OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU871 ALTURAS UTILITIES, LLC 685 Dyson Road Haines City, FL 33844

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

Form PSCIEGR COS-W (Box 12/20)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification Income Statement Balance Sheet Net Utility Plant Accumulated Depreciation and Amortization of Utility Plant Capital Stock Retained Earnings Proprietary Capital Long Term Debt Taxes Accrued Payment for Services Rendered by Other Than Employees Contributions in Aid of Construction Cost of Capital Used for AFUDC Calculation AFUDC Capital Structure Adjustments	F-2 F-3 F-4 F-5 F-6 F-6 F-6 F-7 F-7 F-7 F-9 F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts Analysis of Accumulated Depreciation by Primary Account - Water Water Operation and Maintenance Expense Water Customers Pumping and Purchased Water Statistics and Mains Wells and Well Pumps, Reservoirs, and High Service Pumping Sources of Supply and Water Treatment Facilities General Water System Information	W-1 W-2 W-3 W-3 W-4 W-5 W-6 W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts Analysis of Accumulated Depreciation by Primary Account - Wastewater Wastewater Operation and Maintenance Expense Wastewater Customers Pumping Equipment, Collecting and Force Mains and Manholes Treatment Plant, Pumps and Pumping Wastewater Statistics General Wastewater System Information	S-1 S-2 S-3 S-3 S-4 S-5 S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

ALTURAS UTILITIES, LLC

(EXACT NAME OF UTILITY) 685 *** Dyson Road Haines City, FL 33844 POLK Mailing Address Street Address County Telephone Number (863) 421-6827 Date Utility First Organized 03/2004 same E-mail Address ADUNNAHOE@AOL.COM Fax Number Sunshine State One-Call of Florida, Inc. Member No. Check the business entity of the utility as filed with the Internal Revenue Service: KXX Sub Chapter S Corporation 1120 Corporation Partnership Individual Name, Address and phone where records are located: 685 Dyson Rd. Haines City, FL. Name of subdivisions where services are provided: ___ALTURS___ CONTACTS: Salary Charged Utility Name Title Principal Business Address Person to send correspondence: <u> Mindy Dunnahoe</u> <u>Bookkeeper</u> _above_ Person who prepared this report: Steve Herman/Mindy Dunnahoe CPA/Bookkeeper Officers and Managers: Stuart Sheldon President Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility: Percent Salary Ownership in Charged Principal Business Address Utility Utility Name

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$ <u>21537.00</u>	\$ 	\$	\$ <u>21537.00</u>
Total Gross Revenue		\$ <u>21537.0</u> 0	\$	\$	\$_21537.00
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 13088.00	\$	\$	\$ 13088.00
Depreciation Expense	F-5	1406.00			1406.00
CIAC Amortization Expense_	F-8				
Taxes Other Than Income	F-7	1008.00			_1008.00
Income Taxes	F-7				
Total Operating Expense		\$ <u>15502.00</u>			\$ 15502.00
Net Operating Income (Loss)		\$ 6035.00	\$	\$	\$ 6035.00
Other Income: Nonutility Income ——Interest		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$ 6037.00	\$	\$	\$ 6037.00

UTILITY NAME: ALTURAS UTILITIES, LLC

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference	Current Year	Previous Year
ACCOUNT NAME	Page	1 eai	i ear
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$ 55841.00	\$
Amortization (108)	F-5,W-2,S-2	26980.00	
Net Utility Plant		\$ 28861.00	\$
Net Ounty Flant			
CashCustomer Accounts Receivable (141)		11848.00	
Other Assets (Specify):		1169.00 1050.00	
ACCT. REC. Organization cost		500.00 16115.00	
Utility Plant acq. adj	•		Name and the same
Total Assets		\$ <u>59543.00</u>	\$O_
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204)			
Other Paid in Capital (211) Retained Earnings (215)		6037.00	
Propietary Capital (Proprietary and partnership only) (218)	F-6	30286.00	
Total Capital		\$ 36323.00	\$
Long Term Debt (224)	F-6	\$ 10000.00	s
Accounts Payable (231)Notes Payable (232)		1551.00	
Customer Deposits (235) Accrued Taxes (236)		682.00 987.00	
Other Liabilities (Specify) Loan Keen Utilities		10000.00	
TOUR VEGIT OFFITTED			
Advances for ConstructionContributions in Aid of			
Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$ 59543.00	\$



UTILITY NAME: Alturas Utilities, LLC

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 (101) Construction Work in Progress	\$55841.00	\$	\$	\$ 55841.00
(105) Other (Specify)				
Total Utility Plant	\$ 55841.00	\$	\$	\$ 55841.00

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	\$ 1406.00	\$	\$	\$1406.00
Other Credits (specify) PSC_ Amounts Total Credits	00.2005 00.68486	 \$	 \$	00 21076 00,6848E
Deduct Debits During Year:	300 100			
Book cost of plant retired Cost of removal	\$	\$	\$	\$
Other debits (specify) PSC- Amounts	1502.00			1502.00
Total Debits	\$ 1502.00	\$	\$	\$ 1502.00
Balance End of Year	\$ <u>26980.00</u>	\$	\$	<i>° <u>०,08</u>ीउ</i> ३

Revised 6/13/05

LITY NAME: ALTURAS UTILITIES, LLC

YEAR OF REPORT DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

		Common Stock	Preferred Stock
Par or stated value per share		N/A	
Shares authorized			1.2
Shares issued and outstanding			
Total par value of stock issued			
Dividends declared per share for year			
	1 A 4		

RETAINED EARNINGS (215)

		Appropriated	Un- Appropriated
Balance first of year		5 <u>NIA</u>	\$
Changes during the year (Specify):			6037.00
1104.1			
Balance end of year		\$	\$6037.00
and the control of th	<u> </u>		

PROPRIETARY CAPITAL (218)

		Proprietor Or Partner	Partner
Balance first of year		\$	\$ -0-
Changes during the year (Speci			30286.00
Balance end of year	 	\$	\$ _30286.00

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
PURCHASE AGREEMENT DUE UPON ACCEPTANCE OF PSC FINDINGS	-0-1	10000.00
Total		\$ 10000.00

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

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)	21 987.00			21 987.00
Total Tax Expense	\$ 1008.00	\$	\$	\$1008.00

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
KEEN UTILITIES	\$ 1913.00 \$	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	MANAGE COMPANY 212.50 per month

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$ \$	\$	\$ \$
3) 4) 5) 6)	Total Deduct charges during the year 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 co agreements from which cash or p received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total		-	\$	\$
Report below all capa				
extension charges an charges received dur		ection		·
Granges reserved du	Number of	Charge per		
Description of Charge	Connections	Connection		
		\$	s	\$
Total Credits During Year (Must agre	e with line # 2 abo	ove.)	\$	\$
			l	l

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of Year Add Debits During Year:	<u>Water</u> \$	<u>Wastewater</u> \$	<u>Total</u> \$
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: ALTURAS UTITITIES, LLC

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	\$	<u>100.00</u> %		%

(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: ALTURAS UTILITIES, LLC

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	\$	\$	h\$	\$	\$

	(1) Explain below all adjustments made in Column (e):

WATER OPERATING

SECTION

YEAR OF REPORT DECEMBER 31, 2004

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights				
304	Structures and Improvements				
305	Collecting and Impounding				
	Reservoirs		:		
306	Lake, River and Other				
	Intakes				
307	Wells and Springs		6987.00		6987.00
308	Infiltration Galleries and				
	Tunnels				
309	Supply Mains			2	
310	Power Generation Equipment		0110 00	1	0110 00
311	Pumping Equipment		8118.00		8118.00
320	Water Treatment Equipment	-	220.00		220.00
330	Distribution Reservoirs and		16265.00		16265.00
	Standpipes		10203.00		10203.00
331	Transmission and Distribution		18637.00		18637.00
000	Lines		10037:00		10037.00
333	Services				
334	Meters and Meter Installations		4842.00		4842.00
225	Undrents		101210		1012:00
335 336	Hydrants Backflow Prevention Devices				
339	Other Plant and	1			
339	Miscellaneous Equipment		22.00		22.00
340	Office Furniture and				
040	Equipment			· .	
341	Transportation Equipment		750.00		750.00
342	Stores Equipment				
343	Tools, Shop and Garage				
	Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment		-		
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	-			
	Total Water Plant	\$0-	\$ <u>55841.0</u> 0	\$	\$ <u>55841.00</u>

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

	344 345 346 347 348	340 341 342 343	336 339	331 333 334	309 310 311 320 330	304 305 306 307 308	Acct, No.
Totals	Equipment Laboratory Equipment Power Operated Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant	Office Furniture and Equipment Transportation Equipment Stores Equipment Tools Shop and Garage	Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment	Standpipes Trans. & Dist. Mains Services Meter & Meter Installations	TunnelsSupply MainsSupply MainsSupply Mains Power Generating Equipment Pumping Equipment Water Treatment Equipment Distribution Reservoirs &	Structures and Improvements Collecting and Impounding Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries &	Account (b)
		ഗ	17	33	17		Average Service Life in Years (c)
			0 %	0 0		%%%%	Average Salvage in Percent (d)
			5 22 % % %	3.03 % 5.88 %	5.888		Depr. Rate Applied (e)
\$						↔	Accumulated Depreciation Balance Previous Year (f)
\$ 1502.00				542.00	960.00	.	Debits (g)
\$ 28482.00		150.00		1725.00 18637.00 285.00	477.00	\$ 6987.00	Credits (h)
\$ 26980.00.		150.00		1725 00 18637,00 (257,00)	(483,00) 220,00	\$ 6987. X	Accum. Depr. Balance End of Year (f-g+h=i) (i)

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
601 603 604 610 615 616 618 620 630	Salaries and Wages - Employees Salaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits Purchased Water Purchased Power Fuel for Power Production Chemicals Materials and Supplies Contractual Services:	\$
640 650 655 665	Billing	2008.00 2153.00
675	Miscellaneous Expenses Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$\frac{13088.00}{13088.00}

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify)	D D D,T D,C,T D,C T	1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5			
** D = Displacement C = Compound T = Turbine		Total			

UTILITY NAME:	ALTURAS UTILITIES, LI	ic [YEAR OF REPORT
OTIETT WAITE			DECEMBER 31, 2004
SYSTEM NAME:			

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	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		$ \begin{array}{r} -0 - \\ -0 - \\ \hline 618455 \\ 529159 \\ \hline 378635 \\ \hline 391340 \\ 375419 \\ \hline 394170 \\ 406868 \\ 404570 \\ 402875 \\ \hline 418662 \end{array} $	-0- -0- 23786 20352 14562 15051 14439 15160 15648 15560 15495 16102	-0- 594669 508807 364073 376289 360980 379010 391220 389010 387380 402560	-0- -0- 594669 508807 376289 360980 379010 391220 389010 387380 402560
			166155	4153998	4153998

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
		* <u>****NO</u> CHA	ANGE****		· · · · · · · · · · · · · · · · · · ·

TILITY NAME:ALTURAS_U'	YEAR OF REPORT DECEMBER 31, 2004			
STEM NAME:		WELL PUMPS		
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	STEEL			
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power * Submersible, centrifugal, etc.	550 6 350 15 submersible ? Generator rental			
Gabinioreis e, e e	RESER	RVOIRS		
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	steel 3000 ground			
	HIGH SERVI	CE PUMPING		
(a) Motors Manufacturer Type Rated Horsepower	(b)	(c)	(d) 	(e)
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power				

אדוחווסאכי	TIMTT TM:	T D C T T C
ALTURAS	11.1.1 1 1 1 1 1 1	I F. S . I . I . (

UTICITY NAME:

YEAR OF REPORT DECEMBER 31, 2004

SOURCE OF SUPPLY

List for each source of supply	Ground, Surface, Purchased Water etc.)
Permitted Gals. per day	UNKNOWN
Type of Source	GROUND
	WATER TREATMENT FACILITIES
List for each Water Treatment	Facility:
Type	STANDARD
Make	FRANKLIN
Permitted Capacity (GPD)	UNKNOWN
High service pumping	UNKNOWN
Gallons per minute	UNKNOWN
Reverse Osmosis	UNKNOWN
Lime Treatment	
Unit Rating	UNKNOWN
Filtration	
Pressure Sq. Ft	UNKNOWN
Gravity GPD/Sq.Ft	UNKNOWN
Disinfection	
Chlorinator	YES
Ozone	
Other	
Auxiliary Power	Generator Rental

UTILITY NAME:	ALTURAS	UTILITIES, LLO	3
<u></u>			
SYSTEM NAME:			

YEAR OF REPORT	
I .	
DECEMBER 31, 20	04
DECEMBER OF, ED	<u> </u>

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separ	ate page should be supplied where necessary.
Present ERC's * the system can efficiently serve	46
2. Maximum number of ERCs * which can be serve	od
3. Present system connection capacity (in ERCs *)	using existing lines66
4. Future connection capacity (in ERCs *) upon ser	vice area buildout75
	unknown
and the serviced to have fire flow capacity?	no
7. Attach a description of the fire fighting facilities.	Alturas Fire Station
	ates for any enlargements or improvements of this system.
NONE	
	cessary to meet the DEF Tules.
d. Attach plans for funding the required upgrad	ling.
e. Is this system under any Consent Order with	DEP?
11. Department of Environmental Protection ID #	20.2083
12. Water Management District Consumptive Use	Permit #653-0057
	ements of the CUP?
b. If not, what are the utility's plans to gain con	npliance?
* An ERC is determined based on one of the (a) If actual flow data are available from the Divide the total annual single family residents (SFR) gallons sold by the aver period and divide the result by 365 days	e proceding 12 months: dence (SFR) gallons sold by the average number of single family age number of single family residence customers for the same
(b) If no historical flow data are available u ERC = (Total SFR gallons sold (omit 00	ise: 00/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

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.	
YĘS	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 A	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 (Certified			
1.	2.	3.	4. Streat Shelden No. (signature of chief executive officer of the utility) Date:	*
1.	2.	3.	(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.

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.