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# WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

OF

SU288-04-AR Colony Park Utilities, Inc. 8116 Hibiscus Circle Tamarac, FL 33321-2133

Submitted To The

STATE OF FLORIDA

RECEIVED

APR 13 2005

ificial Public Service Commission Division of Water and Wastewater

**PUBLIC SERVICE COMMISSION** 

FOR THE

YEAR ENDED DECEMBER 31, 2004

Form PSC/ECR 006-W (Rev. 12/99)

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# FINANCIAL SECTION

# REPORT OF

		COLONY PAF					
		(EXACT	NAME OF U	•			
8116 HIBICUS CIRCLE,				6786 MANGROVE DRIVE  MERRITT ISLAND FL 32953 BREVARD			
TAMARA, FL 33321				MERRITT ISLAND FL 329 Street Address	County		
	Mailing Addres	S		Street Address	County		
Telephone Number	321-453-1400		D	ate Utility First Organized	8/9/1974		
Fax Number	321-453-1947		E	E-mail Address philip_p_yo	oung@msn.com		
Sunshine State One-C	all of Florida, Inc. I	Member No. n.	/a, none				
Check the business en	tity of the utility as	filed with the Inte	rnal Revenu	e Service:			
Individual	Sub Chapter	S Corporation	x	1120 Corporation	Partnership		
Name, Address and ph	none where record	s are located: 6	786 MANGR	ROVE DRIVE MERRITT	ISLAND FL 32953		
NI of autodictions of	uboro contigos ara	provided: C	OLONY PAF	DV			
Name of subdivisions v	where services are	provided. C	OLUNT PAR	N			
		4. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					
		СО	NTACTS:				
					Salary		
Name		T:41.		Dringinla Buginaga Addre	Charged		
Name	andoneo:	Title	9	Principle Business Addre	ess Utility		
Person to send corresponder ART ROGOW	pondence.	OFFICER		8116 HIBICUS CIRCLE	E. NONE		
ARTROGOW		0111021		TAMARA FL 33321	<u></u>		
Person who prepared	this report:						
PHILIP YOUNG		OFFICER		6786 MANGROVE DR.			
				MERRITT ISLAND, FL	32953		
Officers and Managers	s:	DDECIDEN			E, \$ NONE		
EILEEN ROGOW		PRESIDEN		8116 HIBICUS CIRCLE TAMARA FL 33321	\$ NONE		
				TAMAKA 1 E 33321	-   \$		
					-  \$		
					\$		
-							
		ng or holding dire	ctly or indired	ctly 5 percent or more of the	voting		
securities of the report	ing utility:						
		Perce	ent	T	Salary		
		Ownerch			Charged		

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
EILEEN ROGOW	100%	8116 HIBICUS CIRCLE, TAMARA FL 33321	\$ NONE S S S S S S S S S S S S S S S S S S S

# **INCOME STATEMENT**

	Ref.			<u> </u>	Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue:  Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ 	\$40,652 	\$ 	\$ 40,652 0 0 0 0 0 0 0
Total Gross Revenue		\$	\$40,652	\$	\$ 40,652
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	\$41,440_	\$	\$ \frac{0}{41,440}
Depreciation Expense	F-5		5,217		5,217
CIAC Amortization Expense_	F-8				$\begin{bmatrix} & & & & & & & & & & & & \\ & & & & & & $
Taxes Other Than Income	F-7		577_		<u>577</u> 0
Income Taxes	F-7				0 0
Total Operating Expense		\$	47,234		\$ <u>47,234</u> 0
Net Operating Income (Loss)		\$	\$ (6,582)	\$	\$ <u>(6,582)</u> 0
Other Income:  Nonutility Income		\$	\$	\$	\$ 0 0 0 0
Other Deductions:  Miscellaneous Nonutility  Expenses Interest Expense		\$	\$16,253 	\$ 	\$ 0 \$ 0 \$ 16,253 0 0 0
Net Income (Loss)		\$	\$(22,835)	\$	\$ <u>(22,835)</u>

# COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets:			
Utility Plant in Service (101-105)  Accumulated Depreciation and	F-5,W-1,S-1	\$191636	\$191636
Amortization (108)	F-5,W-2,S-2	127703	122486
Net Utility Plant		\$63933	\$69150_
CashCustomer Accounts Receivable (141)		751	534_
Other Assets (Specify):		220	220
Total Assets		\$64904	\$69904
Liabilities and Capital:			
Common Stock Issued (201)	F-6	9000	9000
Preferred Stock Issued (204)	F-6	40000	40062
Other Paid in Capital (211)	F-6	12263 -55779	12263 -35048
Retained Earnings (215) Propietary Capital (Proprietary and	1-0		
partnership only) (218)	F-6		
Total Capital		\$34516	\$13785_
Long Term Debt (224)	F-6	\$	\$
Accounts Payable (231)		0	52488
Notes Payable (232) Customer Deposits (235)			B. (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
Accrued Taxes (236)			
Other Liabilities (Specify)			
Loan from stock holder		99420	31201
Advances for Construction	-		
Contributions in Aid of Construction - Net (271-272)	F-8		
Total Liabilities and Capital	-	\$64904	\$69904

# GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$	\$191636_	\$	\$ <u>191636</u>
Construction Work in Progress (105) Other (Specify)				
Total Utility Plant	\$	\$ <u>191636</u>	\$	\$\$

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$	\$ 112052	\$	\$112052_
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$	\$ <u>5217</u>	\$	\$ 5217
Total Credits	\$	\$5217	\$	\$ 5217
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$ 	\$	\$ 
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$117269	\$	\$117269_

# 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		

# RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$ -35048
Changes during the year (Specify):		
NET LOSS 1-1-2002 TO 12-31-2002		-22230
REVERSE PRIOR YEAR ASSESSMENT ACCRUAL LIABILITY		2104
Balance end of year	s	\$

# PROPRIETARY CAPITAL (218)

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

# LONG TERM DEBT (224)

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

JTILITY NAME:	COLONY PARK UTILITIES, IN

### TAX EXPENSE

(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)		1829		1829
Total Tax Expense	\$	\$ 1829	\$	\$ 1829

### 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	Wastewater Amount	Description of Service
SCIENCE & INDUSTRY INT'L INC KIM MARK, CPA TEST AMERICA CORP JERRY PADRICK MIGUEL LAWN CARE INDIAN RIVER SERVICES SEWER MAINTAINANCE	\$	\$ 13850 \$ 800 \$ 579 \$ 8616 \$ 3000 \$ 3120 \$ 942 \$ 30907	CONTRACT LABOR ACCOUNTING TESTING SERVICE CONTRACT LABOR CONTRACT LABOR CONTRACT LABOR REPAIR

<b>UTILITY NAME:</b>	COLONY PARK UTILITIES, INC.

YEAR OF REPO	RT	
DECEMBER 31,	2004	

# CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance 2) Add cre	e first of yearedits during year	\$\$	\$ \$	\$ \$
4) Deduct 5) Balance	al charges during the year e end of year ccumulated Amortization			
7) Net CIA	AC	\$	\$	\$

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agree	with line # 2 above.)_		\$	\$

# ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	\$	\$	\$
Add Debits During Year:			
Deduct Credits During Year:			
0	4.00		
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$
1			

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

UTILITY NAME:	COLONY PARK UTILITIES, INC.	YEAR OF REPORT	
-		DECEMBER 31 2004	

# 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:	COLONY PARK UTILITIES, INC.	YEAR OF REPORT
		DECEMBER 31, 2004

# 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**

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)
351 352 353 354 355 360 361 362 363 364 365 370 371 380 381 382 389 390	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 Plant Sewers Outfall Sewer Lines Other Plant and Miscellaneous Equipment Office Furniture and Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment	12138	\$	\$	\$
394 395 396 397 398	Laboratory Equipment Power Operated Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant	4054			4054
	Total Wastewater Plant	\$191636	\$	\$	\$191636_*

<sup>\*</sup> This amount should tie to sheet F-5.

UTILITY NAME: COLONY PARK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2004

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)		\$ 127703 *
Credits (h)		\$ 5217
Debits (g)	φ	9
Accumulated Depreciation Balance Previous Year (f)	<u> </u>	\$ 122486
Depr. Rate Applied (e)	%%%%%%%%% %% % % % % % % % % % % % % %	
Average Salvage in Percent (d)	%%%%%%%%% %% % % % % % % % % % % % % %	
Average Service Life in Years (c)	20	
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  Pumping Equipment  Treatment and Disposal  Equipment  Other Plant and Miscellaneous  Equipment  Office Furniture and  Equipment  Transportation Equipment  Transportation Equipment  Tools, Shop and Garage  Equipment  Tools, Shop and Garage  Equipment  Tools, Shop and Garage  Equipment  Coommunication Equipment  Communication Equipment  Communication Equipment  Other Tangible Plant	Totals
Acct. No. (a)	355 355 360 361 362 363 370 371 382 382 383 393 393 395 395 396	

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

# WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
Ì		
701	Salaries and Wages - Employees	\$
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	5545
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	
	Testing	
	Other	30907
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	2349
770	Bad Debt Expense	
775	Miscellaneous Expenses	252
	Total Wastewater Operation And Maintenance Expense	\$ 41440 *
	* This amount should tie to Sheet F-3.	

# **WASTEWATER CUSTOMERS**

			Number of Active Customers lumber of		
	Type of	Equivalent	Start	quivalents	
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service					
All meter sizes	D	1.0	-		
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			The second secon
3"	С	16.0			
3"	Т	17.5			7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Unmetered Customer	v		300	300	
Other (Specify)		<del></del>			
Other (openity)				***************************************	
** D = Displacement					
C = Compound		Total	300	300	
T = Turbine					

UTILITY NAME:	<b>COLONY F</b>	PARK U	ITILITIES.	INC

YEAR	OF	REF	PORT
DECEN	/BE	R :	2004

	P	UMPING	EQUIPME	NT			
Lift Station Number_ Make or Type and na							
					****		
Year installed							
Rated capacity							
Size							
Power:	1						
Mechanical			<del></del>				
Nameplate data of m	otor					400 400 400 400 400 400 400 400	
						***************************************	
L						<u> </u>	<u> </u>
<u></u>	SE	RVICE (	CONNECTI	ONS			Г
Size (inches)			·				
Type (PVC, VCP, et	 c.)						
Average length			-				
Number of active ser	vice 				<u>.</u>		
Beginning of year							
Added during year							
Retired during year_							
Give full particulars of						<del></del>	
inactive connectio	ns						
Territoria de la constitución de							
	CO	LLECTIN	G AND FO	RCE MAIN	S		
	Collectin	ng Mains			Fo	rce Mains	
Size (inches)							
Type of main							
Length of main (near	est						
foot)						<del></del>	
Added during vear_							4-11-11-11-11-11-11-11-11-11-11-11-11-11
Retired during year	ir						
End of year							
_		MA	NHOLES				
	Size (inches) Type of Manhole			***************************************			
	Number of Manhole	 ;;					
	Beginning of year_						
	Added during year				***		
	Retired during year						
İ	End of Year						

ITILITY NAME:CO	LONY PAR	K UTILITIES	o, INC.		AR OF REP	
YSTEM NAME:				DECE	MBER 31 2	004
		TREATMEN	IT PLANT			
Manufacturer Type "Steel" or "Concrete" Total Permitted Capacity Average Daily Flow Method of Effluent Disposal_ Permitted Capacity of Disposal Total Gallons of Wastewater treated						
	MAS	TER LIFT ST	TATION PUI	MPS		
Manufacturer Capacity (GPM's) Motor:     Manufacturer Horsepower Power (Electric or Mechanical)						
	PUMPIN	I WASTEW	/ATER STA	TISTICS		<u> </u>
Months	Trea	ons of ated tewater	1	t Reuse ons to omers	Dispo	t Gallons osed of site
January February March April May June July August September October November December Total for year	0.045 0.045 0.058 0.044 0.049 0.066 0.058 0.079 0.017 0.027 0.041 0.041	Note Note				

UTILITY NAME:	COLONY PARK UTILITIES, INC.	

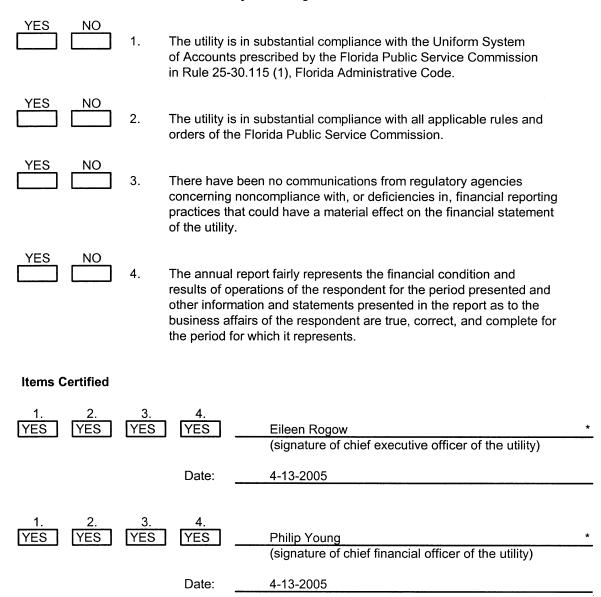
SYSTEM NAME:

# GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.
Present number of ERCs* now being served UNKNOW
2. Maximum number of ERCs* which can be served UNKNOW
3. Present system connection capacity (in ERCs*) using existing lines. UNKNOW
4. Future connection capacity (in ERCs*) upon service area buildout UNKNOW
5. Estimated annual increase in ERCs* UNKNOW
Describe any plans and estimated completion dates for any enlargements or improvements of this system     NONE PLANED AT THE PRESENT TIME.
7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?
If so, when?
9. Has the utility been required by the DEP or water management district to implement reuse?
If so, what are the utility's plans to comply with this requirement?
10. When did the company last file a capacity analysis report with the DEP?
11. If the present system does not meet the requirements of DEP rules, submit the following:
<ul><li>a. Attach a description of the plant upgrade necessary to meet the DEP rules.</li><li>b. Have these plans been approved by DEP?</li></ul>
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 #
<ul> <li>* An ERC is determined based on one of the following methods:         <ul> <li>(a) If actual flow data are available from the proceding 12 months:</li></ul></li></ul>
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

# **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.

# **CERTIFICATION OF ANNUAL REPORT**

I HEREBY CERTIFY, to the best of my knowledge and belief: 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. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. 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. 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 YES YES Eileen Rogow (signature of chief executive off Date: 4-13-2005 Philip Young YES (signature of chief

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.

Date

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.

4-13-2005