CLASS "C"

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Public Service Commission
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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

SU866-04-AR HV Utility Systems, L.L.C. Two North Riverside Plaza, Suite 800 Chicago, IL 60606-2683

285-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

Cronin, Jackson, Nixon & Wilson CERTIFIED PUBLIC ACCOUNTANTS, P.A.

JAMES L. CARLSTEDT, C.P.A.
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March 15, 2005

To the Members HV Utility Systems, LLC

We have compiled the 2004 Annual Report of HV Utility Systems, LLC 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.

Our compilation was limited to presenting, in the form prescribed by the Florida Public Service Commission, information that is the representation of the management of HV Utility Systems, LLC. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

CRONIN, JACKSON, NIXON & WILSON

Cronin, Joekson, Ripon + Wilson

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FINANCIAL SECTION

REPORT OF

	HV Utility Sys	stems, LLC			
	(Exact name	e of utility)			
7107 G	Sibraltar Avenue	New Port Richey	/, Fl.34654		
Mailing Address		Street Address			
Telephone Number	800-701-1535	Date Utility First Organized	11/01/91		
Check the business entity of the Individual	utility as filed with the Interna Sub Chapter S Corporation	al Revenue Service: 1120 Corporation	Partnership		
Location where books and record	ds are located:	Two North Riverside Plaza, Suite 80 Chicago, II.60606	00		
Names of subdivisions where se	ervice is provided:	Hacienda Village Mobile Home Pa	ark		
	CONTA	ACTS:			
Name	Title	Principle Business Address	Salary Charged Utility		
Person to send correspondence: Robert C. Nixon	CPA	2560 Gulf-to-Bay Blvd. Clearwater, Fl. 33625			
Person who prepared this report:	CPA's	2560 Gulf-to-Bay Blvd. Clearwater, Fl. 33625			
Officers and Managers: Roger Maynard	Regional Vice President	28050 US 19 North	None		

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

Clearwater, Fla. 34621

None

None None None

	Percent Ownership In		Salary Charged
Name	Utility	Principle Business Address	Utility
Liquid Assets, LLC	100% - Sole Member	Two North Riverside Plaza Suite 800 Chicago, II. 60606	None

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other (1)	Company
Gross Revenue: Residential			\$ 77,608		\$ 77,608
Commercial Industrial Multiple Family					
Guarenteed Revenues Other (Specify)					<u> </u>
Total Gross Revenue		N/A	77,608	N/A	77,608
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	N/A	139,744		139,744
Depreciation Expense	F-5		44,407		44,407
CIAC Amortization Expense	F-8		(2,834)		(2,834)
Taxes Other Than Income	F-7		9,838	-	9,838
Income Taxes	F-7		<u> </u>		
Total Operating Expenses			191,155		191,155
Net Operating Income (Loss)			(113,547)		(113,547)
Other Income: Nonutility Income Interest Income		<u>-</u>			
Other Deductions: Miscellaneous Nonutilty Expenses			576		576
Interest Expense		-			- - -
Net Income (Loss)		N/A	\$ (114,123)	N/A	<u>-</u> \$ (114,123)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105)	F-5, W-1, S-1	\$ 793,593	\$ 793,593
Accumulated Depreciation and Amortization (108)	F-5, W-2, S-2	(346,822)	(302,415)
Net Utility Plant		- 446,771	491,178
Cash		(5,520)	15,995
Customer Accounts Receivable (141)		412	205
Other Assets (Specify):			
Non-Utility property (net)		23,339	23,339
Special Deposits			900
Miscellaneous Current & Accrued Assets		21,471	71,048
Total Assets		\$ 486,473	\$ 602,665
LIABILITIES AND CAPITAL:			
Common Stock Issued (201)	F-6		
Preferred Stock Issued (204)	F-6	-	-
Other Paid In Capital (211)		633,283	633,061
Retained Earnings (215)	F-6	-	
Proprietary Capital (Proprietary and			
partnership only) (218)	F-6	(161,498)	(47,375)
Total Capital		471,785	585,686
Long Term Debt (224)	F-6		
Accounts Payable (231)		540	-
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)	F-7		3,489
Other Liabilities (Specify):			
Accrued Taxes (236)			
Accrued Regulatory Assessment Fees		3,492	
Advances For Construction (252)			
Contributions In Aid Of			
Construction - Net (271 - 272)	F-8	10,656	13,490
Total Liabilities and Capital		\$ 486,473	\$ 602,665

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) Construction Work In Progress (105) Other (Specify)	N/A 	\$ 793,593 	N/A	\$ 793,593
Total Utility Plant	. <u>N/A</u>	\$ 793,593	N/A	\$ 793,593

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year	N/A	\$ 302,415	N/A	\$ 302,415
Add Credits During Year: Accruals charged to depreciation account Salvage Other credits (specify)		44,407 		44,407
Total credits		44,407		44,407
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)				
Total debits Balance End of Year	<u>-</u> <u>\$</u> -	\$ 346,822	N/A	\$ 346,822

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	None None	N/A
Shares issued and outstanding		
Total par value of stock issued		
Dividends declared per share for year	None	

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	N/A	\$ -
Charges during the year (specify): Current Year Income	-	
Balance end of year	\$	

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year	<u>\$ (47,375)</u>	N/A
Charges during the year (specify): Current year loss	(114,123)	
Balance end of year	\$ (161,498)	

LONG TERM DEBT (224)

	Interest		Principal	
Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Rate	# of Payments	Per Balance Sheet Date	
N/A	%	N/A	\$ -	
] % .			
	%			
Total		_	N/A	
		_		

UTILITY NAME: HV Utility Systems, LLC

TAXES ACCRUED (236)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes: Federal income tax State income tax Taxes Other Than Income: State ad valorum tax Local property tax Regulatory assessment fee Other (Specify):	\$ - - -	\$ 	N/A	3,492
Total taxes accrued		\$ 3,492		\$ 3,492

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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
MHC, Inc.		<u>\$ 15,001</u>	Management, Billing, Operations, Accounting
SI Utility Group		48,511	Contract plant operation & maintenance
Cronin, Jackson, Nixon &		2,699	Accounting services
Wilson CPA's			
Davis Supply		2,037	Contract plant operation & maintenance
Luke Brothers INC		4,200	Contract plant operation & maintenance
	1		

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
Balance first of year Add credits during year:	N/A	\$ 47,864	\$ 47,864
3. Total 4.Deduct charges during year 5.Balance end of year 6.Less Accumulated Amortization		47,864 47,864 (37,208)	47,864 - 47,864 (37,208)
7.Net CIAC]	\$ 10,656	\$ 10,656

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

r contractors or property was	Indicate "Cash" or "Property"	Water	Wastewater
		<u>\$</u> -	\$ -
rges, main extensio	_	NONE	NONE
Number of Connections	Charge per Connection		
	or property was rges, main extensionarges received duri	rges, main extension charges narges received during the Number of Charge per	rges, main extension charges narges received during the Cash" or "Property" Water

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year	N/A	\$ 34,374	\$ 34,374
Add Debits During Year:	-	2,834	2,834
PSC Audit Adjustment Docket No. 030747-SU	-		
Deduct Credits During Year:	_		
Balance End of Year (Must agree with line #6 above)	\$ -	\$ 37,208	\$ 37,208

UTILITY NAME:

HV Utility Systems, LLC

YEAR OF REPORT December 31, 2004

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	N/A	<u>\$ -</u> %	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits	<u> </u>	%	%	%
Tax Credits - Zero Cost		%	%	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes	<u> </u>	%		%
Other (Explain)		%	%	%
Total	\$ -	%		%

- (1) Should equal amounts on schedule B, Column (f), Page F-10.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	None	<u></u> %
Commission order approving AFUDC rate:		_

UTILITY NAME: HV Utility Systems, LLC

YEAR OF REPORT December 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	0 ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER (1) ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
(α)	(5)	(6)		(6)	(1)
Common Equity					
Preferred Stock	_				_
referred Glook					
Long Term Debt					
Customer Deposits					-
Subtomor Bopoone					
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost					_
Tax cround trongou cool			-		
Deferred Income Taxes				and the same of th	
Other (Explain)					_
Caner (Express)					
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)
251	Organization	\$ -	\$ -	\$ -	\$ -
357	Franchises	<u>Ψ</u>	<u> </u>	<u> </u>	<u> </u>
352	FranchisesLand and Land Rights	43,442		-	43,442
354	Structure and Improvements	100,608	-	-	100,608
355	Power Generation Equipment			-	50,193
360	Collection Sewers - Force			-	24,439
361	Collection Sewers - Gravity			-	29,699
362	Special Collecting Structures	2.647			2,647
363	Services to Customers	4,182	-	-	4,182
	Flow Measuring Devices		-	-	
365	Flow Measuring Installations	-	•	-	_
370	Receiving Wells	-	-	-	_
	Pumping Equipment	-	-	-	_
380	Pumping Equipment Treatment and Disposal Equipment	503,051	-	-	503,051
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	_
389	Other Plant and Miscellaneous				
	Equipment	35,092	-	-	35,092
390	EquipmentOffice Furniture and Equipment		-	-	-
391	I ransportation Equipment		-	-	-
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment		-		_
394	Laboratory Equipment	-			<u>-</u>
395	Power Operated Equipment	-			-
396	Communication Equipment	-	-		
397	Miscellaneous Equipment		-		
398	Other Tangible Plant	240			240
	Total Sewer Plant	\$ 793,593	\$ -	\$ -	\$ 793,593

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

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EPRECIATION BY PRIMARY ACCOUNT - WAS:	
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		Average	Average		Accumulated			
		Service	Salvage	Depr.	Depreciation			Balance
Acct.		Life in	ے	Rate	Balance			End of Year
No.	Account Name	Years	Percent	Applied	Previous Year	Debits	Credits	(f-g+h=i)
(a)	(q)	(c)	(p)	(e)	(f)	(g) (Note 1)	(u)	(1)
351	Organization	-	% -	%	•	1	•	1
352		1	% -	%	•	1	1	
354	Structure and Improvements	27	% -	3.70 %	19,237	•	3,723	22,960
355	Power Generation Equipment	17	% -	5.90	9,214	•	2,951	12,165
360	Collection Sewers - Force	27	% -	3.70 %	10,024	•	904	10,928
361	Collection Sewers - Gravity	40	% -	2.50	15,061	ſ	743	15,804
362	Special Collecting							
	Structures (Lift Stations)	37	% -	2.70 %	19,116	•	72	19,188
363	Services to Customers	35	% -	2.90 %	2,078	•	119	2,197
364	Flow Measuring Devices	1	% -	%	•	ı		1
365	Flow Measuring Installations	•	% -	%	1	•		
370	Receiving Wells (Lift Stations)	ı	% -	%	-		1	J
371	Pumping Equipment	1	% -	%	•	1	•	
380		15	%	6.70 %	200,161	1	33,539	233,700
381	Plant Sewers	1	% -	%	1	1		1
382	Outfall Sewer Lines	1	% -	%		1	5	1
389	Other Plant and Miscellaneous							
	Equipment	15	% -	6.70 %	27,524	1	2,344	29,868
390	and Ec	1	% -	%		1		1
391	Transportation Equipment	1	% -		ı	•		1
392	Stores Equipment	1	% -	%	1	1	•	1
393	Tools, Shop and Garage Equipment	1	% -	%	-	t	•	1
394	Laboratory Equipment	1	% -	%		•	-	
395	Power Operated Equipment	1	% -	%	ı		1	4
396	Communication Equipment	I	% -		1	1	•	
397	Miscellaneous Equipment	1	% -	%	•	•	•	1
398	Other Tangible Plant	10	%	10.00		1	12	12
	Totals				302,415		44,407	346,822

Note (1): PSC Audit Adjustments - Docket No. 030747-SU. Also, the beginning balance in account 364 was reclassified to account 355 to correct an error in posting made by the former owners in the 2002 Annual Report. * This amount should tie to Sheet F-5

HV Utility Systems, LLC

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	
701	Salaries and Wages - Officers, Directors, and Majority Stockholders	
703 704	Employee Pensions and Benefits	
704 710	Purchased Wastewater Treatment	
710		
711	Sludge Removal Expense	
715	Purchased Power	
	Fule for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Operator and Management	1
	Testing	-1
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	956
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation and Maintenance Expense	\$ 139,744 *
	* This amount should tie to Sheet F-3.	

WASTEWATER CUSTOMERS

		WASILWAIL	RCUSTOMERS		Total Number
Description				tive Customers	of Meter
	Type of	Equivalent	Start	End	Equivalents
(0)	Meter ** (b)	Factor (c)	of Year (d)	of Year (e)	(c x e) (f)
(a) Residential Service	(6)	(6)	(u)	(6)	(.)
5/8"	D	1.0	533	528	528
3/4"	D	1.5			
1"	D	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"	С	16.0			
3"	Т	17.5			
Unmetered Customers Other (Specify):		1.0			
** D = Displacement		L			
C = Compound		Total	533	528	528
T = Turbine					

PUMPING EQUIPMENT										
Lift station number Make or type and nam data of pump		1 _Enpo	2 _Enpo	3 _Enpo	4 Enpo					
Year installed Rated capacity (GPM) Size (HP) Power: Electric Mechanical Nameplate data of mo		<u>X</u>	1990 100 4" X	2000 Unk. 4" X	1987 Unk. 4" X					
			VICE CON	NECTIONS						
Size (inches) Type (PVC, VCP, etc) Average length Number of active servi		PVC								
connections Beginning of year Added during year Retired during year End of year		533 533								
End of year Give full particulars concerning inactive connections		533								
	COLLE	CTING AN	D FORCE I	MAINS AND	MANHOL	FS				
	00222	Collecting		VIZITO ZITE	MARTICE		Mains			
Size (inches)	8"				4"	6"				
Type of main	PVC				PVC	PVC				
Length of main (nearest foot): Beginning of year	Unk.				Unk.	Unk.				
Added during year Retired during year End of year										
2 5. ,54										
	MANHOLES:									
Size Type Number:			4' Conc.							
	Beginning of Added duri	ng year	Unk.							
	Retired dur End of yea		Unk.							

TREATMENT PLANT

Manufacturer Type "Steel" or "Concrete" Total Capacity Average Daily Flow Effluent Disposal Total Gallons of Wastewater Treated	Marlof Extended Air Concrete 100,000 GPD 63,288 Percolation Ponds 23,100,000						
MASTER LIFT STATION PUMPS							

ManufactureriPM) CapacityiPM) Motor:	N/A	 	 	
Manufacturer		 	 	
Power (Electric or Mechanical)		 	 	

PUMPING WASTEWATER STATISTICS

FUNIFIED WASTEWATER STATISTICS									
	Gallons of	Effluent Reuse	Effluent Gallons						
Months	Treated	Gallons to	Disposed of						
	Wastewater	Customers	on site						
			4 005 000						
January	1,925,000	None	1,925,000						
February	1,925,000_		1,925,000						
March	1,925,000		1,925,000						
April	1,925,000		1,925,000						
May			1,925,000						
June			1,925,000						
July			1,925,000						
August			1,925,000						
September	1,925,000		1,925,000						
October	1,925,000		1,925,000						
November	1,925,000		1,925,000						
December	1,925,000		1,925,000						
Total for year	23,100,000		23,100,000						
/ =======									

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: HV Utility Systems, LLC

OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A	A separate page should be supplied where necessary.
Present ERC's * that system can efficiently serve.	533
2. Maximum number of ERC's * which can be served.	533
3. Present system connection capacity (in ERC's *) using existing	ng lines. 533
4. Future system connection capacity (in ERC's *) upon service	e area buildout. 533
5. Estimated annual increase in ERC's *	System is built out - Customers rent mobile home lots
8. Describe any plans and estimated completion dates for any e None	enlargements or improvements of this system.
 If the utility uses reuse as a means of effluent disposal, attac provided to each, if known. 	h a list of the reuse end users and the amount of reuse
8. If the utility does not engage in reuse, has a reuse feasibility	study been completed? No
N/A	
9. Has the utility been required by the DEP or water manageme	ent district to implement reuse? N/A
If so, what are the utility's plans to comply with the DEP?	N/A
10. When did the company last file a capacity analysis report w	rith the DEP? N/A
11. If the present system does not meet the requirements of DE a. Attach a description of the plant upgrade necessary to the b. Have these plans been approved by DEP? c. When will cor N/A	
d. Attach plans for funding the required upgrading.	N/A
e. Is this system under any Consent Order of the DEP?	N/A
11. Department of Environmental Protection ID #	
1 , ,	

*UTILITY NAME:

CERTIFICATION OF ANNUAL REPORT

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

YES (X)	NO ()	1.	Accounts prescribed by	tial compliance with the Uniform System Of the Florida Public Service Commission Florida Administrative Code.
YES (X)	NO ()	2.		tial compliance with all applicable rules and ublic Service Commission.
YES (X)	NO ()	3.	concerning noncomplia	emmunications from regulatory agencies ince with, or deficiencies in, financial reporting we a material effect on the financial statement of
YES (X)	NO ()	4.	operations of the responsion	represents the financial condition and results of undent for the period presented and other ents presented in the report as to the business of the true, correct and complete for the period
	ITEMS CER	RTIFI	ED	
1. (X)	2. (X)	()	3. 4. X) (X)	(signature of chief executive officer of the utility)
1.	2.	(3. 4.	(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: HV Utility Systems, LLC

For the Year Ended December 31, 2004

(a)	(b)	(c)	(d)
	Gross Wastewater	Gross Wastewater	D. 00
Accounts	Revenues per	Revenues per	Difference
Accounts	Sch. F-3	RAF Return	(b) - (c)
Gross Revenue:			
Residential	77,608	\$ 77,608	\$ -
Commercial			-
Industrial	_	_	_
			-
Multiple Family			-
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 77,608	\$ 77,608	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility		-	-
Net Wastewater Operating Revenues	\$ 77,608	\$ 77,608	\$ -

from FPSC-Regulated Utility	 -	 -	·	
Net Wastewater Operating Revenues	\$ 77,608	\$ 77,608	\$	
Explanations:				
Instructions: For the current year, reconcile the gross water re-	01.11.70			

on the company's regulatory assessment fee return. Explain any differences reported in column (d).