

CLASS "C"

WATER AND/OR WASTEWATER UT

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

ANNUAL REPORT

OF WU-839-03-AR 14 CORAL STREET EUSTIS, FL 32726-6710

CWS COMMUNITIES LP d/b/a Haselton Village

Exact Legal Name of Respondent

518-W Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

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

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Idan4:Ca4:a	
Identification Income Statement	F-2
	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Litility Plant Assessmen	
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense Water Customers	W-3
	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1
	V -1

FINANCIAL SECTION

REPORT OF

HASELTON VILLIAGE UTILITY

(EXACT NAME OF UTILITY

44 04 DOL OT FLIOTIO F	A 20700	CAME AO MAILING	LAKE
14 CAROL ST. EUSTIS, FI			
Mailing Addre	ess	Street Address	County
Telephone Number <u>352-589-1190</u>		Date Utility First Organized 6/6/1989	
Check the business entity of the utility as			
Individual Sub Chapt	ter S Corporation	1120 Corporation	X Partnership
Name, Address and phone where record	ds are located: CWS COM	MUNITIES L P	
14 Carol St. Eustis, FLA 32726			
Name of subdivisions where services are	e provided: HASELTON	VILLAGE MOBILE HOME PARK	
<u> </u>			
	CONTACTS	:	
			Salary
			Charged
Name	Title	Principle Business Address	Utility
Person to send correspondence: Rise Reno	Utility Consultant	6160 S Syracuse Way Greenwood Village, CO 80111	NONE
Excel Engineering	Engineer	122 Wilshire Blvd. Casselberry, Florida	NONE
Officers and Managers:		8805 Crown Blvd.	
Ron Morris	DIST. PRESIDENT	Tampa, FL 33615	NONE
	VP Financial	150 N. Wacker Dr. SUTIE 900	NONE
Tom Curatolo	Reporting	Chicago, IL 60606-4102	

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

	Percent		Salary
·	Ownership in		Charged
Name	Utility	Principle Business Address	Utility
CP Limited Partnership	100%	6160 S. SYRACUSE WAY	NONE
(known in Florida as Chateau		Greenwood Village	
Communities Limited Partnership)		CO 80111-4772	

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue: Residential CommercialIndustrial		<u>\$17,575</u>	\$0 	\$0	<u>\$17,575</u>
Multiple Family Guaranteed Revenues Other (Specify)					
Total Gross Revenue		17,575	0	0	17,575
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	25,010			25,010
Depreciation Expense	F-5	6,031			6,031
CIAC Amortization Expense	F-8	(1,347)			(1,347)
Taxes Other Than Income	F-7	4,996			4,996
Income Taxes	F-7				
Total Operating Expense		34,690			34,690
Net Operating Income (Loss)		(17,116)			(17,116)
Other Income: Nonutility Income					
Other Deductions: Miscellaneous Nonutility Expenses	,				
Interest Expense					
Net Income (Loss)		(17,116)	\$0	<u>*0</u>	<u>(17,116)</u>

UTILITY NAME:

HASELTON VILLAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2003

COMPARATIVE BALANCE SHEET

Revised 4/27/04 RR

	Reference	Current	Previous Year
ACCOUNT NAME	Page	Year	real
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$209,179	\$209,179
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-3	(111,309)	(105,279)
Net Utility Plant		97,870	103,900
Cash Customer Accounts Receivable (141)			
Other Assets (Specify): DUE FROM PARENT		0	0
Total Assets		\$97,870	\$103,900
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204)	F-6 F-6	\$0	\$0
Other Paid in Capital (211) Retained Earnings (215)	F-6	32,686	49,802
Proprietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		32,686	49,802
Long Term Debt (224) Accounts Payable (231)	F-6	0	0
Notes Payable (232) Customer Deposits (235)		0	0
Accrued Taxes (236) Other Liabilities (Specify)		2,882	2,882
Due to Affiliate		38,445	27,359
Advances for Construction Contributions in Aid of	-		
Contributions in Aid of Construction - Net (271-272)	F-8	23,857	23,857
Total Liabilities and Capital		\$97,870	\$103,900

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in	\$209,179	\$0	\$0	\$209,179
Progress (105)				
Total Utility Plant	\$209,179	\$0	<u> </u>	\$209,179

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

		T		
	/		A/D & CIAC AM	
	/		Other Than	
Account 108	Water/	Mostowator	ŧ	T. ()
Account 100	vvalei	Wastewater	Reporting	Total
			Systems	
Balance First of Year	\$99,044	\$0	\$0	\$99,044
		· · · · · · · · · · · · · · · · · · ·	·	
Add Cradita During Vacri	/			
Add Credits During Year:	/			
Accruals charged to				
depreciation account	/ 6,031			6,031
Salvage	/			
	/	 ,		
Other Credits (specify)	<i></i>	· · ·		
·	/		-	
Total Credits	105,075	-		105,075
	/ ———			
Destruct D. Life D. L. X.				
Deduct Debits During Year/			-	
Book cost of plant /		·		
retired /				
Cost of removal				
	·			
Other debits (specify)				
		-		
Total Debits				
la				
Balance End of Year	\$105,075	\$0	\$0	\$105,075
İ				
				·

UTILITY NAME: HASELTON VILLIAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2003

GROSS UTILITY PLANT

Revised 4/27/04 RR

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$209,179	\$0	\$0	<u>\$209,179</u>
Construction Work in Progress (105)				
Other (Specify)				
Total Utility Plant	\$209,179	\$0	\$0	\$209,179

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

Account 108	Water	Wastewater	A/D & CIAC AM Other Than Reporting Systems	Total
Balance First of Year Add Credits During Year: Accruals charged to	<u>\$105,278</u>	<u> \$0</u>	\$0	\$105,278
depreciation account Salvage Other Credits (specify)	6,031			6,031
Total Credits Deduct Debits During Year:	111,309	_		111,309
Book cost of plant retired Cost of removal Other debits (specify)				
Total Debits				
Balance End of Year	<u>\$111,309</u>	\$0	<u>\$0</u>	<u>\$111,309</u>

CAPITAL STOCK (201 - 204)

· · · · · · · · · · · · · · · · · · ·	Common Stock	Preferred Stock
Par or stated value per share	- Control of the Cont	
Shares issued and outstanding		
Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$49,802	
Changes during the year (Specify): CURRENT PERIOD LOSS Capital Contributions	<u>-\$17,116</u> \$0	
Balance end of year	\$32,686	\$0

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year	<u>\$0</u>	<u>\$0</u>
Balance end of year	\$0	\$0

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Inter Rate	# of Pymts	Principal per Balance Sheet Date
			<u>\$0</u>
Total			\$0

TAXES ACCRUED (236)

	Water	Wastewater	Other	Total
(a)	(b)	(c)	(d)	(e)
Balance first of year	\$2,882	\$0	\$0	\$2,882
· ·				
Add Accruals charged:				
State ad valorem tax	-			
Local property tax	3,700			3,700
Federal income tax				
State income tax				
Regulatory assessment fee_	791			791
Other (Specify)				
Payroll Tax	505			505
Total Taxes Accrued	4,996	-	-	4,996
Deduct Divi				Sylvation (S)
Deduct Taxes Paid:				
State ad valorem tax	2.025			
Local property tax Federal income tax	3,635			3,635
State income tax			·	
Regulatory assessment fee_	731			731
Other (Specify)				
Payroll Tax	505			505
- Layron Tax				
3. Total Taxes Paid	4,871			4,871
	-,			7,071
4. Balance end of year	\$3,007	\$0	\$0	\$3,007
(1 + 2 - 3 = 4)				

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

YEAR	OF	REPORT
DECEMBER	31,	2003

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$47,775	\$0	\$47,775
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization	47,775 47,775 -\$25,265	-	47,775 47,775 (25,265)
7)	Net CIAC	\$22,510	\$0	\$22,510

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
			<u>\$0</u>	<u>\$0</u>
Sub-total			-	-
Report below all cap extension charges ar charges received dur	nd customer connec	tion		
Description of Charge	Number of Connections	Charge per Connection		
Total Credits During Year (Must agre	ee with line #2 abov	e.)	\$0	<u>\$0</u>

ACCUMULATED AMORTIZATION OF CIAC

Balance First of Year	<u>Water</u> \$23,91 8	Wastewater \$0	<u>Total</u> \$23,918
Add Credits During Year:			
Deduct Debits During Year:	1,347		1,347
Balance End of Year (Must agree with line #6 above.)	\$25,265	\$0	\$25,265

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

YEAR OF REPORT DECEMBER 31, 2003

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [cxd] (e)
Common Equity				
Preferred Stock				
Long Term Debt				
Customer Deposits			·	
Tax Credits - Zero Cost				
Tax Credits - Weighted Cost				
Deferred Income Taxes				
Other (Explain)				
Total	<u>*0</u>	0.00%		0.00%

⁽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 approving AFUDC rate:	

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

UTILITY NAME:	HASELTON VILLAGE UTILITY
	· · · · · · · · · · · · · · · · · · ·

YEAR OF REPORT DECEMBER 31, 2003

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain) Total	\$0	\$0	\$0	\$0	\$0

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

	,	

	·	

WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization				
302	Franchises				
303	Land and Land Rights	\$ 7,500			\$ 7,500
304	Structures and Improvements				
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other				
	Intakes				
307	Wells and Springs			·	
308	Infiltration Galleries and				
	Tunnels		~		
309	Supply Mains				
310	Power Generation Equipment	21,800	-		21,800
311	Pumping Equipment	22,500	B-1	•	22,500
320	Water Treatment Equipment	9,222	-		9,222
330	Distribution Reservoirs and	44.507			44 507
331	Standpipes Standpipes Transmission and Distribution	14,507_			14,507_
331		133,650			122 650
333	Lines Services	133,030			<u>133,650</u>
334	Meters and Meter				
334	Installations				
335	Hydrants				
339	Other Plant and				
	Miscellaneous Equipment		,		
340	Office Furniture and				
	Equipment				
341	Transportation Equipment	1	***************************************		
342	Stores Equipment				-
343	Tools, Shop and Garage	•			
	Equipment				
344	Equipment Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 209,179	\$ -	\$ -	<u>\$ 209,179</u>

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Ī						יסססיוין - יויטודוי		:
		Average Service Life in	Average Salvage in	Depr. Rate	Accumulated Depreciation Balance			Accum. Depr. Balance End of Year
ľ	Account (b)	Years (c)	Percent (d)	Applied (e)	Previous Year (f)	Debits (g)	Credits (h)	(f-g+h=i) (i)
	Structures and ImprovementsCollecting and Impounding		%		8	€9	- φ	₩
	Reservoirs		%					
	Lake, River and Other Intakes		%%					
	Infiltration Galleries &		0/					
	Tunnels		% }					
	Power Generating Equipment	27	0	3 70%	10.881		ממח	11 /37
	Pumping Equipment	32	0	3.13%	12,178		703	12,881
	Water Treatment Equipment	27	%	3.70%	3,663		185	3,848
	Standpipes	27	%	3 70%	6 337		783	K 0 7
	Trans. & Dist. Mains	33	0	3.03%	72,219		4.050	76.269
	ServicesMater Installations		%					
	Hydrants		°,%				-	
	Other Plant and Miscellaneous							
	Equipment		%					
	Equipment		%					
	Transportation Equipment		%					
	Stores Equipment		%					
	Fourtheat		70					
	Laboratory Equipment		%					
	Power Operated Equipment		%					
	Communication Equipment		%					
	Miscellaneous Equipment		% %					
	\(\frac{1}{1}\)							
					\$ 105,278	₩	\$ 6,031	\$ 111,309 *
	* This amount should tip to Sheet E-5							

This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 6,601
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	2,136
616	Fuel for Power Production	
618	Chemicals	1,106
620	Materials and Supplies	1,475
630	Contractual Services:	
	Operator and Management	6,000
	Testing	4,658
	Other (Accounting Engineering and Legal)	2,886
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	148
	Total Water Operation And Maintenance Expense	\$ <u>25,010</u> *
{	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Act Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
5/8" 3/4" 1" 1 1/2" _ 2" 3" 3" 4" 4" 6" 6" Other (Specify):	D D D,T D,C,T D C T D,C T D,C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5 25.0 30.0 50.0 62.5 0.0 0.0 0.0 ered Customers	143	- - - - - - - - - - - - - - - - - - -	
** D = DisplacementC = CompoundT = Turbine		Total	143	143	<u>143</u>

UTILITY NAME: HASELTON VILLAGE UTILITY	YEAR OF REPORT
	DECEMBER 31, 2003
SVSTEM 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)
January February March April June July August September October November December Total for Year	- - - - - - - - - - - - - - - - - - -	588 1,013 928 1,073 1,166 1,200 1,258		588 1,013 928 1,073 1,166 1,200 1,258	588 1,013 928 1,073 1,166 1,200 1,258
(1) The main plant meter water is purchased for reserved vendor NONE Point of delivery If water is sold to other water NONE	sale, indicate the t	ollowing:		below:	

MAINS (FEET)

Kind of Pipe	Diameter			Removed	End
(PVC, Cast Iron,	of	First of	Added	or	of
Coated Steel, etc.)	Pipe	Year		Abandoned	Year
				<u> </u>	
					,
·					

UTILITY NAME: HASELTON VILLAG	E UTILITY			F REPORT	
SYSTEM NAME:		<u>.</u>	DECEMBE	R 31, 2003	
		WELL PUMPS ailable)	-		
(a)	(b)	(c)	(d)	(e)	
Year Constructed	1985	1985			
Types of Well Construction and Casing	STEEL	STEEL			
Depth of Wells	200'	310'			
Pump - GPM	30 8	45			
Motor - HP Motor Type* Yields of Wells in GPD	45,000	65,000			
Auxiliary Power	DIESEL	DIESEL			
* Submersible, centrifugal, etc.	* Submersible, centrifugal, etc.				
	RESE	RVOIRS			
(a)	(b)	(c)	(d)	(e)	
Description (steel, concrete) Capacity of Tank	STEEL 3,500	STEEL 3 500			
Ground or Elevated	ELEVATED	3,500 ELEVATED			
	HIGH SERVIC	CE PUMPING			
(a)	(b)	(c)	(d)	(e)	
Motors Manufacturer Type Rated Horsepower	UNK ELECT 8	UNK ELECT 20		-	
	<u> </u>				
Pumps Manufacturer Type Capacity in GPM Average Number of Hours	UNK SUBMERIB 200	UNK SUBMERIB 500			

1 DIESEL

1 DIESEL

Operated Per Day _____

Auxiliary Power _____

UTILITY NAME: HASELTON VILLAGE UTILITY

YEAR OF REPORT DECEMBER 31, 2003

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)				
Gals. Per day of source 45,000 65,000				
Type of Source	GROUND	GROUND		

WATER TREATMENT FACILITIES

Liet for each Mater Treeter of C	- :1:4		
List for each Water Treatment Fa	acility:		
Туре	CLORINATOR		
Make	Hydro HIS		
Gals. Per day capacity	50,000		
High service pumping	n/a		
Gallons per minute	n/a	-	
Reverse Osmosis	n/a		
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq. Ft			
Disinfection			
Chlorinator	Gas		
Ozone			
Other			
Auxiliary Power			

	OTHER WATER SYSTEM INFORMATION
	ish information below for each system not physically connected with another facility. A separate should be supplied where necessary.
1.	Present ERCs * now being served 124
2.	Maximum ERCs ** that system can efficiently serve 292
3.	Present system connection capacity (in ERC's) using existing lines
4.	Future connection capacity (in ERC's) upon service area buildout
5 .	Estimated annual increase in ERC's * None
6.	List fire fighting facilities and capacities (including number of fire hydrants)
	Eustis Fire Department - 10 hydrants
7.	List percent of certificated area where service connections are installed (total for each county)
	100%
•	
8.	What is the current need for system upgrading and/or expansion?
	None
9.	What are plans for future system upgrading and/or expansion?
٥.	None
10.	Have questions 8 and 9 been discussed with an engineer? (if so, state name and address)
	Yes
11.	Has an application for a construction permit been filed with the DEP? (if so, explain)
	No
12.	Department of Environmental Protection ID #
	Water Management District ID #
-	
	RC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day
** To	otal Plant Capacity / 350 gallons

WASTEWATER

OPERATING

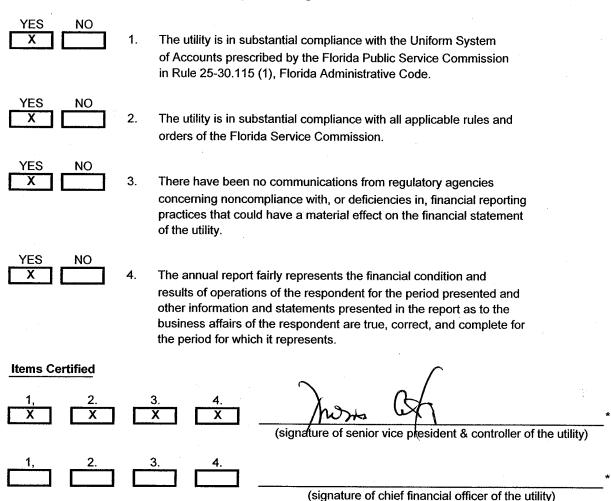
SECTION

Note:

This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

CERTIFICATE 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.