

## CLASS "C"

# WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

OF

SU724-04-AR  
Pine Island Cove Homeowners Association, Inc.  
7290 Ladyfish Drive  
St. James City, FL 33956-2723

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION

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DIVISION OF  
ECONOMIC REGULATION

Submitted To The

## STATE OF FLORIDA

# PUBLIC SERVICE COMMISSION

FOR THE

## YEAR ENDED DECEMBER 31, 2004

To the Board of Directors  
Pine Island Cove Homeowners Association, Inc.  
Pine Island, Florida

We have compiled the balance sheet of Pine Island Cove Sewer Treatment Plant as of December 31, 2004, and the related statement of income for the year then ended included in the accompanying prescribed form in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. We have also compiled the supplementary information presented in the prescribed form.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of management. We have not audited or reviewed the financial statements and supplementary information referred to above, and accordingly, do not express an opinion or any other form of assurance on them.

The financial statements and supplementary information are presented in accordance with the requirements of the Florida Public Service Commission which differ from generally accepted accounting principles. Accordingly, these financial statements and supplementary information are not designed for those who are not informed about such differences.

*Markham Norton Mosteller Wright & Company P.A.*

MARKHAM NORTON MOSTELLER WRIGHT & COMPANY, P.A.  
February 10, 2005

PINE ISLAND COVE HOMEOWNERS ASSOCIATION, INC.

ANNUAL REPORT

DECEMBER 31, 2004

In addition to the sewer treatment plant, Pine Island Cove Homeowners Association, Inc. also provides, and charges members for, park maintenance services and has one balance sheet for the combined services. This report only covers the sewer treatment lines. The park maintenance activity is reflected only as an adjustment to the retained earnings of the accompanying balance sheet on page F-4. The amount of the adjustment is shown in the retained earnings section of page F-6.

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# FINANCIAL SECTION

REPORT OF

PINE ISLAND COVE HOMEOWNERS ASSOCIATION, INC.

(EXACT NAME OF UTILITY)

7290 LADYFISH DRIVE ST. JAMES CITY, FL 33956		SAME	LEE
Mailing Address		Street Address	County
Telephone Number	239-283-3100	Date Utility First Organized	1988
Fax Number	239-283-3031	E-mail Address	PICOVEHA@JUNO.COM
Sunshine State One-Call of Florida, Inc. Member No.	407-575-2010		

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: 7290 LADYFISH DRIVE  
ST. JAMES CITY, FL 33956  
239-283-3100

Name of subdivisions where services are provided: PINE ISLAND COVE MOBILE HOMES

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>ROBERT EAMES</u>	<u>PRESIDENT</u>	<u>7290 LADYFISH DRIVE</u> <u>ST. JAMES CITY, FL 33956</u>	
Person who prepared this report: <u>MARKHAM NORTON MOSTELLER WRIGHT &amp; CO. CPA'S</u>		<u>8961 CONFERENCE DRIVE</u> <u>FORT MYERS, FL 33919</u>	
Officers and Managers: <u>ROBERT EAMES</u>	<u>PRESIDENT</u>	<u>7290 LADYFISH DRIVE</u> <u>ST. JAMES CITY, FL 33956</u>	\$ 0
<u>RALPH BROOKHART</u>	<u>VICE PRESIDENT</u>	<u>"</u>	\$ 0
<u>GENE AUGE</u>	<u>VICE PRESIDENT</u>	<u>"</u>	\$ 0
<u>EVELYN SILVA</u>	<u>SECRETARY</u>	<u>"</u>	\$ 0
<u>PAUL WILLIAMS</u>	<u>TREASURER</u>	<u>"</u>	\$ 0

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>THIS CORPORATION IS A HOME OWNERS ASSOCIATION. IT HAS NO VOTING SECURITIES</u>			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ _____	\$ 46,061	\$ _____	\$ 46,061
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ _____	\$ 46,061	\$ _____	\$ 46,061
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 62,760	\$ _____	\$ 62,760
Depreciation Expense _____	F-5	_____	3,608	_____	3,608
CIAC Amortization Expense _____	F-8	_____	_____	_____	_____
Taxes Other Than Income _____	F-7	_____	3,457	_____	3,457
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ _____	69,825	_____	\$ 69,825
Net Operating Income (Loss)		\$ _____	(23,764)	\$ _____	\$ (23,764)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	0	_____	0
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ (23,764)	\$ _____	\$ (23,764)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 138,414	\$ 138,414
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>80,106</u>	<u>76,498</u>
Net Utility Plant -----		\$ <u>58,308</u>	\$ <u>61,916</u>
Cash -----		-----	-----
Customer Accounts Receivable (141) -----		-----	-----
Other Assets (Specify): -----		-----	-----
		-----	-----
		-----	-----
ACQUISITION ADJUSTMENT, NET OF AMORTIZATION		<u>273,752</u>	<u>288,122</u>
Total Assets -----		\$ <u><u>332,060</u></u>	\$ <u><u>350,038</u></u>
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	<u>328,990</u>	<u>345,006</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	-----	-----
Total Capital -----		\$ <u>328,990</u>	\$ <u>345,006</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		<u>726</u>	<u>2,753</u>
Notes Payable (232) -----		-----	-----
Customer Deposits (235) -----		-----	-----
Accrued Taxes (236) -----		<u>2,344</u>	<u>2,279</u>
Other Liabilities (Specify) -----		-----	-----
		-----	-----
		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	-----	-----
Total Liabilities and Capital -----		\$ <u><u>332,060</u></u>	\$ <u><u>350,038</u></u>



UTILITY NAME PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT	
DECEMBER 31,	2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ _____	\$ <u>138,414</u>	\$ _____	\$ <u>138,414</u>
-----	_____	_____	_____	_____
Construction Work in	_____	_____	_____	_____
-----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>_____</u>	\$ <u>138,414</u>	\$ <u>_____</u>	\$ <u>138,414</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>76,498</u>	\$ _____	\$ <u>76,498</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ _____	\$ <u>3,608</u>	\$ _____	\$ <u>3,608</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>_____</u>	\$ <u>3,608</u>	\$ <u>_____</u>	\$ <u>3,608</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ <u>-</u>	\$ _____	\$ <u>-</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ <u>_____</u>	\$ <u>_____</u>	\$ <u>_____</u>	\$ <u>_____</u>
Balance End of Year _____	\$ <u>_____</u>	\$ <u>80,106</u>	\$ <u>_____</u>	\$ <u>80,106</u>

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2004
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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 _____	\$ _____	\$ 345,006
Changes during the year (Specify):		
NET INCOME (LOSS) _____	_____	(23,764)
ADJUSTMENT - SEE ATTACHMENT _____	_____	7,748
Balance end of year _____	\$ _____	\$ 328,990

PROPRIETARY CAPITAL ( 218 )

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

LONG TERM DEBT ( 224 )

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



**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

N/A

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

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

N/A

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)**

N/A

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

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

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2004
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**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	\$ _____	_____ %	_____ %	_____ %
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: _____



# **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**



UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2004
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**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name - (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures and Improvements_____	11,426	_____	_____	11,426
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	78,653	_____	_____	78,653
362	Special Collecting Structures_____	12,527	_____	_____	12,527
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	12,000	_____	_____	12,000
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	1,939	_____	_____	1,939
389	Other Plant and Miscellaneous Equipment_____	15,147	_____	_____	15,147
390	Office Furniture and Equipment_____	2,497	_____	_____	2,497
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	150	_____	_____	150
398	Other Tangible Plant_____	4,075	_____	_____	4,075
	Total Wastewater Plant_____	\$ 138,414	\$ _____	\$ _____	\$ 138,414 *

\* This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	2.86 %	\$ 5,384	\$	\$ 326	\$ 5,710
355	Power Generation Equipment	35	%					
360	Collection Sewers - Force		%					
361	Collection Sewers - Gravity	40	%	2.50 %	27,694		1966	29,660
362	Special Collecting Structures	22	%	4.55 %	9,437		569	10,006
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment	18	%	5.56 %	11,006		667	11,673
381	Plant Sewers		%					
382	Outfall Sewer Lines	30	%	3.33 %	1,138		65	1,203
389	Other Plant and Miscellaneous Equipment	15	%	6.67 %	15,147			15,147
390	Office Furniture and Equipment	15	%	6.67 %	2,497			2,497
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment	10	%	10.00 %	120		15	135
398	Other Tangible Plant	10	%	10.00 %	4,075			4,075
	Totals				\$ 76,498	\$	\$ 3,608	\$ 80,106 *

\* This amount should tie to Sheet F-5.  
READ ACCOUNTANTS COMPILATION REPORT

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2004
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**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 4,877
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	3,270
715	Purchased Power ELECTRIC UTIL.	6,322
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	4,131
730	Contractual Services:	
	Billing	
	Professional ACCOUNTING	4,835
	Testing	522
	Other OPERATOR & MANAGEMENT	5,610
740	Rents	
750	Transportation Expense	
755	Insurance Expense	1,100
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses - REPAIRS & MAINT., AMORTIZATION, TELEPHONE, WATER, OFFICE, TRAVEL, LICENSE, PERMITS	32,093
	Total Wastewater Operation And Maintenance Expense	\$ 62,760 *

\* This amount should tie to Sheet F-3.

**WASTEWATER 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					
All meter sizes	D	1.0	319	319	319
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"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	319	319

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT DECEMBER 31, 2004
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**PUMPING EQUIPMENT**

Lift Station Number _____	<u>1</u>	<u>2</u>	<u>3</u>	_____	_____	_____
Make or Type and nameplate data on pump _____	PEABODY	PEABODY	PEABODY	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	1987	1987	1987	_____	_____	_____
Rated capacity _____	200	200	200	_____	_____	_____
Size _____	8'	8'	8'	_____	_____	_____
Power:						
Electric _____						
Mechanical _____	X	X	X			
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	25'	_____	_____	_____	_____	_____
Number of active service connections _____	319	_____	_____	_____	_____	_____
Beginning of year _____	319	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	319	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	VACANT LOT	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____	8"	_____	_____	_____	_____	_____	_____	_____
Type of main _____	PVC	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	8125	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	8125	_____	_____	_____	_____	_____	_____	_____

**MANHOLES**

Size (inches) _____	4'	_____	_____	_____
Type of Manhole _____	CONC	_____	_____	_____
Number of Manholes:				
Beginning of year _____	13	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	13	_____	_____	_____

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

SYSTEM NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
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**TREATMENT PLANT**

Manufacturer _____	PAVED		
Type _____	EXTENDED AIR		
"Steel" or "Concrete" _____	CONCRETE		
Total Permitted Capacity _____	50,000		
Average Daily Flow _____	26,630		
Method of Effluent Disposal _____	EVAPORATING POND		
Permitted Capacity of Disposal _____	50,000		
Total Gallons of Wastewater treated _____	9,720,000		

**MASTER LIFT STATION PUMPS**

Manufacturer _____	UNKNOWN					
Capacity (GPM's) _____	400 GPM					
Motor:						
Manufacturer _____	PEABODY					
Horsepower _____	1.5					
Power (Electric or Mechanical) _____	ELECTRIC					

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	930,000		
February _____	937,000		
March _____	1,169,000		
April _____	985,000		
May _____	946,000		
June _____	902,000		
July _____	946,000		
August _____	551,000		
September _____	544,000		
October _____	533,000		
November _____	595,000		
December _____	682,000		
Total for year _____	<u>9,720,000</u>		

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_

N/A

UTILITY NAME: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT  
DECEMBER 31, 2004

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. \_\_\_\_\_ 95
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 179
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_ 179
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ N/A
5. Estimated annual increase in ERCs\*. \_\_\_\_\_ 1
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system \_\_\_\_\_ N/A  
\_\_\_\_\_  
\_\_\_\_\_
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. \_\_\_\_\_ N/A
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? \_\_\_\_\_ NO  
If so, when? \_\_\_\_\_
9. Has the utility been required by the DEP or water management district to implement reuse? \_\_\_\_\_ NO  
If so, what are the utility's plans to comply with this requirement? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. When did the company last file a capacity analysis report with the DEP? January 2005
11. If the present system does not meet the requirements of DEP rules, submit the following: \_\_\_\_\_ N/A
  - 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 # \_\_\_\_\_ FLA-014534

- \* 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: PINE ISLAND COVE HOMEOWNERS ASSOC., INC.

YEAR OF REPORT  
DECEMBER 31, 2004

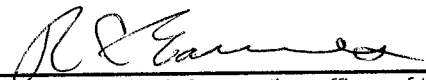
# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

### Items Certified

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

  
\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

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

\_\_\_\_\_  
(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.

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations  
Class C**

Company:

For the Year Ended December 31, 2004

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 46,061	\$ 46,061	\$ - 0 -
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Wastewater Operating Revenue</b>	<b>\$ 46,061</b>	<b>\$ 46,061</b>	<b>\$ - 0 -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>			
<b>Net Wastewater Operating Revenues</b>	<b>\$ 46,061</b>	<b>\$ 46,061</b>	<b>\$ - 0 -</b>

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).