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VIA HAND DELIVERY

Ms. Blanca Bayo, Director
Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

RECEIVED-FPSC
MAY 24 PM 2:39
COMMISSION CLERK

RE: Docket No. 040358 -SU - Application for certificate to provide wastewater service in Bay County by Crooked Creek Utility Company

Dear Ms. Bayo:

Enclosed for filing on behalf of Crooked Creek Utility Company ("Crooked Creek") are the original and five copies of the following documents:

- 1. Revised schedules and tables to replace the entire set originally included with Exhibit F to Crooked Creek's application filed on April 22, 2004;
2. Corrected Tariff Sheet Nos. 12.0, 13.0, 16.0 and 22.0.

The schedules, tables and tariff sheets have been revised to reflect the following changes:

CMP 1) the first year accumulated depreciation was revised to one-half year; 2) the schedule formatting
COM was expanded to include costs and expenses through the buildout year 2011; and 3) the Capacity
CTR Charge was reduced from \$800/ERC to \$500/ERC so that the ratio of net CIAC to net plant does not
ECR exceed 75% in the buildout year.

GCL A set of the revised schedules, tables and tariff sheets were provided via hand-delivery to the
OPC staff analyst assigned to this docket on Friday, May 21, 2004. Please acknowledge receipt of these
MMS documents by stamping the extra copy of this letter "filed" and returning the copy to me.

RCA
SCR
SEC
OTH

04 MAY 25 AM 10:48
REGULATORY DIVISION

DOCUMENT NUMBER-DATE

06041 MAY 26 03

FPSC-COMMISSION CLERK

Blanca Bayo, Director
May 24, 2004
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Thank you for your assistance with this filing.

Sincerely,



J. Stephen Menton

Enclosures

CROOKED CREEK UTILITY COMPANY
INDEX OF SCHEDULES AND TABLES

Schedule/ Table No.	Title
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DOCUMENT NUMBER-DATE
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FPSC-COMMISSION CLERK

CROOKED CREEK UTILITY COMPANY
 Schedule of Rate Base
 At 80% of Design Capacity - Year 2010

Schedule No. 1

Description	Wastewater
Utility Plant in Service	3,071,180
Accumulated Depreciation	(536,373)
Contributions in Aid of Construction	(2,129,303)
Accumulated Amortization of CIAC	280,885
Less: Non Used & Useful Adjustment	0
Working Capital Allowance	11,501
Total Rate Base	697,891

CROOKED CREEK UTILITY COMPANY
 Schedule of Net Operating Income
 At 80% of Design Capacity - Year 2010

Schedule No. 2

Description	Wastewater
OPERATING REVENUES	232,978
Operation & Maintenance	92,006
Depreciation	120,748
CIAC Amortization	(81,775)
Taxes Other than Income	19,208
Provision for Income Taxes	8,033
OPERATING EXPENSES	158,220
NET OPERATING INCOME	74,758
RATE BASE	697,891
RATE OF RETURN	10.71%

CROOKED CREEK UTILITY COMPANY
 Schedule of Capital Structure
 At 80% of Design Capacity - Year 2010

Schedule No. 3
 Page 1 of 2

	Balance	Weight	Cost Rate	Weighted Cost
Equity	279,156	40.00%	11.96%	4.78%
Debt	418,734	60.00%	9.88%	5.93%
Total	697,891	100.00%		10.71%

Note: Return on Equity = 8.16% + 1.518/Equity Ratio
 Per Order No. PSC-03-0707-PAA-WS, June 13, 2003
 Allowable Range of Return: 11.96% @ 40% Equity; 9.68% @ 100% Equity
 Cost of debt estimated based on new debt issues for Arvida

Per Rule 25-30.116(3)(a), the requested monthly discounted AFUDC rate, going forward is:

$$M = [(1 + A/100)^{1/12}] \times 100$$

where:

A = Annual AFUDC rate = **10.71%**

M = **0.851623%**

The St. Joe Company
Cost of Capital - PSC Submission
February 9, 2004

Beta of JOE	0.74	5-yr date range / weekly frequency / vs. S&P 500
Risk Free Rate	4.25%	10-yr treasury note yield as of 12-31-03
S&P 500 Annual Total Return	12.96%	20-yr annualized total return as of 12-31-03
Risk Premium	9.71%	equals S&P 500 return minus risk free rate
Debt Yield of JOE	6.14%	
After Tax Debt Yield of JOE	3.84%	
Tax Rate of JOE	37.40%	
Shares Outstanding of JOE Stock	78,030,091	as of 12-31-03
Market Price of JOE Stock	\$37.29	as of 12-31-03
Market Capitalization of JOE	\$2,835,162,093	
Total Debt of JOE	\$382,025,243	as of 12-31-03
Total Capitalization of JOE	\$3,217,187,336	
% Debt of Total Capitalization of JOE	11.87%	
% Equity of Total Capitalization of JOE	88.13%	

	12/31/2003		Rate	After Tax
JOE Debt	Amount	Weight	Rate	Rate
Revolving Credit Facility	\$40,000,000	10%	3.21%	2.01%
Senior Secured Notes	175,000,000	46%	6.89%	4.31%
Mortgage Debt	100,510,123	26%	7.23%	4.52%
Sunshine State Cypress IRBs	4,000,000	1%	1.45%	0.91%
DEVIL transaction	32,564,537	9%	2.35%	1.47%
CDD Debt	29,950,583	8%	6.72%	4.21%
Total	\$382,025,243	100%	6.14%	3.84%

JOE Cost of Equity	
SML Approach (security market line - where expected return depends on risk-free rate, market risk premium and systematic risk relative to average (beta))	
Cost of Equity = Risk Free Rate + (Leveraged Beta * Risk Premium)	
10.69%	
JOE Cost of Debt	
After tax yield on debt in today's marketplace	
Cost of Debt = Debt Yield * (1 - Tax Rate)	
3.84%	
JOE Weighted Average Cost of Capital	
overall return needed to maintain value of stock and required return on any investments that have the same risks	
Weighted Average Cost of Capital = (% Equity * Cost of Equity) + (% Debt * Cost of Debt)	
9.88% (1)	

(1) This represents JOE's Weighted Average Cost of Capital which subsequently becomes the debt rate for the "loan" to the utility.

Utility Cost of Equity	
Public Service Commission (PSC) Approach	
Cost of Equity = 8.16% + (1.518% / Equity Ratio of 40%) (2)	
11.96%	
Utility Cost of Debt (rate on loan from JOE)	
Public Service Commission (PSC) Approach	
9.88% (see (1) above)	
Utility Weighted Average Cost of Capital	
Public Service Commission (PSC) Approach	
Weighted Average Cost of Capital = (Equity Ratio of 40% * Cost of Equity) + (Debt Ratio of 60% * Cost of Debt)	
10.71%	

(2) 8.16% and 1.518% are fixed percentages provided by the PSC

CROOKED CREEK UTILITY COMPANY
 Base Facility Charge and Gallonage Component Cost
 At 80% of Design Capacity
 WASTEWATER SERVICE

Schedule No. 4

BASE FACILITY CHARGE

5/8" X 3/4"	23.65
3/4"	35.48
1"	59.13
1 1/2"	118.25
2"	189.20
3"	378.40
4"	591.25
6"	1,182.50
8"	1,892.00

CHARGE PER 1,000 GALLONS

Residential	2.98 *
General Service	2.98

* Maximum of 8,000 gallons

RESIDENTIAL BILLS	5/8" X 3/4"
3,000 gallons	\$ 32.59
5,000 gallons	\$ 38.55
10,000 gallons	\$ 53.45

CROOKED CREEK UTILITY COMPANY

Support Table A-1

REVENUE REQUIREMENT AND OPERATING INCOME AT FULL RATE OF RETURN - WASTEWATER

	2004	2005	2006	2007	2008	2009	2010	2011
OPERATING REVENUES	147,347	159,245	158,195	196,082	224,680	230,916	232,978	232,841
Operation & Maintenance	20,138	21,583	30,357	47,299	64,407	79,249	92,006	100,325
Depreciation	18,794	42,781	54,451	72,568	94,855	110,818	120,748	127,629
CIAC Amortization	(2,225)	(9,940)	(22,570)	(38,362)	(55,622)	(70,390)	(81,775)	(89,822)
Taxes Other than Income - Property (1.25% of RB)	9,913	9,308	8,469	10,079	10,572	9,612	8,724	8,030
Taxes Other than Income - Reg. Fees	6,631	7,166	7,119	8,824	10,111	10,391	10,484	10,478
Provision for Income Taxes	9,147	8,581	7,794	9,303	9,765	8,865	8,033	7,383
OPERATING EXPENSES	62,397	79,479	85,620	109,710	134,086	148,545	158,220	164,024
NET OPERATING INCOME	84,950	79,766	72,575	86,372	90,594	82,371	74,758	68,817
RATE BASE	793,033	744,642	677,507	806,309	845,724	768,960	697,891	642,432
RATE OF RETURN	10.71%	10.71%	10.71%	10.71%	10.71%	10.71%	10.71%	10.71%

CROOKED CREEK UTILITY COMPANY
OPERATING INCOME - WASTEWATER
 AT RATES BASED ON 80% OF DESIGN CAPACITY

Support Table A-2

	2004	2005	2006	2007	2008	2009	2010	2011
OPERATING REVENUES	0	13,535	51,576	98,858	148,602	193,758	232,985	255,894
Operation & Maintenance	20,138	21,583	30,357	47,299	64,407	79,249	92,006	100,325
Depreciation	18,794	42,781	54,451	72,568	94,855	110,818	120,748	127,629
CIAC Amortization	(2,225)	(9,940)	(22,570)	(38,362)	(55,622)	(70,390)	(81,775)	(89,822)
Taxes Other than Income - Property	9,913	9,308	8,469	10,079	10,572	9,612	8,724	8,030
Taxes Other than Income - Reg. Fees	0	609	2,321	4,449	6,687	8,719	10,484	10,478
Provision for Income Taxes	0	0	0	0	0	1,884	8,033	7,383
OPERATING EXPENSES	46,619	64,342	73,028	96,032	120,898	139,891	158,220	164,024
NET OPERATING INCOME	(46,619)	(50,807)	(21,452)	2,826	27,704	53,867	74,765	91,871
RATE BASE	793,033	744,642	677,507	806,309	845,724	768,960	697,891	642,432
RATE OF RETURN	-5.88%	-6.82%	-3.17%	0.35%	3.28%	7.01%	10.71%	14.30%

CROOKED CREEK UTILITY COMPANY
RATE BASE - WASTEWATER

Support Table B-1

	2004	2005	2006	2007	2008	2009	2010	2011
Utility Plant in Service	942,950	1,228,834	1,546,370	2,139,552	2,626,680	2,864,680	3,071,180	3,172,680
Accumulated Depreciation	(19,909)	(64,919)	(121,600)	(197,379)	(296,424)	(411,433)	(536,373)	(668,193)
CIAC	(134,752)	(434,136)	(785,793)	(1,214,875)	(1,621,303)	(1,893,303)	(2,129,303)	(2,245,303)
Accum. Amort. of CIAC	2,225	12,165	34,735	73,098	128,720	199,110	280,885	370,707
Less: Non Used & Useful Adj.	0	0	0	0	0	0	0	0
Working Capital Allowance	2,517	2,698	3,795	5,912	8,051	9,906	11,501	12,541
Total Rate Base	793,033	744,642	677,507	806,309	845,724	768,960	697,891	642,432

CROOKED CREEK UTILITY COMPANY
PLANT IN SERVICE

Support Table B-2

NARUC

Account	Description	2004	2005	2006	2007	2008	2009	2010	2011
WASTEWATER - ANNUAL ADDITIONS									
351	Organization	5,000	0	0	0	0	0	0	0
352	Franchises	15,000	0	0	0	0	0	0	0
353	Land	30,000	0	0	0	0	0	0	0
354	Structures & Improvements	212,820	0	0	0	25,200	0	0	0
360	Low Pressure Force Main System	128,941	160,853	59,695	106,692	81,692	0	0	0
363	Services	5,811	30,531	30,341	22,390	12,736	0	0	0
370	Receiving Wells	66,893	0	0	58,841	0	0	0	0
371	Pumping Plant	54,873	94,500	227,500	310,759	273,000	238,000	206,500	101,500
380	Treat & Disposal Plant	423,612	0	0	94,500	94,500	0	0	0
	Totals	942,950	285,884	317,536	593,182	487,128	238,000	206,500	101,500
WASTEWATER - ANNUAL BALANCES									
351	Organization	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
352	Franchises	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
353	Land	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
354	Structures & Improvements	212,820	212,820	212,820	212,820	238,020	238,020	238,020	238,020
360	Low Pressure Force Main System	128,941	289,794	349,489	456,180	537,873	537,873	537,873	537,873
363	Services	5,811	36,342	66,683	89,073	101,809	101,809	101,809	101,809
370	Receiving Wells	66,893	66,893	66,893	125,734	125,734	125,734	125,734	125,734
371	Pumping Plant	54,873	149,373	376,873	687,632	960,632	1,198,632	1,405,132	1,506,632
380	Treat & Disposal Plant	423,612	423,612	423,612	518,112	612,612	612,612	612,612	612,612
	Totals	942,950	1,228,834	1,546,370	2,139,552	2,626,680	2,864,680	3,071,180	3,172,680
	Totals, Water & Wastewater	942,950	1,228,834	1,546,370	2,139,552	2,626,680	2,864,680	3,071,180	3,172,680

CROOKED CREEK UTILITY COMPANY
DEPRECIATION

Support Table B-3

NARUC									
Account	Description	2004	2005	2006	2007	2008	2009	2010	2011
WASTEWATER - ANNUAL EXPENSE									
351	Organization	63	125	125	125	125	125	125	125
352	Franchises	188	375	375	375	375	375	375	375
353	Land	0	0	0	0	0	0	0	0
354	Structures & Improvements	3,325	6,651	6,651	6,651	7,044	7,438	7,438	7,438
360	Low Pressure Force Main System	2,149	6,979	10,655	13,428	16,568	17,929	17,929	17,929
363	Services	76	555	1,356	2,049	2,512	2,679	2,679	2,679
370	Receiving Wells								
371	Pumping Plant	1,226	4,563	11,756	23,781	36,822	48,238	58,168	65,048
380	Treat & Disposal Plant	11,767	23,534	23,534	26,159	31,409	34,034	34,034	34,034
	Totals	18,794	42,781	54,451	72,568	94,855	110,818	120,748	127,629
WASTEWATER - ANNUAL BALANCES									
351	Organization	63	188	313	438	563	688	813	938
352	Franchises	188	563	938	1,313	1,688	2,063	2,438	2,813
353	Land	0	0	0	0	0	0	0	0
354	Structures & Improvements	3,325	9,976	16,627	23,277	30,322	37,760	45,198	52,636
360	Low Pressure Force Main System	2,149	9,128	19,783	33,210	49,778	67,707	85,636	103,565
363	Services	76	631	1,987	4,036	6,548	9,227	11,906	14,585
370	Receiving Wells	1,115	3,345	5,574	8,785	12,976	17,167	21,358	25,549
371	Pumping Plant	1,226	5,789	17,545	41,326	78,148	126,386	184,553	249,602
380	Treat & Disposal Plant	11,767	35,301	58,835	84,994	116,403	150,437	184,471	218,505
	Totals	19,909	64,919	121,600	197,379	296,424	411,433	536,373	668,193

CROOKED CREEK UTILITY COMPANY
CONTRIBUTED PLANT IN SERVICE

Support Table B-4

NARUC

Account	Description	2004	2005	2006	2007	2008	2009	2010	2011
WASTEWATER - ANNUAL ADDITIONS									
	Capacity Charge	0	13,500	34,121	37,500	39,000	34,000	29,500	14,500
360	Low Pressure Force Main System	128,941	160,853	59,695	106,692	81,692	0	0	0
363	Services	5,811	30,531	30,341	22,390	12,736	0	0	0
371	On-Site Component (Tank/Pump)	0	94,500	227,500	262,500	273,000	238,000	206,500	101,500
	Totals	134,752	299,384	351,657	429,082	406,428	272,000	236,000	116,000
WASTEWATER - ANNUAL BALANCES									
	Capacity Charge	0	13,500	47,621	85,121	124,121	158,121	187,621	202,121
360	Low Pressure Force Main System	128,941	289,794	349,489	456,180	537,873	537,873	537,873	537,873
363	Services	5,811	36,342	66,683	89,073	101,809	101,809	101,809	101,809
371	On-Site Component (Tank/Pump)	0	94,500	322,000	584,500	857,500	1,095,500	1,302,000	1,403,500
	Totals	134,752	434,136	785,793	1,214,875	1,621,303	1,893,303	2,129,303	2,245,303

CROOKED CREEK UTILITY COMPANY
 AMORTIZATION OF CONTRIBUTED PLANT IN SERVICE

Support Table B-5

NARUC		2004	2005	2006	2007	2008	2009	2010	2011
Account	Description								
WASTEWATER - ANNUAL EXPENSE									
	Capacity Charge	0	295	1,255	2,634	4,329	6,152	7,607	8,773
360	Low Pressure Force Main System	2,149	6,979	10,655	13,428	16,568	17,929	17,929	17,929
363	Services	76	555	1,356	2,049	2,512	2,679	2,679	2,679
371	On-Site Component (Tank/Pump)	0	2,111	9,305	20,251	32,214	43,630	53,560	60,441
	Totals	2,225	9,940	22,570	38,362	55,622	70,390	81,775	89,822
WASTEWATER - ANNUAL BALANCES									
	Capacity Charge	0	295	1,550	4,184	8,514	14,666	22,273	31,045
360	Low Pressure Force Main System	2,149	9,128	19,783	33,210	49,778	67,707	85,636	103,565
363	Services	76	631	1,987	4,036	6,548	9,227	11,906	14,585
371	On-Site Component (Tank/Pump)	0	2,111	11,416	31,667	63,881	107,511	161,070	221,511
	Totals	2,225	12,165	34,735	73,098	128,720	199,110	280,885	370,707

CROOKED CREEK UTILITY COMPANY
NET PLANT to NET CIAC RATIOS

Support Table B-6

	2004	2005	2006	2007	2008	2009	2010	2011
WASTEWATER								
Net Plant	923,042	1,163,915	1,424,770	1,942,174	2,330,256	2,453,247	2,534,807	2,504,488
Net CIAC	132,526	421,970	751,057	1,141,777	1,492,583	1,694,193	1,848,418	1,874,596
Net CIAC as Pct of Net Plant	14%	36%	53%	59%	64%	69%	73%	75%

CROOKED CREEK UTILITY COMPANY
WASTEWATER OPERATION & MAINTENANCE

Support Table C-1

NARUC

Account	Description	2004	2005	2006	2007	2008	2009	2010	2011
732	Contractual Services - Acctg	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
733	Contractual Services - Legal	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
734	Contractual Services - Mgt.	4,000	4,000	10,268	22,301	35,153	47,417	58,085	65,477
741	Rents - Real Property	0	0	0	0	0	0	0	0
757	Insurance (0.6% of Net Plant)	5,538	6,983	8,549	11,653	13,982	14,719	15,209	15,027
775	Misc. (15% of Acct 734)	600	600	1,540	3,345	5,273	7,113	8,713	9,822
Total		20,138	21,583	30,357	47,299	64,407	79,249	92,006	100,325

NOTES ON O&M ASSUMPTIONS:

1. Contractual services - Acct: Assumes services required to prepare annual regulatory reports.
2. Contractual services - Legal: Assumes requirement for ongoing regulatory legal services.
3. Contractual services - Mgt: Assumes all operational & customer billing functions carried out by contractor.
Fee assumes costs for electric, chemical, lab fees, and preventive maint.
Estimated fee: \$14/ERC/mo - based on similar contracts.; Minimum - \$4,000/yr.
4. Rents - real property: Annual lease for land on which water and wastewater plants are located.
5. Misc. includes specific maintenance & repair including maint. of wastewater on-site components.

CROOKED CREEK UTILITY COMPANY
Revenue Requirement Calculation

Support Table D-1

	TEST YEAR YR 2004 WASTEWATER	TEST YEAR YR 2005 WASTEWATER	TEST YEAR YR 2006 WASTEWATER	TEST YEAR YR 2007 WASTEWATER	TEST YEAR YR 2008 WASTEWATER	TEST YEAR YR 2009 WASTEWATER	TEST YEAR YR 2010 WASTEWATER	TEST YEAR YR 2011 WASTEWATER		
OPERATING REVENUES	147,347	159,245	158,195	196,082	224,680	230,916	232,978	232,841		
TOTAL O&M EXPENSE	20,138	21,583	30,357	47,299	64,407	79,249	92,006	100,325		
NET DEPRECIATION EXPENSE	16,568	32,841	31,881	34,205	39,232	40,428	38,973	37,807		
TAXES OTHER THAN INCOME	16,544	16,474	15,588	18,903	20,682	20,003	19,208	18,508		
NOI BEFORE INCOME TAXES	94,097	88,346	80,369	95,675	100,358	91,236	82,791	76,200		
INTEREST	47,011	44,142	40,163	47,798	50,135	45,584	41,371	38,083		
TAXABLE NOI	47,086	44,204	40,206	47,877	50,223	45,652	41,420	38,117		
RESTATEMENT OF OPERATING INCOME										
OPERATING REVENUES	147,347	159,245	158,195	196,082	224,680	230,916	232,978	232,841		
TOTAL O&M EXPENSE	20,138	21,583	30,357	47,299	64,407	79,249	92,006	100,325		
NET DEPRECIATION EXPENSE	16,568	32,841	31,881	34,205	39,232	40,428	38,973	37,807		
TAXES OTHER THAN INCOME	9,913	9,308	8,469	10,079	10,572	9,612	8,724	8,030		
REG FEES (SEPARATE LINE ITEM)	6,631	7,166	7,119	8,824	10,111	10,391	10,484	10,478		
INCOME TAX	9,147	8,581	7,794	9,303	9,765	8,865	8,033	7,383		
CALCULATED NOI AFTER TAXES	84,950	79,766	72,575	86,372	90,594	82,371	74,758	68,817		
ALLOWABLE NOI AFTER TAXES	84,950	79,766	72,575	86,372	90,594	82,371	74,758	68,817		
	TAX COMPUTATION	TAX COMPUTATION	TAX COMPUTATION	TAX COMPUTATION	TAX COMPUTATION	TAX COMPUTATION	TAX COMPUTATION	TAX COMPUTATION		
GROSS NOI DEFICIENCY	47,086	44,204	40,206	47,877	50,223	45,652	41,420	38,117		
STATE EXEMPTION	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500		
STATE TAXABLE INCOME	44,586	41,704	37,706	45,377	47,723	43,152	38,920	35,617		
STATE INCOME TAX RATE	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%		
STATE INCOME TAX	2,452	2,294	2,074	2,496	2,625	2,373	2,141	1,959		
FEDERAL TAXABLE INCOME	44,634	41,910	38,132	45,381	47,598	43,279	39,279	36,158		
0 -	50,000 :	15%	6,695	6,287	5,720	6,807	7,140	6,492	5,892	5,424
50,000 -	75,000 :	25%	0	0	0	0	0	0	0	0
75,000 -	100,000 :	34%	0	0	0	0	0	0	0	0
100,000 -	335,000 :	39%	0	0	0	0	0	0	0	0
335,000 -	AND UP :	34%	0	0	0	0	0	0	0	0
FEDERAL INCOME TAX	6,695	6,287	5,720	6,807	7,140	6,492	5,892	5,424		
STATE INCOME TAX	2,452	2,294	2,074	2,496	2,625	2,373	2,141	1,959		
TOTAL INCOME TAX	9,147	8,581	7,794	9,303	9,765	8,865	8,033	7,383		

CROOKED CREEK UTILITY COMPANY
 Base Facility Charge and Gallonage Component Cost
 At 80% of Design Capacity

Support Table D-2

FACTORED ERC'S 4,149
 FACTORED GALLONS 45,198

BASE FACILITY CHARGE COMPONENT CONSTRUCTION -SEWER-	TEST YEAR 2010	PERCENTAGE ASSIGNMENT		FACTORED ERC'S		FACTORED GALLONS	
		BASE FACILITY CHARGE	GALLONAGE CHARGE	BASE FACILITY COST	BASE FACILITY CHARGE	GALLONAGE COST	GALLONAGE CHARGE
OPERATION & MAINTENANCE EXPENSES:							
701 Salaries and Wages - Employees		50%	50%	0	0.0000	0	0.0000
703 Salaries and Wages - Officers		100%	----	0	0.0000	0	0.0000
704 Employee Pensions and Benefits		50%	50%	0	0.0000	0	0.0000
710 Purchased Sewage Treatment		----	100%	0	0.0000	0	0.0000
711 Sludge Removal		----	100%	0	0.0000	0	0.0000
715-6 Purchased Power & Fuel for Power Production		----	100%	0	0.0000	0	0.0000
718 Chemicals		----	100%	0	0.0000	0	0.0000
720 Materials and Supplies		50%	50%	0	0.0000	0	0.0000
73X Contractual Services	68,085	50%	50%	34,042	8,2051	34,042	0.7532
741 Rental of Building / Real Property	0	100%	----	0	0.0000	0	0.0000
742 Rental of Equipment		100%	----	0	0.0000	0	0.0000
750 Transportation Expense		50%	50%	0	0.0000	0	0.0000
756-9 Insurance	15,209	50%	50%	7,604	1.8329	7,604	0.1682
760 Advertising Expense		50%	50%	0	0.0000	0	0.0000
766-7 Regulatory Commission Expense		50%	50%	0	0.0000	0	0.0000
770 Bad Debt Expense		50%	50%	0	0.0000	0	0.0000
775 Miscellaneous Expense	8,713	50%	50%	4,356	1.0500	4,356	0.0964
TOTAL OPERATION & MAINTENANCE EXPENSES	92,006			46,003	11.0880	46,003	1.0178
DEPRECIATION AND AMORTIZATION:							
403 Depreciation Expense	38,973	100%	----	38,973	9.3936	0	0.0000
407 Amortization Expense	0	100%	----	0	0.0000	0	0.0000
TOTAL DEPRECIATION AND AMORTIZATION	38,973			38,973	9.3936	0	0.0000
TAXES OTHER THAN INCOME TAXES:							
408.10 Utility Regulatory Assessment Fees	10,484	42%	58%	4,415	1.0642	6,069	0.1343
408.11 Property Taxes	8,724	100%	----	8,724	2.1025	0	0.0000
408.12 Payroll Taxes	0	100%	----	0	0.0000	0	0.0000
408.13 Other Taxes and Licenses	0	100%	----	0	0.0000	0	0.0000
408.20 TOTI, Other Income and Deductions	0	100%	----	0	0.0000	0	0.0000
TOTAL TAXES OTHER THAN INCOME TAXES	19,208			13,139	3.1668	6,069	0.1343
INCOME TAXES:							
409 Federal, State, and Local Income Taxes	8,033	----	100%	0	0.0000	8,033	0.1777
TOTAL INCOME TAXES	8,033			0	0.0000	8,033	0.1777
RETURN ON INVESTMENT	74,758	----	100%	0	0.0000	74,758	1.6540
TOTAL REVENUE REQUIREMENT	232,978			98,115	23.6484	134,863	2.9838
LESS: MISCELLANEOUS REVENUES	0	100%	----	0	0.0000	0	0.0000
TOTAL REVENUES FOR RATE SETTING	232,978			98,115	23.65	134,863	2.98

CROOKED CREEK UTILITY COMPANY
 Customer Growth Assumptions for Years 2004- 2010

Support Table E-1

Year	2005	2006	2007	2008	2009	2010	2011
ERC's Added	27.00	68.24	75.00	78.00	68.00	59.00	29.00
ERC's Cumulative	27.00	95.24	170.24	248.24	316.24	375.24	404.24
Average ERC's	13.50	61.12	132.74	209.24	282.24	345.74	389.74
Pct of Buildout, avg yr	3.34%	15.12%	32.84%	51.76%	69.82%	85.53%	96.41%
Water GPD	8,910	31,430	56,180	81,920	104,360	123,830	133,400
Water Annual 000 Gal	3,252	11,472	20,506	29,901	38,091	45,198	48,691
Wastewater GPD	8,100	28,570	51,070	74,740	94,870	112,570	121,270
WW Annual 000 Gal	2,957	10,428	18,641	27,280	34,628	41,088	44,264

Assumption: ERCs are added the year after units are constructed.

Note: Additions in 2006 include 1 Riverhouse at 1,100 GPD, water and 1,000 GPD, wastewater and 1 Boat Ramp Restroom at 300 GPD, water and 270 GPD, wastewater. An ERC = 330 GPD, water and 300 GPD, wastewater.

CROOKED CREEK UTILITY COMPANY
Capital Expenditures for Years 2004 - 2011

Support Table E-2

Description	Unit	Qty	Cost incl. 20% Conting. & Technical Fees	Cost incl. 5% O&A	In-Service Year	Depr. Life	Annual Dep. Exp.	Initially Funded By
WASTEWATER SYSTEM								
Account 351 - Organization	EA	1	0	5,000	2004	40	125	I
Account 352 - Franchises	EA	1	0	15,000	2004	40	375	I
Account 353 - Land & Land Rights	Parcel	1	0	30,000	2004	-----	-----	I
Account 354 - Structures & Improvements								
WWTP - Site preparation	LS	1	176,400	185,220	2004	32	5,788	I
Rapid Infiltration Pond (RIB), 36,000 gpd	LS	2	24,000	27,600	2004	32	863	I
Rapid Infiltration Pond (RIB), 26,500 gpd	LS	2	24,000	25,200	2008	32	788	I
Account 360 - FM, Low Pressure Sewer System								
8" Force Main	LF	8,500	83,232	87,394	2004	30	2,913	C
1.5" PVC LPSS pipe & fittings	LF	1,190	5,312	5,578	2004	30	186	C
2" PVC LPSS pipe & fittings	LF	1,640	7,223	7,584	2004	30	253	C
4" PVC FM pipe & fittings	LF	3,354	20,326	21,342	2004	30	711	C
Flushing Connection Assemble & fittings	EA	5	1,183	1,242	2004	30	41	C
2" Ball Valve with Box	EA	2	222	233	2004	30	8	C
1.5" Ball Valve with Box	EA	1	90	95	2004	30	3	C
4" Plug Valve with Box	EA	3	2,021	2,122	2004	30	71	C
4" Temp. Blow Off Valve w/Box & fittings	EA	3	3,192	3,352	2004	30	112	C
2" PVC LPSS pipe & fittings	LF	7,500	33,030	34,682	2005	30	1,156	C
4" PVC FM pipe & fittings	LF	17,000	103,020	108,171	2005	30	3,606	C
Flushing Connection Assemble & fittings	EA	18	4,261	4,474	2005	30	149	C
2" Ball Valve with Box	EA	11	1,219	1,280	2005	30	43	C
4" Plug Valve with Box	EA	11	7,408	7,778	2005	30	259	C
4" Temp. Blow Off Valve w/Box & fittings	EA	4	4,255	4,468	2005	30	149	C
2" PVC LPSS pipe & fittings	LF	6,200	27,305	28,670	2006	30	956	C
4" PVC FM pipe & fittings	LF	3,900	23,634	24,816	2006	30	827	C
Flushing Connection Assemble & fittings	EA	8	1,894	1,988	2006	30	66	C
2" Ball Valve with Box	EA	11	1,219	1,280	2006	30	43	C
4" Plug Valve with Box	EA	1	673	707	2006	30	24	C
4" Temp. Blow Off Valve w/Box & fittings	EA	2	2,128	2,234	2006	30	74	C
2" PVC LPSS pipe & fittings	LF	8,700	38,315	40,231	2007	30	1,341	C
4" PVC FM pipe & fittings	LF	9,200	55,752	58,540	2007	30	1,951	C
Flushing Connection Assemble & fittings	EA	8	1,894	1,988	2007	30	66	C
2" Ball Valve with Box	EA	11	1,219	1,280	2007	30	43	C
4" Plug Valve with Box	EA	5	3,367	3,536	2007	30	118	C
4" Temp. Blow Off Valve w/Box & fittings	EA	1	1,064	1,118	2007	30	37	C
2" PVC LPSS pipe & fittings	LF	9,600	42,278	44,392	2008	30	1,480	C
4" PVC FM pipe & fittings	LF	4,900	29,694	31,179	2008	30	1,039	C
Flushing Connection Assemble & fittings	EA	10	2,368	2,486	2008	30	83	C
2" Ball Valve with Box	EA	13	1,441	1,513	2008	30	50	C
4" Plug Valve with Box	EA	3	2,021	2,122	2008	30	71	C
Account 363 - Services Laterals								
1.5" HDPE Service Laterals w/accessories	LF	541	3,596	3,776	2004	38	99	C
3" Conduit for Service Lines	LF	362	1,938	2,035	2004	38	54	C
1.5" HDPE Service Laterals w/accessories	LF	2,820	18,748	19,685	2005	38	518	C
3" Conduit for Service Lines	LF	1,930	10,330	10,846	2005	38	285	C
1.5" HDPE Service Laterals w/accessories	LF	3,300	21,938	23,035	2006	38	606	C
3" Conduit for Service Lines	LF	1,300	6,958	7,305	2006	38	192	C
1.5" HDPE Service Laterals w/accessories	LF	2,000	13,296	13,961	2007	38	367	C
3" Conduit for Service Lines	LF	1,500	8,028	8,429	2007	38	222	C
1.5" HDPE Service Laterals w/accessories	LF	1,100	7,313	7,678	2008	38	202	C

CROOKED CREEK UTILITY COMPANY
Capital Expenditures for Years 2004 - 2011

Support Table E-2

Description	Unit	Qty	Cost incl. 20% Conting. & Technical Fees	Cost incl. 5% O&A	In-Service Year	Depr. Life	Annual Dep. Exp.	Initially Funded By
WASTEWATER SYSTEM								
3" Conduit for Service Lines	LF	900	4,817	5,058	2008	38	133	C
Account 370 - Receiving Wells								
Master Lift Station	LS	1	63,708	66,893	2004	30	2,230	I
Lift Station	LS	1	56,039	58,841	2007	30	1,961	I
Account 371 - Pumping Plant								
Master Lift Station	LS	1	52,260	54,873	2004	18		I
Lift Station	LS	2	45,961	48,259	2007	18	2,681	I
On-Site Component (Tank/Pump)	LS	27	94,500	94,500	2005	21.71	4,352	C
On-Site Component (Tank/Pump)	LS	65	227,500	227,500	2006	21.71	10,477	C
On-Site Component (Tank/Pump)	LS	75	262,500	262,500	2007	21.71	12,089	C
On-Site Component (Tank/Pump)	LS	78	273,000	273,000	2008	21.71	12,572	C
On-Site Component (Tank/Pump)	LS	68	238,000	238,000	2009	21.71	10,961	C
On-Site Component (Tank/Pump)	LS	59	206,500	206,500	2010	21.71	9,510	C
On-Site Component (Tank/Pump)	LS	29	101,500	101,500	2011	21.71	4,674	C
Note: service life of on-site component is average of 8 yrs for \$1,500 pump & 32 years for \$2,000 tank)						Acct avg. life	22.38	
Account 380 - Treat & Disposal Plant								
WWTP - 1st Train, 36,000 gpd, incl site prep.	LS	1	287,100	301,455	2004	18	16,748	I
WWTP - 2nd Train, 36,000 gpd	LS	1	116,340	122,157	2004	18	6,787	I
WWTP - add 26,500 gpd	LS	1	90,000	94,500	2008	18	5,250	I
WWTP - add 26,500 gpd	LS	1	90,000	94,500	2009	18	5,250	I
Total - Wastewater System			3,038,529	3,172,680				

NAME OF COMPANY Crooked Creek Utility Company

WASTEWATER TARIFF

GENERAL SERVICE
RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE - Per Month

Base Facility Charge 5/8" x 3/4"	\$ 23.65
3/4"	35.48
1"	59.13
1- 1/2"	118.25
2"	189.20
3"	378.40
4"	591.25
6"	1,182.50
8"	1,892.00
 Per 1,000 gallons water used	 \$ 2.98

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.
- EFFECTIVE DATE -
- TYPE OF FILING -

Kevin G. Fox
 ISSUING OFFICER
President
 TITLE

NAME OF COMPANY Crooked Creek Utility Company

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE - Per Month
Base Facility Charge \$ 23.65

Per 1,000 gallons water used \$ 2.98
(Capped at 8,000 gallons)

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING -

Kevin G. Fox
ISSUING OFFICER
President
TITLE

NAME OF COMPANY Crooked Creek Utility Company

WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	<u>Refer to Service Availability Policy</u>
	<u>Amount</u> <u>Sheet No./Rule No.</u>
<u>Customer Connection (Tap-in) Charge</u>	
5/8" x 3/4" metered service	\$
1" metered service	\$
1 1/2" metered service	\$
2" metered service	\$
Over 2" metered service	\$ ¹
<u>Guaranteed Revenue Charge</u>	
With Prepayment of Service Availability Charges:	
Residential-per ERC/month (__)GPD	\$
All others-per gallon/month	\$
Without Prepayment of Service Availability Charges:	
Residential-per ERC/month (__)GPD	\$
All others-per gallon/month	\$
<u>Inspection Fee</u>	\$ ¹
<u>Main Extension Reimbursement Charge</u>	
Residential and Others - per ERC (__)GPD	\$ 665.00
All others-per gallon	\$
or	
Residential-per lot (___ foot frontage)	\$
All others-per front foot	\$
<u>Plan Review Charge</u>	\$ ¹
<u>Plant Capacity Charge</u>	
Residential-per ERC (350 GPD)	\$ 500.00
All others-per gallon	\$ 1.4285
<u>On-Site Component Charge</u>	
Residential and Others -per ERC (__)GPD	\$ 3,500.00
All others-per gallon	\$

¹Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE -

TYPE OF FILING -

Kevin G. Fox
 ISSUING OFFICER
President
 TITLE

NAME OF COMPANY Crooked Creek Utility Company

WATER TARIFF

SERVICE AVAILABILITY POLICY

1.0 GENERAL INFORMATION

The Company adopts and incorporates herein Chapter 25-10, Part VI - Service Availability, Florida Administrative Code.

2.0 AVAILABILITY

The provisions of this policy are available throughout the service territory

3.0 PLANT CAPACITY CHARGE

A Plant Capacity Charge shall be paid for each new connection. The charge must be paid before service will be rendered. The charge for each separately metered single family residence is \$ 500.00. The charge for other than single family residences is \$1.4285 per gallon per day capacity required. The minimum charge is \$ 500.00.

4.0 MAIN EXTENSION REIMBURSEMENT CHARGE

A Main Extension Charge shall be paid for each new connection. The charge must be paid before service will be rendered. The charge for each separately metered single family residence or Other ERC is \$665.00.

5.0 DEVELOPER CONTRIBUTIONS

The Developer, at its cost, is responsible for the design, installation, inspection and testing of the complete water distribution system, on-site and off-site, in accordance with Company requirements. This includes all mains, service and hydrants. The Developer shall convey the distribution system to the Company, at no cost to the Company. Such conveyance shall be by Bill of Sale, free of all liens and encumbrances, in a form satisfactory to the Company's attorney. The construction and conveyance may be in phases agreed upon by the parties.

6.0 DEVELOPER REIMBURSEMENT

The Company shall reimburse the Developer \$665.00 for each new single family residence connection or Other ERC all new connections. In no event shall the amount reimbursed exceed the cost of the facilities conveyed to the Company.

7.0 ON-SITE COMPONENT CHARGE

An On-Site Component Charge shall be paid for each new connection. The charge must be paid before service will be rendered. The charge for each separately metered single family residence or Other ERC is \$3,500.00

(Continue to Sheet No. 22.1)

Kevin G. Fox
ISSUING OFFICER
President
TITLE