CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

SU645
Forest Park Property Owner's Association
5200 Forest Park Drive
North Ft. Myers, FL 33917-5404

OFFICIAL COPY
BIVISION OF
WATER AND SEAFE

175-5 Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED

MAR 1 1 1999
Florida Public Service Commission
Division of Water and Wastewater

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 19 98

Form PSC/WAW 6 (Rev. 05/96)

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FINANCIAL SECTION

REPORT OF

	Forest Park Property Own (EXACT NAME)	OF UTILITY)	
5200 Forest Park Drive, North Fort Myers, FL 33917		Same	Lee
Mailing Address		Street Address	County
Telephone Number 941-543-1155		Date Utility First Organized	1972
Check the business entity of the utility as f	iled with the Internal Reve	nue Service:	
Individual Sub Chapter S		X 1120 Corporation	Partnership
Name, Address and phone where records		200 Forest Park Drive, North Fort Mye	rs, FL 33917
		11-040-1100	
Name of subdivisions where services are	provided: n/	9	
	TAVDAVEDIO	PARV	
	LAMPATICIN S	GUIPY	
	CONTACTS	:	
			Salary
			Charged
Name	Title	Principle Business Address	Utility
Person to send correspondence:		5200 Forest Park Drive	
Ronald Zechman	President	N. Fort Myers, FL 33917	1
- Monard Eddinings			
Person who prepared this report:		8961 Conference Drive	1
Markham Norton Stroemer & Co.	CPA Firm	Fort Myers, FL 33919	
			1
Officers and Managers:		5200 Forest Park Drive	
Ronald Zechman	President	N. Fort Myers, FL 33917	\$
Arie Cooke	1st Vice President	Same	\$
Louis Lebeau	2nd Vice President	Same	\$
John Wright	Treasurer	Same	\$
Anne Ferraro	Secretary	Same	\$
<u> </u>	or holding dispaths or ladi	rectly 5 percent or more of the voting	
Report every corporation or person owning	or notating directly or indi	recay 5 percent of more of the voting	
securities of the reporting utility:			
	Percent		Salary
	Ownership in		Charged
Name	Utility	Principle Business Address	Utility
Forest Park Property Owner's Assoc.	100%	5200 Forest Park Drive	\$ -
Polest Park Property Owners Assoc.		N. Fort Myers, FL 33917	\$
			\$
			\$
no other person or corporation			\$
owns or holds, directly or indirectly,			\$
			\$
five percent or more.		_	-

UTILITY NAMEForest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues		\$	\$ 8,723	\$	\$ <u>8,723</u>
Other (Specify) Total Gross Revenue		\$	\$ 8,723	\$	\$ 8,723
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$	\$	\$7,850_
Depreciation Expense	F-5		640		640_
CIAC Amortization Expense_	F-8				
Taxes Other Than Income	F-7		474		474
Income Taxes	F-7		-		-
Total Operating Expense		s	\$ 8,964	\$	\$ 8,964
Net Operating Income (Loss)		\$	\$ (241)	\$	\$ (241)
Other Income: Interest Nonutility Income		\$ <u> </u>	\$	*	\$49
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$352
Net income (Loss)		\$	\$(544)	\$	\$(544)

UTILITY NAME: Forest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page		
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$29,663	\$29,663
Amortization (108)	F-5,W-2,S-3	(14,726)	(14,086)
Net Utility Plant		\$14,937	\$15,577
Cash		3,341	2,690
Customer Accounts Receivable (141)			
Total Assets		\$ 18,278	\$ 18,267
Liabilities and Capital:			Dren'x
Common Stock Issued (201)			
Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215)		17,885	30,987
Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital	_	\$ 17,885	\$30,987
Long Term Debt (224)	_ F-6	\$	\$9,427
Accounts Payable (231) Notes Payable (232) Customer Deposits (235)			
Accrued Taxes (236) Other Liabilities (Specify)		393	390
Advances for Construction Contributions in Aid of			
Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$ 18,278	\$ 40,804

UTILITY NAME:Forest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	s	\$29,663_	\$	\$29,663_
Construction Work in Other (Specify)				
Total Utility Plant	s	\$ 29,663	\$	\$ 29,663

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	\$	\$ 14,086	\$	\$ 14,086
Add Credits During Year: Accruals charged to depreciation account	\$	\$ 640	\$	\$640
SalvageOther Credits (specify)	ī ===			
Total Credits	\$	\$ 640	\$	\$ 640
Deduct Debits During Year: Book cost of plant retired Cost of removal	\$	\$	\$	\$
Other debits (specify)				
Total Debits	\$	s	\$	\$
Balance End of Year	s	\$ 14,726	\$	\$ 14,726

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share		
Shares issued and outstanding		
Shares issued and outstanding Total par value of stock issued		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$30,987_
Changes during the year (Specify): Net Income(Loss)	_	(544)
Adjustment for park maintenance services - see attached letter		(12,558)
Balance end of year	\$ <u></u>	\$ 17,885

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of yearChanges during the year (Specify):	s	\$
Balance end of year	s	s

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Inte Rate	# of Pymts	Principal per Balance Sheet Date
and Date of materialy.			\$
	_		s
Total			

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Balance first of year	The second secon	\$ 390	\$	\$390_
Add Accruals charged: State ad valorem tax Local property tax Federal income tax State income tax		s	s	s
State income tax Regulatory assessment fee_		393	1	393
Other (Specify) Payroll Taxes				
Payroll Taxes	1	81		81
2. Total Taxes Accrued	\$	\$ 474	\$	\$ 474
Deduct Taxes Paid: State ad valorem tax Local property tax Federal income tax State income tax		\$	s	\$
State income tax Regulatory assessment fee_		390	1	390
Other (Specify) Payroll Taxes		81		81
3. Total Taxes Paid	\$	\$ 471	\$	\$471
4. Balance end of year (1+2-3=4)	s	\$ 393	\$	\$

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount					Description of Service
FPPOA	\$	\$	800	Repairs & Maintenance		
Strickler Bros.	\$	\$	1,800	Repairs & Maintenance		
Sewer Viewer	\$	\$_	2,343	Repairs & Maintenance		
	s	15-				
	5	\$				
	\$	\$ -				
	\$	\$				
	\$	\$_				
	\$	15_	SPECIAL DESIGNATION OF THE PERSON OF THE PER			

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	\$	\$	
3)	Total Deduct charges during the year		=	
5)	Balance end of year Less Accumulated Amortization			
7)	Net CIAC	\$	\$	

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

Report below all developers or agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
				-
Sub-total			s	s
	pacity charges, main and customer conne- uring the year.			
Description of Charge	Number of Connections	Charge per Connection		
	* <u>* * * * * * * * * * * * * * * * * * </u>	\$	\$	\$

ACCUMULATED AMORTIZATION OF CIAC

2000年,1900年,1900年,1900年,1900年,1900年	Water	Wastewater	<u>Total</u>
Balance First of Year	_\$	\$	
Add Credits During Year:			
Deduct Debits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$ <u> </u>	\$	

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

UTILITY NAME Forest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

SCHEDULE "A"

N/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	s	%	%	
Preferred Stock	1 200 100	%	%	
Long Term Debt		%	%	
Customer Deposits		%	%	
Tax Credits - Zero Cost		%	0.00 %	
Tax Credits - Weighted Cost		%	%	
Deferred Income Taxes		%	%	
Other (Explain)		%	%	
Total	s	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 approving AFUDC rate:	

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

UTILITY NAME Forest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

SCHEDULE "B"

N/A

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

Note:

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

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
		s	\$	\$	\$
351	Organization				- 4 050
352	Franchises Land and Land Rights	4.050			4,050
353	Structures and Improvements				
354	Collection Sewers - Force				
360	Collection Sewers - Gravity		11		
361 362	Special Collecting Structures				25 (12
363	Services to Customers Pipes	25,613	·		25,613
364	Flow Measuring Devices				
365	Flow Measuring Devices Flow Measuring Installations				1
370	Receiving Wells				
371	Pumping Equipment				
380	Treatment and Disposal				1
300	Equipment				
381	Plant Sewers				
382	Outfall Sewer Lines	E MITTERS AND			
389	Other Plant and Miscellaneous				
	Equipment				
390	Office Furniture and				
	Equipment		.		
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage				
	Equipment	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	-	-	
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant	-			
	Total Wastewater Plant	\$ 29.663	\$	\$	\$ <u>29,663</u>

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

UTILITY NAME: Forest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accum. Depr. Balance End of Year (f-g+h=l)	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	4,726
Accum. De Balance End of Ye (f.g+h=i)		2
Credits (h)		079 \$
Debits (g)		69
Accumulated Depreciation Balance Previous Year (f)		\$ 14,086
Depr. Rate Applied (e)		
Average Salvage In Percent (d)	**************************************	
Average Service Life in Years (c)		
Account (b)	Structures and improvements Collection Sewers - Force Collection Sewers - Force Collection Sewers - Gravity Special Collecting Structures Services to Customers Flow Measuring Devices Flow Measuring Installations Flow Measuring Installations Flow Measuring Installations Flow Measuring Devices Flow Measuring Installations Flow Measuring Installations Receiving Wells Pumping Equipment Treatment and Disposal Equipment Plant Sewers Outfall Sewer Lines Other Plant and Miscellaneous Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Laboratory Equipment Communication Equipment Miscellaneous Equipment Miscellaneous Equipment Other Tangible Plant	Totals
Acct. No.	354 360 361 362 362 363 370 370 371 389 380 391 392 393 394 395 396 398	

* This amount should tie to Sheet F-5.

UTILITY NAME: FOREST PARK SEWER TREATMENT: PLANT

YEAR OF REPORT DECEMBER 31,

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - EmployeesSalaries and Wages - Officers, Directors, and Majority Stockholders	\$ <u>978</u>
703	Seleries and Wades - Officers. Directors, and Majority Stockholders	
704	Employee Deneions and Renefits	1
710	Purchased Wastewater Treatment	
711	Styrice Removal Expense	
715	Purchased Power	I
716	Fuel for Power Production	l ——
718	Chemicals	!
720	Materials and Supplies	·
730	Contractual Services: Operator and Management Testing Other MA. NTENANCE - 4.943 ACCOUNTING - 468	5411
	Rents	
740	Transportation Expense	
750	I ransportation Expense	
755	Insurance Expense (Amortized Rate Case Expense)	
765	Regulatory Continues on Expenses VIIII	
770	Bad Debt Expense Miscellaneous Expenses LICENSING & TAX, LOAN AMORTIZATION, PHONE.	1461
775	OFFICE, BANK CHARGE Total Wastewater Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$ <u>7,850</u>

WASTEWATER CUSTOMERS

			Number of Ac	tive Customers	Total Number of
Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Start of Year (d)	End of Year (e)	Meter Equivalent (c x e) (f)
5/8" 3/4" 1" 1 1/2" 2" 3" 3" 4" 4" 6" 6" 6" Other (Specify):	D D D 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	441	<u>441</u>	441
	Unmet	ered Customers			
D = Displacement C = Compound T = Turbine		Total	441	441	441

UTILITY NAME: Forest Park Sewer Treatment Plant

YEAR OF REPORT DECEMBER 31, 1998

	en de la companya de la Pl	JMPING EQ	UIPMENT				VIII
Make or Type and name data on pump		Mat 200				_	<u>-</u>
Year installed		=		=			
SizePower.							
Mechanical Nameplate data of moto			=	_	_	=	=
		=					
	· SEI	EVICE CON	NECTIONS				
Size (inches) Type (PVC, VCP, etc.)		811 PVC	_	_	<u></u>		
Number of active service		JUNAL					
Beginning of year		441		=	\equiv	\equiv	=
Retired during year					=	=	
inactive connections_	erning	=	_		_		
	COL	LECTING A	ND FORCE	MAINS			
	Collectin	g Mains			Force	Mains	
Size (inches) Type of main Length of main (nearest			=	=	=	=	=
foot) Begining of year			_	_	· <u>-</u>		
Added during year Retired during year End of year				=	=	=	
		MANI	IOLES				
ſ	Size (inches)		T T				
	Type of Manhole Number of Manholes:		=				
	Beginning of year Added during year Retired during year		=	_			
	End of Year						

STEM NAME:		DEC	CEMBER 31, 1998
	TREATMEN	T PLANT N/A	
Manufacturer		-	
Type "Steel" or "Concrete"			
Total Capacity			
Average Daily Flow			
Effluent Disposal			
Total Gallons of			
Wastewater treated			
	MASTER LIFT ST	TATION PUMPS N/A	
Manufacturer			
ManufacturerCapacity (GPM's)			
Motor.			
Manufacturer			
Horsepower			
Power (Electric or			
Mechanical)			
	PUMPING WASTEV	VATER STATISTICS	N/A
	Gallons of	Effluent Reuse	Effluent Gallon
Months	Treated	Gallons to	Disposed of on site
	Wastewater	Customers	on site
January			
February			
March			
April			
May			
June			
July			
August			
September	The state of the s		
October	A STATE OF THE PROPERTY OF THE PARTY OF THE	Alberta Comment	
November			
December			

	UTILITY NAME:
SYSTEM NAME:	SYSTEM NAME

OTHER WASTEWATER SYSTEM INFORMATION

-	
Fur	nish information below for each system not physically connected with another facility. A separate ge should be supplied where necessary.
	Present ERCs * now being served N/A
1.	Maximum ERCs ** that system can efficiently serve N/A
2.	Present system connection capacity (in ERC's) using existing lines N/A
3.	Future connection capacity (in ERC's) upon service area buildout
4.	T " and demonstrate in SPCs * NONE
5.	State any plans and estimated completion dates for any enlargements of this system. N/A
6.	State any plans and esumated completion states in any
7.	List percent of certificated area where service connections are installed (total for each county)
٠.	99.31%
8.	If present systems do not meet the requirements of DEP Rule 62-4, Florida Administrative Code,
	aubmit the following:
	a Evaluation of the present plant or plants in regard to meeting the DEP's rules. N/A
	b. Plans for funding and construction of the required upgrading. N/A
	c. Have these plans been coordinated with the DEP?N/A
	d. Do they concur? N/A
	e. When will construction begin? N/A
9.	Do you discharge effluent to surface waters? N/A
10.	Department of Environmental Protection ID #N/A
	Water Management District ID # N/A
	ERC = (Total Gallons Treated / 365 days) / 280 Gallons Per Day
	Note: Total Gallons Treated includes both Wastewater treated and Purchased Wastewater
	Treatment.
**	Total Plant Capacity / 280 gallons
	Total Fiant Capacity / 200 gallons
	TO CONTRACT

CERTIFICATION OF ANNUAL REPORT

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

YES	NO_	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	NO	2.	The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
YES	NO	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	NO	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 C	ertified		
1. X	2. X	3. X	Somuel Floturer
1. X	2 X	3. X	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 offic. 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.