EXACT NA	ME OF UTILITY)	
P. O. Box 5252 Lakeland, Florida 33807-5252		500 S. Florida Avenue, Suite 700 Lakeland, FL 33801	Polk
Mailing Address		Street Address	County
Telephone Number (863) 647	7-1581	Date Utility First Organized	1987
Fax Number (863) 647	7-3992	E-mail Address	
` <i>,</i>			
Sunshine State One-Call of Florida, In	c. Member No.	·	
Check the business entity of the utility	y as filed with the Internal	Revenue Service:	
Individual Sub Cha	pter S Corporation	1120 Corporation x	Partnership
Name, Address and phone where reco		S. Florida Avenue, Suite 700 eland, Florida	
Name of subdivisions where services	are provided: Plar	ntation Landings Mobile Home Park	
	CONT	ACTS:	
Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:	1100	Timospie Business ridaress	- Othicy
Todd Maxwell	President of Gen	eral500 S. Florida Avenue	
	Partner	Lakeland, FL 33801	
Person who prepared this report: Jim D. Lee CPA	СРА	PO Box 2158	
JIIII D. Lee CFA	CFA	Lakeland, FL 33806	
Officers and Managers:		Zanotana, v Z ooooo	
Todd Maxwell	President of Gen		\$0
	<u>Partner</u>	Lakeland, FL	\$
	_		\$
			
Depart quart corporation or person of	uning or holding directly o	r indirectly 5 percent or more of the voting	
securities of the reporting utility:	willing of Holding directly o	in manectly 3 percent of more of the voting	
	Percent		Salary
	Ownership	L L	Charged
Name	Utility	Principle Business Address	Utility
Century Realty Funds, Inc.	5%	500 S. Florida Ave., Lkld.	\$0
T & A Investments, Inc. Willard Howe			\$ 0
TYMAI'A HOWE			\$
			\$
			\$

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$	\$	\$	\$ 74,699
Total Gross Revenue		\$	\$	\$	\$ 74,699
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$104,584_	\$ 121,493	\$	\$ 226,077
Depreciation Expense	F-5	11,943_	41,412		53,355_
CIAC Amortization Expense_	F-8				
Taxes Other Than Income	F-7	1,914	2,917		<u>4,831</u>
Income Taxes	F-7				
Total Operating Expense		\$ 118,441	165,822		\$284,263_
Net Operating Income (Loss)		\$	\$	\$	\$ (209,564)
Other Income: Nonutility Income		\$	\$	\$	\$ <u>1,189,476</u>
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$ <u>758,346</u> 446,589
Net Income (Loss)	÷.	\$	\$	\$	\$ <u>(225,023)</u>

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			-
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$1,313,521	\$1,313,521
Amortization (108)	F-5,W-2,S-2	633,052	579,697
Net Utility Plant		\$680,469	\$733,824_
Cash Customer Accounts Receivable (141)		200	8,745
Other Assets (Specify): Non-utility Property Net (121,122) Notes Receivable (144) Misc. Current & Accrued Assets (174)		1,871,040 23,034 1,375,038	23,034
Total Assets		\$ 3,949,781	\$ 3,535,428
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6 F-6 F-6	(3,401,387)	(3,176,364)
Total Capital		\$ (3,401,387)	<u> </u>
Long Term Debt (224)	F-6	\$ 6,831,198 2,121 143,300 3,361 93,527 277,661	705 169,300 3,628 93,527
Advances for Construction Contributions in Aid of Construction · Net (271-272)	F-8	0	0
Total Liabilities and Capital		\$3,949,781	\$3,535,428

UTILITY NAME:	Plantation Landings, Ltd.

GROSS UTILITY PLANT

Plant Accounts: (101 · 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 329,625	\$983,836	\$	\$ <u>1,313,521</u>
Construction Work in				
Other (Specify)				
Total Utility Plant	\$ <u>329,625</u>	\$ <u>983,836</u>	\$	\$ <u>1,313,521</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$141,596	\$ 438,101	\$	\$579,697
Add Credits During Year: Accruals charged to depreciation account	\$ 11,895	\$ 41,345	\$	\$ 53,240
Salvage				
Other Credits (specify) Total Credits	\$\frac{48}{11,943}	\$ \frac{67}{41,412}	<u> </u>	\$ 115 \$ 53,355
	<u> </u>	<u> </u>	Ψ <u></u>	
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 153,539	\$ 479,513	\$	\$ 633,052

UTILITY NAME:	Plantation Landings, Ltd.

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		

RETAINED EARNINGS (215)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year	\$	\$ <u>(3,176,364)</u> <u>(225,023)</u>
Balance end of year	\$	\$ (3,401,387)

LONG TERM DEBT (224)

	Interest	Principal
Description of Obligation (Including Date of Issue	Rate # of	per Balance
and Date of Maturity):	Pymts	Sheet Date
Bank of America 12/2/99 7/1/07	6.35 67	\$ 6,831,198
Total		\$ <u>6,831,198</u>

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 Other (Specify)	234	\$	\$	\$
Total Taxes Accrued	\$ 1,914	\$ 2,917	\$	\$ 4,831

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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
Century Realty Funds, Inc.	\$ 11,881 \$	\$ 11,881 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Payroll

UTILITY NAME:	Plantation Landings, Ltd
O I I I I I I I I I I I I I I I I I I I	r Januaron Lanames, Ltd

YEAR OF REPORT	
DECEMBER 31, 2001	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$ <u>0</u>	\$0	\$0
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization			<u> </u>
7)	Net CIAC	\$0	\$0	\$0

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

Report below all developers or c agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
:				
Sub-total			\$	\$
	pacity charges, main and customer connectioning the year.	on	-	
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agre	ee with line # 2 above.)	\$	\$0

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of Year Add Credits During Year:	\$0	Wastewater \$0	*O
Deduct Debits During Year:			0
Balance End of Year (Must agree with line #6 above.)	\$0	\$0	\$0

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

UTILITY NAME:	Plantation Landings, Ltd.	YEAR OF REPORT
-		DECEMBER 31, 2001

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

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

(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:	Plantation Landings, Ltd.	YEAR OF REPORT
•		DECEMBER 31, 2001

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$ \$	\$	\$	\$	\$ = = \$

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

· · · · · · · · · · · · · · · · · · ·

WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

302 F 303 L 304 S 305 C 306 L 307 W 308 Ir 309 S 310 P 311 P 320 W 330 D	Organization Franchises Land and Land Rights Structures and Improvements Collecting and Impounding	\$ 350 900 14,970	\$	\$	\$ 350
303 L. 304 S 305 C 306 L. 307 W 308 Ir 309 S 310 P 311 P 320 W 330 D	and and Land Rights Structures and Improvements Collecting and Impounding	14,970			900
304 S 305 C 306 L 307 W 308 Ir 309 S 310 P 311 P 320 W 330 D	Structures and Improvements Collecting and Impounding				14,970
305 C 306 L 307 W 308 Ir 309 S 310 P 311 P 320 W 330 D	Collecting and Impounding	11,034			11,034
306 L. 307 W. 308 Ir 309 S. 310 P. 311 P. 320 W. 330 D.		11,034			11,034
307 W 308 Ir 309 S 310 P 311 P 320 W 330 D	Decembire				
307 W 308 Ir 309 S 310 P 311 P 320 W 330 D	Reservoirs				
308 Ir 309 S 310 P 311 P 320 W 330 D	ake, River and Other				
308 Ir 309 S 310 P 311 P 320 W 330 D	Intakes Vells and Springs	33,479			33,479
309 S 310 P 311 P 320 W 330 D	nfiltration Galleries and	33,479			33,4/9
310 P 311 P 320 W 330 D					
310 P 311 P 320 W 330 D	Tunnels Supply Mains	15,088		<u> </u>	15,088
311 P 320 W 330 D	Power Generation Equipment	29,936			29,936
320 W 330 D	Pumping Equipment	493			493
330 D	Vater Treatment Equipment	2,972	<u></u>		2,972
	Distribution Reservoirs and				
	Standpipes	10,386			10,386
331 T	ransmission and Distribution				
	Lines	114,086	1		114,086
333 S	Services	26,744			26,744
	Meters and Meter				
1	Installations	59,599			59,599
335 H	Hydrants	9,648			9,648
336 B	Backflow Prevention Devices				
339 C	Other Plant and				
	Miscellaneous Equipment	•			
340 C	Office Furniture and	<u></u>			
	Equipment				
	Transportation Equipment				
	Stores Equipment				
343 T	Tools, Shop and Garage				
	Equipment				
	_aboratory Equipment				
	Power Operated Equipment				
	Communication Equipment				
	Miscellaneous Equipment				
348 C	Other Tangible Plant				
Т	Гotal Water Plant	\$ 329,685	\$	\$	\$ 329,68 <u>5</u>

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

										_											_	_			
	347 348	346	344	343	341 342) (340	339	3 3 3	334	333	331	330	320	311	309		308	306 307		305	304	No. (a)	Acçt.	
Totals	Miscellaneous Equipment : Other Tangible Plant :	Communication Equipment	Equipment Laboratory Equipment Power Operated Equipment	Tools, Shop and Garage	Transportation Equipment Stores Equipment	Equipment	Equipment Office Furniture and	Other Plant and Miscellaneous	Tydrants	Meter & Meter Installations	Services	Standpipes Trans. & Dist. Mains		Water Treatment Equipment	ſ	Supply Mains	Tunnels	Infiltration Galleries &	Lake, River and Other Intakes	Reservoirs	Collecting and Impounding	Structures and Improvements	Account (b)		
									3	17	35	33 33		17	17	32		Ĺ	97		1	28	Years (c)	Life in	Average Service
	%%	 %	 		 - - -	9	%	 - %	 c %	00	0 %	000		0 %	00	0 0 %	%		9 %	%		0 8	Percent (d)	; ; ;	Average Salvage
	%%	 %	% % % ⁸		% %	1%	%	%	2:30 %			2.63 %		, ,	5.88 %	3.13 %		- 1	3 70 %	%9	ı	3 57 %	Applied (e)	Rate	Depr.
\$ 141,345									3,013	43,822	9,552	3,93/ 37,522	:	2,188	29	5,891		10,700	13 738			\$ 4 925	Previous Year (f)	Balance	Accumulated Depreciation
₩				1																			Debits (g)) - :	
\$ 11,895									747	3,504	765	3,000		174	29	473		1	1 239			\$ 394	Credits (h)	:	
\$ 153,240 *									3,233	47,326	10,317	40,522	·	2,362	58	6,363		1	14.977			5.319	(i) (i)	End of Year	Accum. Depr. Balance

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
601 603	Salaries and Wages - EmployeesSalaries and Wages - Officers, Directors, and Majority Stockholders	\$11,881_
604	Employee Pensions and Benefits	
610	Purchased Water	2,739
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	1,343
620	Materials and Supplies	2,153
630	Contractual Services:	
	Billing	1,348
	Professional	65,909
	Testing	259
	Other	3,423
640	Rents	
650	Transportation Expense	934
655	Insurance Expense	2,524
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	 _
670	Bad Debt Expense	
675	Miscellaneous Expenses	12,071
	Total Water Operation And Maintenance Expense* This amount should tie to Sheet F-3.	\$ <u>104,584</u> *

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ad Start of Year (d)	ctive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service				,	
5/8"	D	1.0	399	399	<u>399</u>
3/4"	D	1.5		-	
1"	D	2.5	2	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			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0		****	
3"	Т	17.5			
Liamanta and Contamana	:				
Unmetered Customers					
Other (Specify)		 			
** D = Displacement					
C = Compound		Total	401	401	404
T = Turbine					
1 - Tarbine					

UTILITY NAME:	Plantation Landings, Ltd
SYSTEM NAME:	Plantation Landings

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 February March April May June July August September October November December Total for Year		2,948 3,006 2,817 2,930 2,528 2,491 2,036 2,143 1,788 2,455 2,676 2,552		2,948 3,006 2,817 2,930 2,528 2,491 2,036 2,143 1,788 2,455 2,676 2,552 30,370	2,517 3,049 2,873 3,402 1,956 2,264 1,946 1,669 1,982 1,720 2,528 2,524
If water is purchased for Vendor N/ Point of delivery If water is sold to other	'A		es of such utilities be	low:	

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 PVC PVC	6" 4" 2"	6,960 5,110 2,120			6,960 5,110 2,120
			<u> </u>		
				·	·····

UTILITY NAME:	Plantation Landings, Ltd.
SYSTEM NAME:	Plantation Landings

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	1,990			
Depth of Wells Diameters of Wells Pump · GPM Motor · HP Motor Type * Yields of Wells in GPD Auxiliary Power	522' 12"			
* Submersible, centrifugal, etc.			<u></u>	

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	Steel 15,000 Ground			

HIGH SERVICE PUMPING

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

UTILITY NAME:	_ Plantation	Landings, Ltd.
---------------	--------------	----------------

SOURCE OF SUPPLY

Cround Surface Burches	ad Matar ata	
Ground Ground		
WATER TREATMENT	FACILITIES	-
acility:		
Primary Grower stand-by		
	WATER TREATMENT acility: Primary	WATER TREATMENT FACILITIES acility: Primary Grower stand-by

ITII	ITV	NAM	IE.

Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2001

SYSTEM NAME:_

_ Plantation Landings

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 210
2. Maximum number of ERCs * which can be served 210
3. Present system connection capacity (in ERCs *) using existing lines 210
4. Future connection capacity (in ERCs *) upon service area buildout 210
5. Estimated annual increase in ERCs * None
6. Is the utility required to have fire flow capacity? Yes If so, how much capacity is required?
7. Attach a description of the fire fighting facilities. Service provided by Polk County Fire Dept. Hydrants in park, 2 wells on site
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
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 #
12. Water Management District Consumptive Use Permit # _ 208753.2
a. Is the system in compliance with the requirements of the CUP?
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 proceding 12 months:

WASTEWATER OPERATING SECTION

ı	ITII	ITY	NI A	MIE.

Plantation Landings, Ltd.

YEAR	OF	RE	POF	₹T
DECE	ΜВ	ER	31.	2001

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351 352 353 354 355 360 361 362 363 364 365 370 371 380	Organization Franchises Land and Land Rights Structures and Improvements Power Generation Equipment Collection Sewers - Force Collection Sewers - Gravity Special Collecting Structures Services to Customers Flow Measuring Devices Flow Measuring Installations Receiving Wells Pumping Equipment Treatment and Disposal Equipment	\$ 400 1,014 78,192 104,609 17,952 182,837 29,050 4,873 173,454 391,455	\$	\$	\$
381 382	Plant Sewers Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment				
391	Transportation Equipment				
392 393	Stores Equipment Tools, Shop and Garage Equipment				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397 398	Miscellaneous Equipment Other Tangible Plant				
	Total Wastewater Plant	\$ <u>983,836</u>	\$	\$	\$983,836_*

^{*} This amount should tie to sheet F-5.

UTILITY NAME:

Plantation Landings, Ltd.

YEAR OF REPORT DECEMBER 31, 2001

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)	\$ 25,085 8,975 61,709 11,207 4,873 130,110
Credits (h)	\$ 3,871 664 4,571 830 0 0 0 21,765
Debits (g)	ψ.
Accumulated Depreciation Balance Previous Year (f)	\$ 21,214 8,311 57,138 10,377 4,873 4,873 120,466 215,364 ————————————————————————————————————
Depr. Rate Applied (e)	3.70 % % % % % % % % % % % % % % % % % % %
Average Salvage in Percent (d)	\$
Average Service Life in Years (c)	27 - 27 - 40 - 18 - 18 - 18 - 18
Account (b)	Structures and Improvements— Power Generation Equipment— Collection Sewers - Force— Collection Sewers - Gravity— Special Collecting Structures— Services to Customers— Flow Measuring Devices— Flow Measuring Installations— Receiving Wells———————————————————————————————————
Acct. No. (a)	354 355 360 361 362 363 363 380 380 381 382 383 393 394 395 395 398

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701 703	Salaries and Wages · Employees Salaries and Wages · Officers, Directors, and Majority Stockholders	\$11,881
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	6,330
715 716	Purchased Power	4,602
718	Fuel for Power Production	7,198
718 720	Chemicals Materials and Supplies	2,856
730	Contractual Services:	2,000
	Billing Professional Testing Other	65,909 1,055 5,279
740	Rents	
750	Transportation Expense	1,895
755	Insurance Expense	2,524
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	11,964
	Total Wastewater Operation And Maintenance Expense* * This amount should tie to Sheet F-3.	\$121,493 *

WASTEWATER CUSTOMERS

	T	Facilitati	Number of Active CustomersTotal Number of				
Description	Type of	Equivalent	Start		Equivalents		
Description	Meter **	Factor	of Year	of Year	(c x e)		
(a)	(b)	(c)	(d)	(e)	(f)		
Residential Service							
All meter sizes	D	1.0	401	401	<u>401</u>		
General Service							
5/8"	D	1.0					
3/4"	D	1.5					
1"	D	2.5					
1 1/2"	D,T	5.0					
2"	D,C,T	8.0					
3"	D D	15.0					
3"	C	16.0					
3"	Ť	17.5					
	, i	17.10					
Unmetered Customers							
Other (Specify)							
Other (opechy)							
** D = Displacement							
C = Compound		Total	401	401	401		
T = Turbine							
1							

ÉAR	OF	RE	POF	₹T	
ECE	MB	ER	31.	2001	

PUMPING EQUIPMENT

		PUN	PING EQUIP	IAICIAI				
Lift Station Number Make or Type and namepl data on pump Year installed Rated capacity Size Power: Electric Mechanical Nameplate data of motor_	late		1 Hydro- matic 5500 M2 5' x5' Electric 5 HP 230 v 1 Phase	Hydro- matic Grinder 5'x7'4" Electric 115 v 1 amp	3 Hydro- matic Model 5200 M2 5' x 14' Electric 2 HP 230v 1 Phase	4 Hydro- matic Model 5500 M2 4'x10'8" Electric 2 HP 230 v 1 Phase		,
		SERVI	CE CONNEC	TIONS				
Size (inches) Type (PVC, VCP, etc.) Average length Number of active service connections Beginning of year Added during year Retired during year End of year Give full particulars conce inactive connections	erning		4" PVC 403 403 0 0 403					
		COLLEC	CTING AND F	ORCE MAINS				
	C	ollecting M	ains			Force M	lains	
Size (inches) Type of main Length of main (nearest foot) Begining of year Added during year Retired during year End of year	8" PVC 12,660 ———————————————————————————————————				4" PVC 2980 2,980	3" PVC 510 510		
			MANHO	LES				
	Size (inches) Type of Manhole Number of Manhol Beginning of year	es:	4" Concrete					

50

50

Beginning of year___ Added during year__ Retired during year__

End of Year____

YSTEM NAME: Plantation Landings			YEAR OF REPORT DECEMBER 31, 2001			
		TREATMENT PL	ANT			
Manufacturer Type "Steel" or "Concrete" Total Permitted Capacity Average Daily Flow Method of Effluent Disposal_ Permitted Capacity of Disposal Total Gallons of Wastewater treated	Unknown Extended A Concrete .80 MGD 28,707 Perc Ponds	S			-	
	MASTE	ER LIFT STATIO	N PUMPS			
Manufacturer Capacity (GPM's) Motor: Manufacturer Horsepower Power (Electric or Mechanical)	Electric	Electric	Electric	Electric		
	PUMPING	WASTEWATER	STATISTICS			
Months	Gallons of Treated Wastewater		Effluent Reuse Gallons to Customers		Effluent Gallons Disposed of on site	
January February March April_ May June July August September October_ November December Total for year		1,116 1,148 1,240 900 581 600 644 713 900 806 900 930				1,116 1,148 1,240 900 581 600 644 713 900 806 900 930

UTILITY NAME:	Plantation Landings,	Ltd.

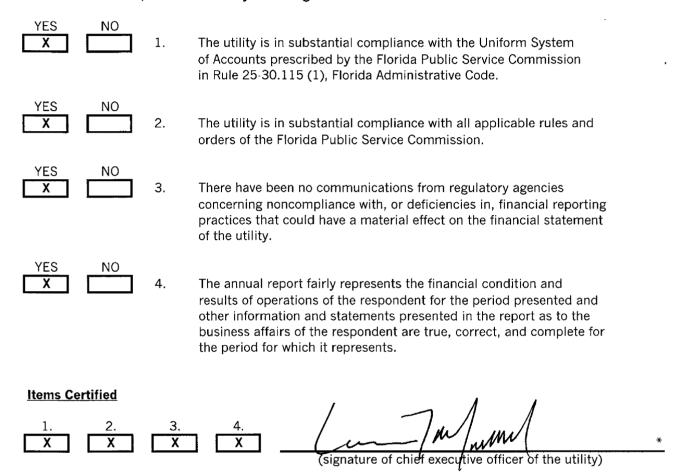
SYSTEM NAME:_____ Plantation Landings

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 77
2.	Maximum number of ERCs* which can be served 77
3.	Present system connection capacity (in ERCs*) using existing line 77
4.	Future connection capacity (in ERCs*) upon service area buildoui 77
5.	Estimated annual increase in ERCs* None
rib	e any plans and estimated completion dates for any enlargements or improvements of this system
	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. Large Percolation ponds
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?
٥.	When did the company last file a capacity analysis report with the DEP? July 1998
l1.	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? When will construction begin?
	c. When will construction begin? d. Attach plans for funding the required upgrading. e. Is this system under any Consent Order with DEP?
	FLA 013033
	An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

CERTIFICATION OF ANNUAL REPORT

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



* 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.

(signature of chief financial officer of the utility)