### **CLASS "C"**

### WATER AND/OR WASTEWATER UTILITIES

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

### ANNUAL REPORT

OF

San Sebastian Water LLC, P.O. Box 781477, Sebastian FL 32978 Exact Legal Name of Respondent

WU 388-05-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

OG OCT 23 AM IO: OG

### PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2005

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

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## FINANCIAL SECTION

### REPORT OF

		San Sebastian Water		,
		(EXACT NAME OF	•	
P.O. Box 781477			8800 7th Ave	
Sebastian FL 3297			Micco FL 32976	
	Mailing Address		Street Address	County
Telephone Number	772-664-0598		Date Utility First Organized #	ŧ
Fax Number	321-728-5632		E-mail Address <u>stephenseiler(</u>	@cfl.rr.com
Sunshine State One-C	all of Florida, Inc. M	lember No.		
Check the business en	itity of the utility as f	iled with the Internal Rev	enue Service:	
Individual	Sub Chapter S	Corporation	1120 Corporation X	Partnership
		•		<b>_</b>
Name, Address and Ph	none where records	are located: 8800 7th	Ave., Micco FL 32976	
			A	
Name of subdivisions v	vhere services are	provided: San Seba	astian Subdivision	
		CONTACTS		
		CONTACTO		
				Salary
Nama		710	5	Charged
Name Person to send corresp	ondones:	Title	Principal Business Address	Utility
Stephen Seiler	onderice.	General Manager	5770 Live Oak Ave.	
Otephen ocher		Ocheral Manager	Melbourne Village FL	
Person who prepared t	his report:		32904	
John Butler	по торола	Accountant	200 Oak St.	
**************************************			Melbourne Beach FL	
Officers and Managers	:		32951	
Stephen Seiler		General Manager	See above	\$ None
				\$
				\$
				\$
			,	\$
	on or person owning	or holding directly or ind	lirectly 5 percent or more of the votin	g securities of
the reporting utility:				
		Percent		Colomi
				Salary
Name		Ownership in	Dringing Desires Add	Charged
Charles H. Wahlen		Utility 50%	Principal Business Address 7900 Fox Creek Tr.	Utility
Onanes H. Wanten	**************************************		Franktown CO 80116	\$ None
			FIANKIOWII CO 80116	\$
Thomas Martino		50%	Same	\$ None

YEAR OF REPORT 31-Dec-05

### **INCOME STATEMENT**

Plant not Completed

		Plant not Compl	elea		T-4-1
	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial		\$0	\$	\$	\$0
Multiple Family Guaranteed Revenues Other (Specify)				\$	
Total Gross Revenue	Ī	\$0	\$	p	\$
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$0	\$	\$	\$0
Depreciation Expense	F-5				
CIAC Amortization Expense	F-8				<del></del>
Taxes Other Than Income	F-7				
Income Taxes	F-7				
Total Operating Expense		\$0			\$0
Net Operating Income (Loss)		\$0	\$	\$	\$0
Other Income: Nonutility Income		\$0	\$	\$	\$
Other Deductions:  Miscellaneous Nonutility  Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$0	\$	\$	\$ <u>000</u>

YEAR OF REPORT 31-Dec-05

### **COMPARATIVE BALANCE SHEET**

Plant not completed

	completed		<del></del>
	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
			1
Accetor		1	Į.
Assets:			ĺ
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$	<b> </b> \$
Accumulated Depreciation and	i -,,	Ť	T
	F 5 14 ( 0 0 0	1	
Amortization (108)	F-5,W-2,S-2		
		}	
		I	1
Not Litility Plant		\$	\$
Net Utility Plant		Ψ	Ψ
	,		
Cash		İ	
Customer Accounts Receivable (141)			
			i
Other Assets (Specify):	•		
	,	1	
Total Assets		\$	<b>l</b> \$
Total Assets		Ψ	Ψ
			*
Liabilities and Capital:	,		1
Erabilitoo arra oapitai.			1
		1	1
Common Stock Issued (201)	F-6		
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)			
Potained Farnings (215)	F-6		
Retained Earnings (215)	Γ-0		
Propietary Capital (Proprietary and			
Partnership only) (218)	F-6		
Total Capital		¢	l ¢
Total Capital		\$	\$
		ì	
Long Term Debt (224)	F-6	\$	\$
Accounts Payable (231)	-		* ************************************
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)			
Other Liabilities (Specify)	ı		
Other Liabilities (Specify)	1		
		l	
Advances for Construction	ı		
	1		
Contributions in Aid of		1	1
Construction - Net (271-272)	F-8	1 .	1
\		***************************************	
Total Liabilities and Canital	l	•	l ¢
Total Liabilities and Capital	İ	\$	\$
		i	1
		l	ı

### UTILITY NAME San Sebastian Water LLC

YEAR OF REPORT DECEMBER 31, 2005

### **GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$	\$	\$	\$
Construction Work in Progress Plant Distribution Line Specify) Administratioin	76,067 es 52,937			76,067 52,937 74,128
Total Utility Plant	\$ 203,132	\$	\$	\$ <u>203,132</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year	\$	\$	\$	\$
Add Credits During Year:  Accruals charged to depreciation account Salvage Other Credits (specify)		\$	\$	\$
Total Credits	\$	\$	\$	\$
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$	\$	\$

YEAR OF REPORT 31-Dec-05

### CAPITAL STOCK ( 201 - 204 ) Plant not completed

Common Stock	Preferred Stock

### **RETAINED EARNINGS (215)**

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify):	\$	\$
Balance end of year	\$	\$

### PROPRIETARY CAPITAL (218)

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

### LONG TERM DEBT ( 224 )

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

YEAR OF REPORT DECEMBER 31,2005

### 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)		\$	\$	\$
Total Tax Expense	\$	\$	\$	\$

### 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
Stephen Seiler Charles H. Wahlen Interior Solutions Advanced Water Engineering Accurate Utilities Robert Reed Sam Dollins	\$ 27,686 \$ 45,000 \$ 1,050 \$ 21,593 \$ 11,082 \$ 3,080 \$ 3,768 \$ \$	\$	General Manager  Management  Consulting  Engineering  Plant Operations  Water Line Labor  Water Line Labor

YEAR OF REPORT 31-Dec-05

### Not Applicable CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )

	(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)

Report below all developers of agreements from which cash of received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total		-	\$	\$
Report below all capacity che customer connection che				
Description of Charge	Number of Connections	Charge per Connection		
2 occupation of officing		\$	\$	\$
Total Credits During Year (Must agr	ree with line # 2 abov	re.)	\$	
	23	~-/	T	·

### **ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of YearAdd Debits During Year:	\$	\$	\$
Deduct Credits 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: San Sebasatian Water I	LL	C
--------------------------------------	----	---

YEAR O	F REPORT
31-Dec-05	

### Not Applicable SCHEDULE "A"

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

SCHEDULE OF C	OST OF CAPITAL US	SED FOR AFUDG (	SALCULATION (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	\$			%

(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: San Sebastian Water LLC	YEAR OF REPORT
	31-Dec-05

### SCHEDULE "B"

### SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS Not Applicable

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

UTILITY NAME: San Sebastian Water LLC

YEAR OF REPORT 31-Dec-05

### Plant not completed

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Accum. Depr. Balance End of Year (f-g+h=i)	
Credits (h)	я — — — — — — — — — — — — — — — — — — —
Debits (g)	φ φ φ φ φ φ φ φ φ φ φ φ φ φ φ φ φ φ φ
Accumulated Depreciation Balance Previous Year (f)	9 9
Depr. Rate Applied (e)	8     8
Average Salvage in Percent (d)	%     %
Average Service Life in Years (c)	
Account (b)	Structures and Improvements Collecting and Impounding Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries & Tunnels Supply Mains Power Generating Equipment Pumping Equipment Distribution Reservoirs & Standpipes Trans. & Dist. Mains Services Meter & Meter Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Tools, Shop and Garage Equipment Communication Equipment Communication Equipment Dower Operated Equipment Communication Equipment Communication Equipment Distribution Equipment Communication Equipment Communication Equipment Distribution Equipment Communication Equipment Distribution Equipment Communication Equipment Distribution Equipment Communication Equipment Distribution
Acct. No.	300 300 300 300 300 300 300 300 300 300

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

### WATER OPERATION AND MAINTENANCE EXPENSE

A	Acct.		
	No.	Account Name	Amount
1 1	601	Salaries and Wages - Employees	\$
1 '	603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
1 .	604	Employee Pensions and Benefits	Annual Committee of the
	610	Purchased Water	
	615	Purchased Power	
	616	Fuel for Power Production	
	618	Chemicals	
1	620	Materials and Supplies	4.000
	630	Contractual Services:	
ı		Billing	
1		Professional	
		Testing	
		Other	
1	640	Rents	
1	650	Transportation Expense	
l	655	Insurance Expense	
i i	665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
1	670	Bad Debt Expense	
	675	Miscellaneous Expenses	
		Total Water Operation And Maintenance Expense	\$*
		* This amount should tie to Sheet F-3.	<u> </u>

### WATER CUSTOMERS

ſ I			Number of Act	ive Customers	Total Number of
	Type of	Equivalent	Start	End	Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service					
5/8"	D	1.0		and the second second second second	
3/4"	D	1.5		a construction of the cons	
1"	D	2.5			
1 1/2"	D,T	5.0	Annual Control of the		
General Service					, <u></u>
5/8"	D	1.0		And the second s	
3/4"	D	1.5		MATERIAL PROPERTY OF THE PROPE	
1"	D	2.5	The second of th		
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	С	16.0			AND DESCRIPTION OF THE PERSON
3"	Т	17.5			
				man and stated MANA SEC. Management and administration of	THE RESERVE OF THE PERSON NAMED IN
Unmetered Customers					
Other (Specify)					
					ļ
** D = Displacement					
C = Compound		Total			
T = Turbine					
			<u> </u>	<u></u>	<u> </u>

UTILITY NAME:

San Sebastian Water LLC

YEAR OF REPORT DECEMBER 31, 2005

SYSTEM NAME:

<u>San Sebastian Water</u>

### **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) (f)
January February March April May June July August September October November December Total for Year					
If water is purchased for resale, indicate the following:  Vendor Point of delivery  If water is sold to other water utilities for redistribution, list names of such utilities below:					

### MAINS (FEET)

	Diameter			Removed	· End
Kind of Pipe	of	First of	Added	or	of
(PVC, Cast Iron, Coated Steel, etc.)	Pipe	Year		Abandoned	Year
		For all and assembled of hards No. 107 and To. 107 and		The second of the factor of the second of th	
			The state of the s	N	AND THE RESIDENCE OF THE PARTY
				w	
			Action Section 1		and the second s
		Mill shart to Proceedings of the Control of the Samuel set als share that the			
- A AND THE REST OF THE PARTY O	A colored of the desired contraction and the second color to the second color and the second	An administration of the Annie Andrews and the second of the Annie	and accompanies of the second		
		AND CONTRACTOR OF THE PROPERTY			
	The second secon			and the state of t	

UTILITY NAME:	San	Sebastian	Water	LLC	YEAR OF REPORT
					DECEMBER 31, 2005

SYSTEM NAME: San Sebastian Water

### WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing				
Depth of Wells				
Pump - GPM Motor - HP				
Motor Type * Yields of Wells in GPD Auxiliary Power		1 11 A 7 7 7 AA 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
* Submersible, centrifugal, etc.				

### RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated				

### HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors  Manufacturer  Type  Rated Horsepower				
Pumps  Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power				

ı	IT	11	IT	v	N	Λ	RA	
L	,,	1 L		1	IV.	м	IVI	

Filtration

Disinfection

Pressure Sq. Ft.\_\_\_\_\_ Gravity GPD/Sq.Ft.\_\_\_\_

 Chlorinator\_\_\_\_\_\_

 Ozone\_\_\_\_\_\_

 Other\_\_\_\_\_\_

 Auxiliary Power\_\_\_\_\_\_

San Sebastian Water	LLC
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YEAR OF REPORT DECEMBER 31, 2005

SOURCE OF SUPPLY				
List for each source of supply (	Ground, Surface, Purcha	sed Water etc. )		
Permitted Gals. per day Type of Source				
	WATER TREATME	NT FACILITIES		
List for each Water Treatment I	=acility:		-	
Type Make Permitted Capacity (GPD) High service pumping Gallons per minute Reverse Osmosis Lime Treatment Unit Rating				

UTILITY NAME:	San Sebastian Water L

DECEMBER 31,

YEAR OF REPORT 2005'

**SYSTEM NAME**: San Sebastian Water

### GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.
Present ERC's * the system can efficiently
e served 0
3. Present system connection capacity (in ERCs *) using existing lines 0
4. Future connection capacity (in ERCs *) upon service area buildout 230
5. Estimated annual increase in ERCs * 0 Project Buildout anticipated in 2006
6. Is the utility required to have fire flow capacity? Yes If so, how much capacity is required? 1,000 GPM
7. Attach a description of the fire fighting facil  Not Completed
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
9. When did the company last file a capacity analysis report with the DEP? _ N/A
10. If the present system does not meet the requirements of DEP rules, submit the following:
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?
11. Department of Environmental Protection ID# WD05-0178660-005
12. Water Management District Consumptive Use Permit # 1742
a. Is the system in compliance with the requirements of the CUP?Yes
b. If not, what are the utility's plans to gain compliance?
* 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 SFR customers for the same period and divide the result by 365 days.  (b) If no historical flow data are available use:
FRC = /Total SER gallons sold (omit 000)/365 days/350 gallons per day).

### WASTEWATER

### **OPERATING**

### **SECTION**

Note:

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

YEAR	OF	REPORT	
31-Dec-05		_	

### **CERTIFICATION OF ANNUAL REPORT**

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

YES X	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 X	NO	2.	The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.			
YES X	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 x	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 Ce	ertified					
1. <b>x</b>	2. <b>x</b>	3. <b>x</b>	4. X State NSel * (signature of Chief Executive Officer of the utility)			
			Date:			
1.	2.	3.	4.  (signature of Chief Financial Officer of the utility)			
			Date:			

\* ach 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.