

CLASS "A" OR "B"

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WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

SU445-04-AR
Alafaya Utilities, Inc.
200 Weathersfield Avenue
Altamonte Springs, FL 32714-4099

379-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

31-Dec-04

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EXECUTIVE SUMMARY

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT
31-Dec-04

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.

YES 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 the financial statement of the utility.

YES 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 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.

(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.

ANNUAL REPORT OF

YEAR OF REPORT
31-Dec-04

ALAFAYA UTILITIES INC

(Exact Name of Utility)

County: **Seminole County**

List below the exact mailing address of the utility for which normal correspondence should be sent:

2335 SANDERS ROAD

NORTHBROOK IL 60062

Telephone: **847-498-6440**

E Mail Address: **NONE**

WEB Site: **NONE**

Sunshine State One-Call of Florida, Inc. Member Number **AUI573**

Name and address of person to whom correspondence concerning this report should be addressed:

JOHN S HAYNES

2335 SANDERS ROAD

NORTHBROOK IL 60062

Telephone: **847-498-6440**

List below the address of where the utility's books and records are located:

2335 SANDERS ROAD

NORTHBROOK IL 60062

Telephone: **847-498-6440**

List below any groups auditing or reviewing the records and operations:

PRICEWATERHOUSECOOPERS

Date of original organization of the utility: **06/12/84**

Check the appropriate business entity of the utility as filed with the Internal Revenue Service

Individual Partnership Sub S Corporation 1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	UTILITIES INC	100%
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

UTILITY NAME ALAFAYA UTILITIES INC

<p>YEAR OF REPORT 31-Dec-04</p>

DIRECTORY OF PERSONNEL WHO CONTACT
THE FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
LAWRENCE N SCHUMACHER	PRES/SEC/CFO		FINANCIAL
LISA CROSSETT	VP OPERATIONS		OPERATIONS
STEVE LUBERTOZZI	DIRECTOR OF REGULATORY		RATE CASE
PATRICK FLYNN	REGIONAL DIRECTOR		OPERATIONS

- (1) Also list appropriate legal counsel, accountants and others who may not be on general payroll.
- (2) Provide individual telephone numbers if the person is not normally reached at the company.
- (3) Name of company employed by if not on general payroll.

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

A.	100% of the stock to this company was acquired by Utilities, Inc. The Company Provides sewer service.
B.	The Company supplies sewer services only.
C.	Provide adequate sewerage and disposal services and earn a fair return.
D.	Sewer division only.
E.	Anticipated growth of approximately two hundred (200) new taps per year.
F.	The stock of this company was purchased by Utilities, Inc. Improvements have been and are still being made to the system.

PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/2004

Complete below an organizational chart that show all parents, subsidiaries and affiliates of the utility.
The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b).

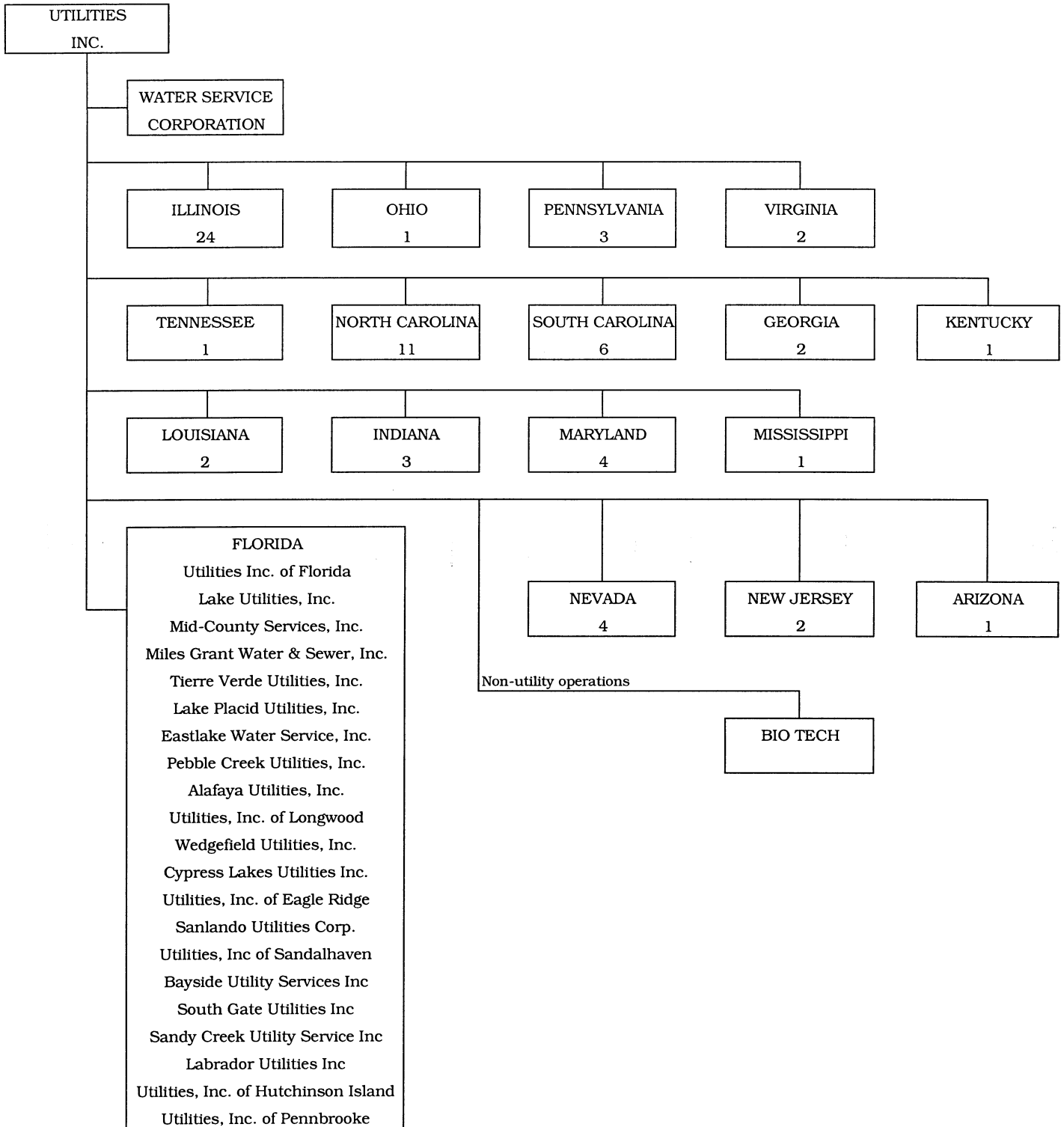
UTILITIES, INC. -- PARENT COMPANY

WATER SERVICE CORP. -- SERVICE COMPANY SUPPLYING MOST
SERVICES REQUIRED BY UTILITY.

UTILITIES INC. of FLORIDA -- provides office personnel and administrative
staff.

SEE ATTACHED

Parent And Affiliate Organizational Chart



UTILITIES, INC. - Parent Company

WATER SERVICE CORP. - Service organization providing administrative and other service functions for the utility.

COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF THE UTILITY (c)	OFFICERS' COMPENSATION (d)
JAMES L CAMAREN	CEO		\$ NONE
LAWRENCE N SCHUMACHER	PRES/SEC/CFO		NONE
LISA CROSSETT	VP		NONE

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
JAMES L CAMAREN	CEO	1	\$ NONE
LAWRENCE N SCHUMACHER	PRES/SEC/CFO	1	NONE

BUSINESS CONTRACTS WITH OFFICERS, DIRECTORS AND AFFILIATES

<p>List all contracts, agreements, or other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.</p>			
NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
<p>NO BUSINESS CONTRACTS, AGREEMENTS OR OTHER ARRANGEMENTS WERE ENTERED INTO DURING THE CURRENT YEAR BY THE OFFICERS LISTED ON PAGE E6, THE DIRECTORS OR AFFILIATES.</p>		\$	

* Business Agreement, for this schedule, shall mean any oral or written business deal which binds the concerned parties for products or services during the reporting year or future years. Although the Respondent and/or other companies will benefit from the arrangement, the officer or director is, however, acting on his behalf or for the benefit of other companies or persons.

AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principle occupation or business affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPLE OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
JAMES L CAMAREN UTILITIES INC & SUBSIDIARIES	CHARIMAN & CEO	DIRECTOR/OFFICER	NORTHBROOK IL
LAWARENCE N SCHUMACHER UTILITIES INC & SUBSIDIARIES	PRESIDENT	DIRECTOR/OFFICER	NORTHBROOK IL

UTILITY NAME: ALAFAYA UTILITIES INC

**BUSINESSES WHICH ARE A BY-PRODUCT, COPRODUCT OR JOINT-PRODUCT
RESULT OF PROVIDING WATER OR WASTEWATER SERVICE**

Complete the following for any business which is conducted as a byproduct, coproduct, or joint product as a result of providing water and / or wastewater service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenue and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCOUNT NUMBER (c)	REVENUES GENERATED (d)	ACCOUNT NUMBER (e)	EXPENSES INCURRED (f)	ACCOUNT NUMBER (g)
NO BUSINESS WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULTING FROM PROVIDING WATER AND/OR SEWER SERVICE.	\$		\$			

BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any on year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6, identifying the parties, amounts, dates and product, and asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provided

- Enter in this part all transactions involving services and products received or provided.
- Below are some types of transactions to include:

-management, legal and accounting services -computer services -engineering & construction services -repairing and servicing of equipment	-material and supplies furnished -leasing of structures, land, and equipment -rental transactions -sale, purchase or transfer of various products
---	--

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES (P)urchased (S)old (d)	AMOUNT (e)
WATER SERVICE CORP	Operators Salaries & Benefits	Continuous	Purchase	407,916
	Insurance	Continuous	Purchase	44,096
	Computer Operations	Continuous	Purchase	10,259
	Supplies & Postage	Continuous	Purchase	36,660
	Outside Services	Continuous	Purchase	10,507
	Management Services	Continuous	Purchase	111,006

BUSINESS TRANSACTIONS WITH RELATED PARTIES (Cont'd)

Part II. Specific Instructions: Sale, Purchase and Transfer of Assets

1. Enter in this part all transactions relating to the purchase, sale, or transfer of assets.
 3. The columnar instructions follow:
 - (a) Enter name of related party or company.
 - (b) Describe briefly the type of assets purchased, sold or transferred.
 - (c) Enter the total received or paid. Indicate purchase with "P" and sale with "S".
 - (d) Enter the net book value for each item reported.
 - (e) Enter the net profit or loss for each item reported. (column (c) - column (d))
 - (f) Enter the fair market value for each item reported. In space below or in a supplemental schedule, describe the basis used to calculate fair market value.
2. Below are examples of some types of transactions to include:
 - purchase, sale or transfer of equipment
 - purchase, sale or transfer of land and structures
 - purchase, sale or transfer of securities
 - noncash transfers of assets
 - noncash dividends other than stock dividends
 - write-off of bad debts or loans

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION OF ITEMS (b)	SALE OR PURCHASE PRICE (c)	NET BOOK VALUE (d)	GAIN OR LOSS (e)	FAIR MARKET VALUE (f)
NO ASSETS WERE SOLD, PURCHASED OR TRANSFERRED WITH A RELATED PARTY DURING THE FISCAL YEAR ENDED 31-Dec-04		\$	\$	\$	\$

FINANCIAL SECTION

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 19,938,180	\$ 22,202,430
108-110	Less: Accumulated Depreciation and Amortization	F-8	5,001,958	5,523,898
Net Plant			\$ 14,936,222	\$ 16,678,532
114-115	Utility Plant Acquisition adjustment (Net)	F-7	-	-
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 14,936,222	\$ 16,678,532
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	-	-
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property			\$	\$
123	Investment In Associated Companies	F-10		
124	Utility Investments	F-10		
125	Other Investments	F-10		
126-127	Special Funds	F-10		
Total Other Property & Investments			\$	\$
CURRENT AND ACCRUED ASSETS				
131	Cash		-	-
132	Special Deposits	F-9	2,035	715
133	Other Special Deposits	F-9		
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	251,421	273,882
145	Accounts Receivable from Associated Companies	F-12		
146	Notes Receivable from Associated Companies	F-12	-	-
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments		11,308	10,607
171	Accrued Interest and Dividends Receivable		-	-
172 *	Rents Receivable			
173 *	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12	-	-
Total Current and Accrued Assets			\$ 264,764	\$ 285,204

* Not Applicable for Class B Utilities

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED DEBITS				
181	Unamortized Debt Discount & Expense	F-13	\$ _____	\$ _____
182	Extraordinary Property Losses	F-13	_____	_____
183	Preliminary Survey & Investigation Charges		_____	_____
184	Clearing Accounts		_____	_____
185 *	Temporary Facilities		_____	_____
186	Misc. Deferred Debits	F-14	271,783	261,731
187 *	Research & Development Expenditures		_____	_____
190	Accumulated Deferred Income Taxes		225,891	246,442
Total Deferred Debits			\$ <u>497,674</u>	\$ <u>508,173</u>
TOTAL ASSETS AND OTHER DEBITS			\$ <u>15,698,660</u>	\$ <u>17,471,909</u>

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 1,000	\$ 1,000
204	Preferred Stock Issued	F-15		
202,205 *	Capital Stock Subscribed			
203,206 *	Capital Stock Liability for Conversion			
207 *	Premium on Capital Stock			
209 *	Reduction in Par or Stated Value of Capital Stock			
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid - In Capital		7,919,070	8,343,198
212	Discount On Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings	F-16	(979,243)	(1,152,714)
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)			
Total Equity Capital			\$ 6,940,827	\$ 7,191,484
LONG TERM DEBT				
221	Bonds	F-15		
222 *	Reacquired Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	-	-
Total Long Term Debt			\$ -	\$ -
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		13,822	2,895
232	Notes Payable	F-18		
233	Accounts Payable to Associated Companies	F-18	(727,423)	(94,607)
234	Notes Payable to Associated Companies	F-18		
235	Customer Deposits		112,330	119,480
236	Accrued Taxes	W/S-3	102,952	47,829
237	Accrued Interest	F-19	(69)	(49)
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20		
Total Current & Accrued Liabilities			\$ (498,388)	\$ 75,548

* Not Applicable for Class B Utilities

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium On Debt	F-13	\$ _____	\$ _____
252	Advances For Construction	F-20	_____	_____
253	Other Deferred Credits	F-21	_____	_____
255	Accumulated Deferred Investment Tax Credits		-	-
Total Deferred Credits			\$ _____	\$ _____
OPERATING RESERVES				
261	Property Insurance Reserve		\$ _____	\$ _____
262	Injuries & Damages Reserve		_____	_____
263	Pensions and Benefits Reserve		_____	_____
265	Miscellaneous Operating Reserves		_____	_____
Total Operating Reserves			\$ _____	\$ _____
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ 11,991,231	\$ 13,460,300
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	3,157,677	3,491,265
Total Net C.I.A.C.			\$ 8,833,554	\$ 9,969,035
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ 271,118	\$ 87,319
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		_____	_____
283	Accumulated Deferred Income Taxes - Other		151,549	148,523
Total Accumulated Deferred Income Tax			\$ 422,667	\$ 235,842
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 15,698,660	\$ 17,471,909

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 1,992,338	\$ 2,302,093
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			\$ 1,992,338	\$ 2,302,093
401	Operating Expenses	F-3(b)	\$ 1,382,950	\$ 1,687,006
403	Depreciation Expense:	F-3(b)	\$ 452,387	\$ 574,720
	Less: Amortization of CIAC	F-22	(260,434)	(333,588)
Net Depreciation Expense			\$ 191,953	\$ 241,132
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)	-	-
407	Amortization Expense (Other than CIAC)	F-3(b)	8,615	8,669
408	Taxes Other Than Income	W/S-3	135,457	412,516
409	Current Income Taxes	W/S-3	135,322	5,014
410.10	Deferred Federal Income Taxes	W/S-3	(109,418)	(105,354)
410.11	Deferred State Income Taxes	W/S-3	(6,959)	(3,523)
411.10	Provision for Deferred Income Taxes - Credit	W/S-3		-
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3		-
412.11	Investment Tax Credits Restored to Operating Income	W/S-3	-	
Utility Operating Expenses			\$ 1,737,920	\$ 2,245,460
Net Utility Operating Income			\$ 254,418	\$ 56,633
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		
413	Income From Utility Plant Leased to Others			
414	Gains (losses) From Disposition of Utility Property			
420	Allowance for Funds Used During Construction		129,792	13,268
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ 384,210	\$ 69,901

* For each account, Column e should agree with Columns f, g and h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ _____ -	\$ <u>2,302,093</u>	\$ _____ -
\$ _____ -	\$ <u>2,302,093</u>	\$ _____ -
\$ _____ -	\$ 1,687,006	\$ _____ -
_____ - _____ -	<u>574,720</u> <u>(333,588)</u>	_____ -
\$ _____ -	\$ <u>241,132</u>	\$ _____ -
_____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ -	- <u>8,669</u> <u>412,516</u> <u>5,014</u> <u>(105,354)</u> <u>(3,523)</u> - - - -	_____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ -
\$ _____ -	\$ <u>2,245,460</u>	\$ _____ -
\$ _____ -	\$ <u>56,633</u>	\$ _____ -
_____ - _____ - _____ - _____ -	- - - <u>13,268</u>	_____ - _____ - _____ - _____ -
\$ <u>_____ -</u>	\$ <u>69,901</u>	\$ <u>_____ -</u>

* Total of Schedules W-3 / S-3 for all rate groups.

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ <u>384,210</u>	\$ <u>69,901</u>
OTHER INCOME AND DEDUCTIONS				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ _____	\$ _____
416	Costs & Expenses of Merchandising Jobbing, and Contract Work		_____	_____
419	Interest and Dividend Income		(5,811)	(6,307)
421	Nonutility Income		-	-
426	Miscellaneous Nonutility Expenses		-	-
Total Other Income and Deductions			\$ <u>(5,811)</u>	\$ <u>(6,307)</u>
TAXES APPLICABLE TO OTHER INCOME				
408.20	Taxes Other Than Income		\$ _____	\$ _____
409.20	Income Taxes		_____	_____
410.20	Provision for Deferred Income Taxes		_____	_____
411.20	Provision for Deferred Income Taxes - Credit		_____	_____
412.20	Investment Tax Credits - Net		_____	_____
412.30	Investment Tax Credits Restored to Operating Income		_____	_____
Total Taxes Applicable To Other Income			\$ <u>-</u>	\$ <u>-</u>
INTEREST EXPENSE				
427	Interest Expense	F-19	\$ <u>256,663</u>	\$ <u>237,065</u>
428	Amortization of Debt Discount & Expense	F-13	_____	_____
429	Amortization of Premium on Debt	F-13	_____	_____
Total Interest Expense			\$ <u>256,663</u>	\$ <u>237,065</u>
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ _____	\$ _____
434	Extraordinary Deductions		_____	_____
409.30	Income Taxes, Extraordinary Items		_____	_____
Total Extraordinary Items			\$ <u>-</u>	\$ <u>-</u>
NET INCOME			\$ <u>121,736</u>	\$ <u>(173,471)</u>

Explain Extraordinary Income:

NONE

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ -	\$ 22,047,745
	Less:			
	Nonused and Useful Plant (1)			-
108	Accumulated Depreciation	F-8	-	5,403,539
110	Accumulated Amortization	F-8	-	120,359
271	Contributions In Aid of Construction	F-22	-	13,460,300
252	Advances for Construction	F-20		-
Subtotal			\$ -	\$ 3,063,547
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22	-	3,491,265
Subtotal			\$ -	\$ 6,554,812
114	Plus or Minus: Acquisition Adjustments (2)	F-7		-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		-
	Working Capital Allowance (3)			210,876
	Other (Specify):			-
	_____			-
	_____			-
	_____			-
RATE BASE			\$ _____	\$ 6,765,688
NET UTILITY OPERATING INCOME			\$ _____	\$ 56,633
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			_____	0.84%

NOTES :

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity	\$ 2,935,139	43.38%	11.47%	4.98%
Preferred Stock	-	0.00%	0.00%	0.00%
Long Term Debt	3,721,669	55.01%	7.28%	4.00%
Customer Deposits	119,480	1.77%	6.00%	0.11%
Tax Credits - Zero Cost	-	0.00%	0.00%	0.00%
Tax Credits - Weighted Cost	-	0.00%	0.00%	0.00%
Deferred Income Taxes	(10,600)	-0.16%	0.00%	0.00%
Other (Explain) Short Term Debt	-	0.00%	0.00%	0.00%
Total	\$ <u>6,765,688</u>	<u>100.00%</u>		<u>9.09%</u>

(1) If the utility's capital structure is not used, explain which capital structure is used.

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

APPROVED RETURN ON EQUITY

Current Commission Return on Equity:	<u>11.47%</u>
Commission order approving Return on Equity:	<u>PSC-04-0363-PAA-SU</u>

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate:	<u>9.03%</u>
Commission order approving AFUDC rate:	<u>PSC-04-0262-PAA_WS</u>

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

UTILITY NAME:

ALAFAYA UTILITIES INC

YEAR OF REPORT
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**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING**

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	NON-UTILITY ADJUSTMENTS (c)	NON-JURISDICTIONAL ADJUSTMENTS (d)	OTHER (1) ADJUSTMENTS SPECIFIC (e)	OTHER (1) ADJUSTMENTS PRO RATA (f)	CAPITAL STRUCTURE (g)
Common Equity	\$ 88,963,597	\$ 0	\$ 0	\$ 0	\$ (86,028,458)	\$ 2,935,139
Preferred Stock	-	0	0	0	0	-
Long Term Debt	112,803,215	0	0	0	(109,081,546)	3,721,669
Customer Deposits	119,480	0	0	0	0	119,480
Tax Credits - Zero Cost	-	0	0	0	0	-
Tax Credits - Weighted Cost	-	0	0	0	0	-
Deferred Inc. Taxes	(10,600)	0	0	0	0	(10,600)
Other (Explain) Short Term Debt	-	0	0	0	0	-
Total	\$ 201,875,692	\$ 0	\$ 0	\$ 0	\$ (195,110,004)	\$ 6,765,688
<p>(1) Explain below all adjustments made in Columns (e) and (f):</p> <p align="center">NOT APPLICABLE</p>						

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ -	\$ 22,047,745	\$	\$ 22,047,745
102	Utility Plant Leased to Other				-
103	Property Held for Future Use				-
104	Utility Plant Purchased or Sold				-
105	Construction Work in Progress		154,685		154,685
106	Completed Construction Not Classified				
	Total Utility Plant	\$ -	\$ 22,202,430	\$ -	\$ 22,202,430

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.
For any acquisition adjustments approved by the Commission, include the Order Number.

ACCT. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment NONE	\$ -	\$ -	\$ -	\$ -
					-
					-
					-
					-
	Total Plant Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -
115	Accumulated Amortization Accruals charged during year	\$ -	\$ -	\$	\$ -
					-
					-
					-
	Total Accumulated Amortization	\$ -	\$ -	\$ -	\$ -
	Net Acquisition Adjustments	\$ -	\$ -	\$ -	\$ -

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$ -	\$ 4,890,268	\$ -	\$ 4,890,268
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ -	\$ 574,720	\$ -	\$ 574,720
Account 108.2 (2)	-	-	-	-
Account 108.3 (2)	-	-	-	-
Other Accounts (specify):	-	(12,087)	-	(12,087)
Salvage	-	-	-	-
Other Credits (Specify):	-	-	-	-
Total Credits	\$ -	\$ 562,633	\$ -	\$ 562,633
Debits during year:				
Book cost of plant retired	-	49,362	-	49,362
Cost of Removal	-	-	-	-
Other Debits (specify):	-	-	-	-
Total Debits	\$ -	\$ 49,362	\$ -	\$ 49,362
Balance end of year	\$ -	\$ 5,403,539	\$ -	\$ 5,403,539
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$ -	\$ 111,690	\$ -	\$ 111,690
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ -	\$ 8,669	\$ -	\$ 8,669
Other Accounts (specify):	-	-	-	-
Total credits	\$ -	\$ 8,669	\$ -	\$ 8,669
Debits during year:				
Book cost of plant retired	-	-	-	-
Other debits (specify):	-	-	-	-
Total Debits	\$ -	\$ -	\$ -	\$ -
Balance end of year	\$ -	\$ 120,359	\$ -	\$ 120,359

- (1) Account 108 for Class B utilities.
- (2) Not applicable for Class B utilities.
- (3) Account 110 for Class B utilities.

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
NONE	\$ _____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ _____	_____	\$ _____

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.

Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
NONE	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Nonutility Property	\$ _____	\$ _____	\$ _____	\$ _____

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): Electric Deposit	\$ 715
_____	_____
_____	_____
Total Special Deposits	\$ 715
OTHER SPECIAL DEPOSITS (Account 133): NONE	\$ _____
_____	_____
_____	_____
Total Other Special Deposits	\$ -

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123 - 127

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): <u>NONE</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Investment in Associated Companies		\$ _____
UTILITY INVESTMENTS (Account 124): <u>NONE</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Utility Investment		\$ _____
OTHER INVESTMENTS (Account 125): <u>NONE</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Other Investment		\$ _____
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): <u>NONE</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		\$ _____ _____ _____ _____ _____ _____
Total Special Funds		\$ _____

ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in
Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)	TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):	
Water	\$ -
Wastewater	273,882
Other	
Total Customer Accounts Receivable	\$ 273,882
OTHER ACCOUNTS RECEIVABLE (Account 142):	
_____	\$ _____
_____	_____
_____	_____
Total Other Accounts Receivable	\$ -
NOTES RECEIVABLE (Account 144):	
_____	\$ _____
_____	_____
_____	_____
Total Notes Receivable	\$ -
Total Accounts and Notes Receivable	\$ 273,882
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)	
Balance first of year	\$ -
Add: Provision for uncollectibles for current year	\$ _____
Collection of accounts previously written off	_____
Utility Accounts	_____
Others	_____
_____	_____
_____	_____
Total Additions	\$ -
Deduct accounts written off during year:	
Utility Accounts	_____
Others	_____
_____	_____
_____	_____
Total accounts written off	\$ -
Balance end of year	\$ -
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET	\$ 273,882

ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ _____

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
NONE	_____ %	\$ _____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____
Total		\$ _____

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
NONE	\$ _____
_____	_____
_____	_____
Total Miscellaneous Current and Accrued Liabilities	\$ _____

**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): NONE	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Debt Discount and Expense	\$ _____	\$ _____
UNAMORTIZED PREMIUM ON DEBT (Account 251):	\$ _____	\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Unamortized Premium on Debt	\$ _____	\$ _____

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ _____
_____	_____
_____	_____
Total Extraordinary Property Losses	\$ _____

**MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1)		
<u>RATE CASE</u>	\$ -	\$ 141,864
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Deferred Rate Case Expense	\$ -	\$ 141,864
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2):		
<u>OTHER DEFERRED MAINTENANCE</u>	\$ -	\$ 119,867
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Other Deferred Debits	\$ -	\$ 119,867
REGULATORY ASSETS (Class A Utilities: Account. 186.3):		
<u>NONE</u>	\$ -	\$ -
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Regulatory Assets	\$ -	\$ -
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ -	\$ 261,731

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON STOCK		
Par or stated value per share	_____ %	\$ _____ 1
Shares authorized		_____ -
Shares issued and outstanding		_____ 1,000
Total par value of stock issued	_____ %	\$ _____ 1,000
Dividends declared per share for year	_____ %	\$ _____ -
PREFERRED STOCK		
Par or stated value per share	_____ %	\$ _____ -
Shares authorized		_____ -
Shares issued and outstanding		_____ -
Total par value of stock issued	_____ %	\$ _____ -
Dividends declared per share for year	_____ %	\$ _____ -

* Account 204 not applicable for Class B utilities.

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NONE	_____ %	_____	\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total			\$ _____

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

STATEMENT OF RETAINED EARNINGS

- Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
- Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance Beginning of Year	\$ (979,243)
439	Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____	\$ _____
	Total Credits:	\$ _____
	Debits: _____	\$ _____
	Total Debits:	\$ _____
435	Balance Transferred from Income	\$ (173,471)
436	Appropriations of Retained Earnings: _____	_____
	Total Appropriations of Retained Earnings	\$ _____
437	Dividends Declared: Preferred Stock Dividends Declared _____	_____
438	Common Stock Dividends Declared _____	_____
	Total Dividends Declared	\$ _____
215	Year end Balance	\$ _____
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	\$ _____
Total Retained Earnings		\$ <u>(1,152,714)</u>
Notes to Statement of Retained Earnings:		

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**ADVANCES FROM ASSOCIATED COMPANIES
ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
NONE	\$ -
Total	\$ <u> -</u>

**OTHER LONG-TERM DEBT
ACCOUNT 224**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NONE	0.00%	NONE	\$ -
Total			\$ <u> -</u>

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: ALAFAYA UTILITIES INC

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**NOTES PAYABLE
 ACCOUNTS 232 AND 234**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NOTES PAYABLE (Account 232): NONE	%		\$ _____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
Total Account 232			\$ _____
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234): NONE	%		\$ _____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
_____	%		_____
Total Account 234			\$ _____

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
 ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
WATER SERVICE CORPORATION	\$ 94,607
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ 94,607

ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427

DESCRIPTION OF DEBIT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt	\$ _____		\$ _____	\$ _____	\$ _____
UTILITIES INC INTERCOMPANY INTEREST	-		237,065	237,065	-
Total Account 237.1	\$ _____		\$ 237,065	\$ 237,065	\$ _____
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities	\$ _____			\$ _____	\$ _____
Customer Deposits	69	427	(20)		49
MISC ITEMS					
Total Account 237.2	\$ 69		(20)	\$ _____	\$ 49
Total Account 237 (1)	\$ 69		\$ 237,045	\$ 237,065	\$ 49
INTEREST EXPENSED:					
Total accrual Account 237		237	\$ 237,065		
Less Capitalized Interest Portion of AFUDC:			-		
Net Interest Expensed to Account No. 427 (2)			\$ 237,065		

(1) Must agree to F-2 (a), Beginning and Ending Balance of Accrued Interest.

(2) Must agree to F-3 (c), Current Year Interest Expense

MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
NONE	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
Total Miscellaneous Current and Accrued Liabilities	\$ _____

ADVANCES FOR CONSTRUCTION
ACCOUNT 252

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	DEBITS		CREDITS (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
NONE	\$ _____	_____	\$ _____	\$ _____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
Total	\$ _____	_____	\$ _____	\$ _____	\$ _____

* Report advances separately by reporting group, designating water or wastewater in column (a).

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1): <u>NONE</u> <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____
Total Regulatory Liabilities	\$ _____	\$ _____
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2): <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	\$ _____ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____ _____
Total Other Deferred Liabilities	\$ _____	\$ _____
TOTAL OTHER DEFERRED CREDITS	\$ _____	\$ _____

UTILITY NAME: ALAFAYA UTILITIES INC

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**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u> -</u>	\$ <u> 11,991,231</u>	\$ <u> -</u>	\$ <u> 11,991,231</u>
Add credits during year:	\$ <u> -</u>	\$ <u> 1,469,069</u>	\$ <u> -</u>	\$ <u> 1,469,069</u>
Less debit charged during the year	\$ <u> -</u>	\$ <u> -</u>	\$ <u> -</u>	\$ <u> -</u>
Total Contribution In Aid of Construction	\$ <u> -</u>	\$ <u> 13,460,300</u>	\$ <u> -</u>	\$ <u> 13,460,300</u>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u> -</u>	\$ <u> 3,157,677</u>	\$ <u> -</u>	\$ <u> 3,157,677</u>
Debits during the year:	\$ <u> -</u>	\$ <u> 333,588</u>	\$ <u> -</u>	\$ <u> 333,588</u>
Credits during the year	\$ <u> -</u>	\$ <u> -</u>	\$ <u> -</u>	\$ <u> -</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u> -</u>	\$ <u> 3,491,265</u>	\$ <u> -</u>	\$ <u> 3,491,265</u>

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE
INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)**

- The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.
- If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	REF. NO. (b)	AMOUNT (c)
Net income for the year	F-3(c)	\$ (173,471)
Reconciling items for the year:		
Taxable income not reported on books:		
Tap Fees		75,519
Deductions recorded on books not deducted for return:		
Net Change - Deferred Maintenance		(24,228)
Net Change - Rate Case		33,647
Excess Tax Depreciation over Book Depreciation		248,595
Current FIT		19,533
Deferred FIT		(105,354)
Deferred SIT		(3,523)
Income recorded on books not included in return:		
Turnaround of Prior Year's - Deferred Maintenance		
Interest During Construction		(13,268)
Other PAA		-
Turnaround of Prior Year's - Rate Case		
Deduction on return not charged against book income:		
Organization Exp		(1)
Federal tax net income		\$ <u>57,449</u>

Computation of tax :		
	57,449	
	34%	
	19,533	

WATER OPERATING SECTION

Note: This utility is a wastewater only service; therefore, Pages W-1 through W-14 have been omitted from this report.

**WASTEWATER
OPERATION
SECTION**

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4A	\$ 22,047,745
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6B	5,403,539
110	Accumulated Amortization	F-8	120,359
271	Contributions In Aid of Construction	S-7	13,460,300
252	Advances for Construction	F-20	-
Subtotal			\$ 3,063,547
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8A	\$ 3,491,265
Subtotal			\$ 6,554,812
114	Plus or Minus: Acquisition Adjustments (2)	F-7	-
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	-
	Working Capital Allowance (3)		210,876
	Other (Specify):		
WASTEWATER RATE BASE			\$ 6,765,688
WASTEWATER OPERATING INCOME		S-3	\$ 56,633
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			<u>0.84%</u>

NOTES : (1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9A	\$ 2,302,093
530	Less: Guaranteed Revenue (and AFPI)	S-9A	
	Net Operating Revenues		\$ 2,302,093
401	Operating Expenses	S-10A	\$ 1,687,006
403	Depreciation Expense	S-6A	574,720
	Less: Amortization of CIAC	S-8A	(333,588)
	Net Depreciation Expense		\$ 241,132
406	Amortization of Utility Plant Acquisition Adjustment	F-7	-
407	Amortization Expense (Other than CIAC)	F-8	8,669
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		118,754
408.11	Property Taxes		259,299
408.12	Payroll Taxes		34,463
408.13	Other Taxes and Licenses		-
408	Total Taxes Other Than Income		\$ 412,516
409.1	Income Taxes		5,014
410.10	Deferred Federal Income Taxes		(105,354)
410.11	Deferred State Income Taxes		(3,523)
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		\$ 2,245,460
	Utility Operating Income		\$ 56,633
530	Add Back: Guaranteed Revenue (and AFPI)	S-9A	\$
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		13,268
	Total Utility Operating Income		\$ 69,901

YEAR OF REPORT
31-Dec-04

UTILITY NAME: ALAFAYA UTILITIES INC

SYSTEM NAME / COUNTY Seminole County

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 190,696	-		\$ 190,696
352	Franchises	130,587	704		131,291
353	Land and Land Rights	26,830	-		26,830
354	Structures and Improvements	2,106,714	189,402	6,833	2,289,283
355	Power Generation Equipment	-	-		-
360	Collection Sewers - Force	1,101,333	197,416	33,669	1,265,080
361	Collection Sewers - Gravity	7,005,150	757,875		7,763,025
362	Special Collecting Structures	-	-		-
363	Services to Customers	-	-		-
364	Flow Measuring Devices	-	-		-
365	Flow Measuring Installations	-	-		-
366	Reuse Services	1,128,301	127,375		1,255,676
367	Reuse Meters and Meter Installations	15,458	6,699	2,167	19,990
370	Receiving Wells	-	-		-
371	Pumping Equipment	-	-		-
374	Reuse Distribution Reservoirs	6,717	308		7,025
375	Reuse Transmission and Distribution System	2,582,039	387,300	878	2,968,461
380	Treatment and Disposal Equipment	5,279,164	454,595	1,505	5,732,254
381	Plant Sewers	-	-		-
382	Outfall Sewer Lines	53,681	-		53,681
389	Other Plant Miscellaneous Equipment	-	-		-
390	Office Furniture and Equipment	2,870	2,551	470	4,951
391	Transportation Equipment	152,804	49,206	(5,045)	207,055
392	Stores Equipment	-	-		-
393	Tools, Shop and Garage Equipment	89,741	19,270	4,048	104,963
394	Laboratory Equipment	12,406	7,781	4,837	15,350
395	Power Operated Equipment	-	-		-
396	Communication Equipment	2,930	-		2,930
397	Miscellaneous Equipment	-	-		-
398	Other Tangible Plant	9,489	(285)		9,204
	Total Wastewater Plant	\$ 19,896,910	\$ 2,200,197	\$ 49,362	\$ 22,047,745

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: ALAFAYA UTILITIES INC
SYSTEM NAME / COUNTY : Seminole County

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (i)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (j)	.7 GENERAL PLANT (k)
351	Organization	\$ 190,696						
352	Franchises	131,291						
353	Land and Land Rights		26,830					
354	Structures and Improvements		2,289,283					
355	Power Generation Equipment		-					
360	Collection Sewers - Force		1,265,080					
361	Collection Sewers - Gravity		7,763,025					
362	Special Collecting Structures		-					
363	Services to Customers		-					
364	Flow Measuring Devices		-					
365	Flow Measuring Installations		-					
366	Reuse Services		1,255,676					
367	Reuse Meters and Meter Installations		19,990					
370	Receiving Wells			-				
371	Pumping Equipment			-				
374	Reuse Distribution Reservoirs			7,025				
375	Reuse Transmission and Distribution System						2,968,461	
380	Treatment and Disposal Equipment				5,732,254			
381	Plant Sewers							
382	Outfall Sewer Lines				53,681			
389	Other Plant Miscellaneous Equipment							
390	Office Furniture and Equipment							4,951
391	Transportation Equipment							207,055
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							104,963
394	Laboratory Equipment							15,350
395	Power Operated Equipment							-
396	Communication Equipment							2,930
397	Miscellaneous Equipment							-
398	Other Tangible Plant							9,204
	Total Wastewater Plant	\$ 321,987	\$ 12,619,884	\$ 7,025	\$ 5,785,935	\$ -	\$ 2,968,461	\$ 344,453

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - D) / C (e)
354	Structures and Improvements			3.13%
355	Power Generation Equipment			
360	Collection Sewers - Force			3.33%
361	Collection Sewers - Gravity			2.22%
362	Special Collecting Structures			
363	Services to Customers			
364	Flow Measuring Devices			
365	Flow Measuring Installations			
366	Reuse Services			2.00%
367	Reuse Meters and Meter Installations			2.00%
370	Receiving Wells			
371	Pumping Equipment			
375	Reuse Transmission and Distribution System			6.67%
380	Treatment and Disposal Equipment			5.56%
381	Plant Sewers			
382	Outfall Sewer Lines			3.33%
389	Other Plant Miscellaneous Equipment			
390	Office Furniture and Equipment			6.67%
391	Transportation Equipment			16.67%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment			6.25%
394	Laboratory Equipment			6.67%
395	Power Operated Equipment			
396	Communication Equipment			10.00%
397	Miscellaneous Equipment			
398	Other Tangible Plant			10.00%
Wastewater Plant Composite Depreciation Rate *				

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME:

ALAFAYA UTILITIES INC

YEAR OF REPORT
31-Dec-04

SYSTEM NAME / COUNTY :

Seminole County

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO.	ACCOUNT NAME	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS *	TOTAL CREDITS (d + e) (f)
354	Structures and Improvements	\$ 596,978	\$ 80,813	\$ (6,963)	\$ 73,850
355	Power Generation Equipment				
360	Collection Sewers - Force	303,162	37,007	-	37,007
361	Collection Sewers - Gravity	1,993,682	170,358	-	170,358
362	Special Collecting Structures	-			
363	Services to Customers	-			
364	Flow Measuring Devices				
365	Flow Measuring Installations				
366	Reuse Services	132	29,520	-	29,520
367	Reuse Meters and Meter Installations	657	904	-	904
370	Receiving Wells				
371	Pumping Equipment				
375	Reuse Transmission and Distribution System				
380	Treatment and Disposal Equipment	36,216	63,853	-	63,853
381	Plant Sewers	1,838,889	152,418	-	152,418
382	Outfall Sewer Lines	26,366	1,788	-	1,788
389	Other Plant Miscellaneous Equipment				
390	Office Furniture and Equipment	729	170	-	170
391	Transportation Equipment	69,827	26,208	-	26,208
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	15,319	5,953	-	5,953
394	Laboratory Equipment	(1,736)	805	-	805
395	Power Operated Equipment				
396	Communication Equipment	2,094	293	-	293
397	Miscellaneous Equipment-Allocation from UIF				
398	Other Tangible Plant	7,953	4,630	(5,124)	(494)
Total Depreciable Wastewater Plant in Service		\$ 4,890,268	\$ 574,720	\$ (12,087)	\$ 562,633

* Specify nature of transaction.

Use () to denote reversal entries.

*Note: The "other credits" (e) is recording allocation of UIF

S-6(a)
GROUP

YEAR OF REPORT
31-Dec-04

UTILITY NAME: ALAFAYA UTILITIES INC

SYSTEM NAME / COUNTY : Seminole County

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO.	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
354	Structures and Improvements	\$ 6,833	\$ -	\$ -	\$ 6,833	\$ 663,995
355	Power Generation Equipment	-	-	-	-	306,500
360	Collection Sewers - Force	33,669	-	-	33,669	2,164,040
361	Collection Sewers - Gravity	-	-	-	-	-
362	Special Collecting Structures	-	-	-	-	-
363	Services to Customers	-	-	-	-	-
364	Flow Measuring Devices	-	-	-	-	-
365	Flow Measuring Installations	-	-	-	-	-
366	Reuse Services	-	-	-	-	29,652
367	Reuse Meters and Meter Installations	2,167	-	-	2,167	(606)
370	Receiving Wells	-	-	-	-	-
371	Pumping Equipment	-	-	-	-	-
375	Reuse Transmission and Distribution System	878	-	-	878	99,191
380	Treatment and Disposal Equipment	1,505	-	-	1,505	1,989,802
381	Plant Sewers	-	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-	28,154
389	Other Plant Miscellaneous Equipment	-	-	-	-	-
390	Office Furniture and Equipment	470	-	-	470	429
391	Transportation Equipment	(5,045)	-	-	(5,045)	101,080
392	Stores Equipment	-	-	-	-	-
393	Tools, Shop and Garage Equipment	4,048	-	-	4,048	17,224
394	Laboratory Equipment	4,837	-	-	4,837	(5,768)
395	Power Operated Equipment	-	-	-	-	-
396	Communication Equipment	-	-	-	-	2,387
397	Miscellaneous Equipment-Allocation from UIF	-	-	-	-	-
398	Other Tangible Plant	-	-	-	-	7,459
Total Depreciable Wastewater Plant in Service		\$ 49,362	\$ -	\$ -	\$ 49,362	\$ 5,403,539

* Specify nature of transaction.
Use () to denote reversal entries.

S-6(b)
GROUP _____

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT
31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>11,991,231</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8A	\$ <u>75,519</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8B	<u>1,393,550</u>
Total Credits		\$ <u>1,469,069</u>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ _____
Total Contributions In Aid of Construction		\$ <u>13,460,300</u>

Explain all debits charged to Account 271 during the year below:

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

WASTEWATER CIAC SCHEDULE "A"
 ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY,
 MAIN EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
SEWER CONNECTIONS FEES	1	\$ 53,726	\$ 53,726
	1	\$ 7,537	\$ 7,537
	1	\$ 3,069	\$ 3,069
	1	\$ 1,397	\$ 1,397
	1	\$ 3,673	\$ 3,673
	1	\$ 3,527	\$ 3,527
	4	\$ 400	\$ 1,600
	9	\$ 110	990
Total Credits			\$ <u>75,519</u>

ACCUMULATED AMORTIZATION OF WASTEWATER CONTRIBUTIONS IN AID OF CONSTRUCTION

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 3,157,677
Debits during the year:	
Accruals charged to Account 272	\$ 333,588
Other debits (specify) :	

Total debits	\$ 333,588
Credits during the year (specify) :	
_____	\$ _____

Total credits	\$ -
Balance end of year	\$ <u>3,491,265</u>

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT
31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

WASTEWATER CIAC SCHEDULE "B"
ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
<u>Live Oak Res Ph IIIA</u>		<u>1,134,083</u>
<u>Sanctuary Ph 2 2A 4A</u>		<u>259,467</u>
Total Credits		\$ <u>1,393,550</u>

Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT
31-Dec-04

(A)	(B)	(C)	(D)
Accounts	Gross Wastewater Revenues per Sch S-9	Gross Wastewater Revenues per RAF Return	Difference (B)-(C)
Gross Revenues:			-
Total Flat-Rate Revenues			-
Total Measured Revenues	2,302,093	2,302,093	-
Revenues from Public Authorities			-
Revenues from Other Systems			-
Interdepartmental Revenues			-
Total Other Wastewater Revenues			-
Reclaimed Water Sales			-
Total Wastewater Operating Revenue	2,302,093	2,302,093	-
Less: Expense for Purchased Wastewater from FPSC Regulated Utility			-
Net Wastewater Operating Revenues	2,302,093	2,302,093	-

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
WASTEWATER SALES				
521.1	Flat Rate Revenues: Residential Revenues	7,521	8,482	\$ 2,187,085
521.2	Commercial Revenues	_____	_____	_____
521.3	Industrial Revenues	_____	_____	_____
521.4	Revenues From Public Authorities	_____	_____	_____
521.5	Multiple Family Dwelling Revenues	_____	_____	_____
521.6	Other Revenues	_____	_____	_____
521	Total Flat Rate Revenues	<u>7,521</u>	<u>8,482</u>	\$ <u>2,187,085</u>
522.1	Measured Revenues: Residential Revenues	_____	_____	_____
522.2	Commercial Revenues	_____	_____	_____
522.3	Industrial Revenues	_____	_____	_____
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	_____	_____	\$ _____
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		<u>7,521</u>	<u>8,482</u>	\$ <u>2,187,085</u>
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ _____
531	Sale of Sludge			_____
532	Forfeited Discounts			_____
534	Rents From Wastewater Property			_____
535	Interdepartmental Rents			_____
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			14,121
Total Other Wastewater Revenues				\$ <u>14,121</u>

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: ALAFAYA UTILITIES INC

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : Seminole County

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
540.1	Flat Rate Reuse Revenues: Residential Reuse Revenues	_____	_____	\$ 100,887
540.2	Commercial Reuse Revenues	_____	_____	_____
540.3	Industrial Reuse Revenues	_____	_____	_____
540.4	Reuse Revenues From Public Authorities	_____	_____	_____
540.5	Other Revenues	_____	_____	_____
540	Total Flat Rate Reuse Revenues	_____	_____	\$ 100,887
541.1	Measured Reuse Revenues: Residential Reuse Revenues	_____	_____	-
541.2	Commercial Reuse Revenues	_____	_____	_____
541.3	Industrial Reuse Revenues	_____	_____	_____
541.4	Reuse Revenues From Public Authorities	_____	_____	_____
541	Total Measured Reuse Revenues	_____	_____	\$ -
544	Reuse Revenues From Other Systems	_____	_____	_____
Total Reclaimed Water Sales				\$ _____
Total Wastewater Operating Revenues				\$ <u>2,302,093</u>

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: ALAFAYA UTILITIES INC

SYSTEM NAME / COUNTY Seminole County

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES- OPERATIONS (d)	.2 COLLECTION EXPENSES- MAINTENANCE (e)	.3 PUMPING EXPENSES- OPERATIONS (f)	.4 PUMPING EXPENSES- MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 371,559	\$ 11,147	\$ 44,587	\$ 74,312	\$ 18,578	\$ 178,348	\$ 44,587
703	Salaries and Wages - Officers, Directors and Majority Stockholders							
704	Employee Pensions and Benefits	86,626	2,599	6,064	10,395	4,331	25,988	10,395
710	Purchased Sewage Treatment	5,630					5,630	
711	Sludge Removal Expense	400,233					400,233	
715	Purchased Power	239,663			59,916		179,747	
716	Fuel for Power Purchased							
718	Chemicals	46,413					46,413	
720	Materials and Supplies	309,492	12,380	49,519	74,278	18,570	123,797	30,948
731	Contractual Services-Engineering	358						
732	Contractual Services - Accounting	7,412						
733	Contractual Services - Legal	648						
734	Contractual Services - Mgt. Fees	-						
735	Contractual Services - Testing							
736	Contractual Services - Other	11,123						
741	Rental of Building/Real Property							
742	Rental of Equipment							
750	Transportation Expenses	16,096	483	1,932	3,219	805	7,726	1,931
756	Insurance - Vehicle							
757	Insurance - General Liability							
758	Insurance - Workman's Comp.							
759	Insurance - Other	44,096						
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	45,455						
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense	14,236						
775	Miscellaneous Expenses	87,966						
Total Wastewater Utility Expenses		\$ 1,687,006	\$ 26,609	\$ 102,102	\$ 222,120	\$ 42,284	\$ 967,882	\$ 87,861

UTILITY NAME: ALAFAYA UTILITIES INC

SYSTEM NAME / COUNTY : Seminole County

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (f)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE (o)
701	Salaries and Wages - Employees	\$	\$	\$	\$	\$	\$
703	Salaries and Wages - Officers, Directors and Majority Stockholders						
704	Employee Pensions and Benefits	26,854					
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services-Engineering		358				
732	Contractual Services - Accounting		7,412				
733	Contractual Services - Legal		648				
734	Contractual Services - Mgt. Fees		0				
735	Contractual Services - Testing		0				
736	Contractual Services - Other	5,562					
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expenses						
756	Insurance - Vehicle						
757	Insurance - General Liability						
758	Insurance - Workman's Comp.						
759	Insurance - Other		44,096				
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense		45,455				
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense	14,236					
775	Miscellaneous Expenses	43,983	43,983				
Total Wastewater Utility Expenses		\$ 90,635	\$ 147,513	\$ -	\$ -	\$ -	\$ -

UTILITY NAME:

ALAFAYA UTILITIES, INC.

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY :

ALAFAYA / SEMINOLE

CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

WATER METER SIZE (a)	TYPE OF WATER METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF WATER METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	6,703	6,703
5/8"	Displacement	1.0	76	76
3/4"	Displacement	1.5		
1"	Displacement	2.5	26	65.0
1 1/2"	Displacement or Turbine	5.0	1	5
2"	Displacement, Compound or Turbine	8.0	22	176
3"	Displacement	15.0	1	15
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0	1	25
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	1	50
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				<u>7115.0</u>

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:

$$436.762/366/6703 = 178 \text{ gpd} = 1 \text{ ERC}$$

UTILITY NAME: ALAFAYA UTILITIES, INC.

YEAR OF REPORT 31-Dec-04

SYSTEM NAME / COUNTY : ALAFAYA / SEMINOLE

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	<u>1.250</u> mgd		
Basis of Permit Capacity (1)	<u>AADF</u>		
Manufacturer	<u>Sanitaire</u>		
Type (2)	<u>Extended Air</u>		
Hydraulic Capacity	<u>2.4</u> mgd		
Average Daily Flow	<u>1.194</u> mgd		
Total Gallons of Wastewater Treated	<u>436.762</u> mg		
Method of Effluent Disposal	<u>Ponds/Irrigation/Reuse</u>		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc.)

(2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: ALAFAYA UTILITIES, INC.

SYSTEM NAME / COUNTY : ALAFAYA / SEMINOLE

OTHER WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served 6319

2. Maximum number of ERCs* which can be served 9593

3. Present system connection capacity (in ERCs*) using existing lines 7615

4. Future connection capacity (in ERCs*) upon service area buildout 8571

5. Estimated annual increase in ERCs* Approximately 211

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known. Twin Rivers Golf and Country Club - permitted for .135 mgd

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? N/A

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? Yes

If so, what are the utility's plans to comply with this requirement? Ongoing

10. When did the company last file a capacity analysis report with the DEP? 1997

11. If the present system does not meet the requirements of DEP rules:

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DEP? N/A

c. When will construction begin? N/A

d. Attach plans for funding the required upgrading.

e. Is this system under any Consent Order with DEP? No

12. Department of Environmental Protection ID # 3059P00434

* An ERC is determined based on the calculation on S-11.