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### CLASS "C"

### WATER AND/OR WASTEWATER UTILITIES

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

### ANNUAL REPORT

OF

SU595-04-AR BFF Corp. P. O. Box 5220 Ocala, FL 34478-5220

Submitted To The

### STATE OF FLORIDA





### PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

Form PSC/WAW 6 (Rev. 12/99)

### Collier & Company, P.A.

### Certified Public Accountants

1111 N.E. 25th Avenue, Suite 204 Ocala, Florida 34470

Phone 352-732-5611 Fax 352-732-4697 Daniel J. Collier, C.P.A.

John G. Collier, C.P.A.

January 12, 2004

To the Board of Directors: BFF Corp.

I have compiled the 2004 Annual Report of BFF Corp. in the accompanying prescribed form, in accordance with the Statements on Accounting and Review Services issued by the American Institute of Certified Public Accountants.

My compilation was limited to presenting in the form prescribed by the Florida Public Service Commission, information that is the representation of the company's management. I have not audited or reviewed the prescribed form referred to above and, accordingly, do not express an opinion or any other form of assurance on it.

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

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### FINANCIAL SECTION

### REPORT OF

		(EXACT N	AME OF UTIL	_ITY)		
BFF CORP.	5' 04470 5000		1410 NE	OTU AVENII	E OCALA FL 344	70 MARION
P.O. BOX 5220 OCALA	, FL 34478-5220 Mailing Address	<u> </u>	141UNE	Street Addr		County
Telephone Number	352-622-4949		bat	te Utility First	Organized	Sep-83
•				•		
Fax Number _	352-732-4366		E-n	nail Address	CHARLIE@ALTERI	NATIVEPHONE, COM
Sunshine State One-Ca	II of Florida, Inc. N	lember No.	MIR598			
Check the business ent	ity of the utility as	filed with the Inte	rnal Revenue	Service:		
Individual	X Sub Chapter S	3 Corporation		1120 Corp	oration	Partnership
Name, Address and pho	one where records	are located:	1410 NE	8TH AVENU	JE OCALA FL 344	170 MARION
Name of subdivisions w	here services are		ITACTS:	VILLAGE OF AS	SCOT HEATH. FORE	
Name		Title			siness Address	Salary Charged Utility
Person to send corresp CHARLES DEMENZ		ASST. SECRE	TARY	P.O. BOX OCALA, F		
Person who prepared t DANIEL J. COLLIEF		СРА		1111 NE 2 OCALA FL	25TH AVE #204 _ 34470	
Officers and Managers ROBERT BIERNBA		PRESIDENT		8940 SW ( MIAMI, FL	67TH AVENUE . 33156	\$6000
DEENA BIERNBAU	M	SECRETARY		8940 SW MIAMI, FL	67TH AVENUE . 33156	\$0 \$
Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:						
		Perce Ownersh				Salary Charged
Name		Utilit	•		usiness Address	Utility
ROBERT BIERNBA	\UM		100%	8940 SW MIAMI, FL	67TH AVENUE _ 33156	\$ \$ \$
						\$ 

### **INCOME STATEMENT**

	Ref.			ı	Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family		\$	\$ <u>72,315</u>	\$	\$72,315 0
Guaranteed Revenues Other TURN ON/OFF			606		606
Total Gross Revenue		\$0	\$ 72,921	\$	\$ 72.921
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$0	\$37,808_	\$	\$37,808
Depreciation Expense	F-5	0	7,703		7,703
CIAC Amortization Expense_	F-8	0	(1,159)		<u>(1,159)</u>
Taxes Other Than Income			2,596		2,596
AMORTIZATION OF RETIRED ASS	ETS		15,046		15.046
Total Operating Expense		\$0	61,994		\$ 61.994
Net Operating Income (Loss)		\$0	\$10,927	\$	\$10,927
Other Income: Nonutility Income GAIN ON SALE OF LAND		\$	\$	\$	\$ 0 0
Other Deductions:  Miscellaneous Nonutility  Expenses Interest Expense Amort of loan costs		\$	\$(26,467) (204)	\$	\$
Net Income (Loss)		\$0	\$(15,744)	\$0	\$(15,744)

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### COMPARATIVE BALANCE SHEET

	Reference	Current Year	Previous Year
ACCOUNT NAME	Page	feal	1001
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$241,851	\$236,751
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	72,507	64.804
Net Utility Plant		\$169,344	\$171,947
Cash Customer Accounts Receivable (141)		1,993 1,216	2,188 178
Other Assets (Specify):UNAMORTIZED DEBT DISCOUNT		1,259	1,463
RETIRED ASSETS, NET OF AMORTIZATION	-	79,809	94,856
Total Assets		\$ 253,621	\$270,632
Liabilities and Capital:			
Common Stock Issued (201)	F-6 F-6	1,000	1,000
Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215)	F-6	178,580 (265,579)	178,580 (249,835)
Propietary Capital (Proprietary and partnership only) (218)	F-6		
Total Capital		\$ (85,999)	\$ (70.255)
Long Term Debt (224) Accounts Payable (231)	F-6	\$ 289,546_	\$298,105
Notes Payable (232) Customer Deposits (235)		1,500	1,320
Accrued Taxes (236)		2,414	1,763
Other Liabilities (Specify)STOCKHOLDER LOAN		18,000	12,000
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8	28,160	27,699
Total Liabilities and Capital		\$253,621	\$270,632

YEAR OF REPORT DECEMBER 31, 2004

**GROSS UTILITY PLANT** 

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$0	\$ 241,851	\$	\$ <u>241,851</u>
Construction Work in				
Other (Specify)				
Total Utility Plant	\$ <u> </u>	\$ <u>241,851</u>	\$	\$ <u>241,851</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$0	\$64,804_	\$	\$ 64,804
Add Credits During Year:  Accruals charged to  depreciation account Salvage	\$ <u>O</u> _	\$	\$	\$ <u>7,703</u>
Other Credits (specify) Total Credits	\$	\$	\$	\$0
Deduct Debits During Year:  Book cost of plant  retired Cost of removal Other debits (specify)	\$	\$	\$	\$0 
Total Debits	\$0	\$0	\$	\$0
Balance End of Year	\$0	\$72,507_	\$	\$72,507

UTILITY NAME: BFF CORP.	_
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YEAR OF REPORT	i
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DECEMBER 31,	20041
DECEMBED 31,	

### CAPITAL STOCK ( 201 - 204 )

	Common Stock	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	1 1000 1000 1000	N/A 

### RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify): LESS CURRENT YEAR INCOME (LOSS)	\$N/A	\$ <u>(249,835</u> <u>(15,744</u>
Balance end of year	\$	\$ <u>(265,579</u>

### PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year Changes during the year (Specify):	\$ <u>N/A</u>	\$
Balance end of year	\$ 	\$

### LONG TERM DEBT ( 224 )

	Interest			Principal
Description of Obligation (Including Date of Issue	Rate	# of		per Balance
		Pymts		Sheet Date
and Date of Maturity):	9.25%	180	\$	109,838
WACHOVIA BANK	DEFERRED		` -	157,708
MIRA INTENATIONAL		INT ONLY	-	12,000
BETTE ROADERICK		INT ONLY	-	10,000
E M TWYMAN	9.00 /0	HAT CIAL	-	10,000
Total			\$ =	<b>289</b> ,546

YEAR OF REPORT	·
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### TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes: Federal income tax State income Tax Taxes Other Than Income:	\$	\$	\$	\$
State ad valorem tax Local property tax Regulatory assessment fee Other (Specify)		2414		2414
Total Taxes Accrued	\$	\$ 2414	\$	\$ 2414

### PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
DANIEL J. COLLIER P.A.	\$	\$	ACCOUNTING SERVICES

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### CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$ \$	\$ <u>34.556</u> \$ <u>1,620</u>	\$ <u>34,556</u> \$ <u>1,620</u>
3) 4) 5) 6)	Total  Deduct charges during the year  Balance end of year  Less Accumulated Amortization	0 0	36,176 36,176 8,016	36,176 0 36,176 8.016
7)	Net CIAC	\$0	\$ 28,160_	\$28,160

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

Report below all developers or co agreements from which cash or p received during the year.	ontractors property was	Indicate "Cash" or "Property"	Water	Wastewater
HOOKUP FEES		CASH		1,620
Sub-total			\$	\$ 1,620
extension charges a charges received du	and customer conne	ction		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$ -
otal Credits During Year (Must ag	ree with line # 2 abo	ove.)	\$	\$ 1,620

### ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Credits During Year:	<u>Water</u> \$	Wastewater \$ 6,857	Total \$ 6,857 0
Deduct Debits During Year:		1,159	1,159 0
Balance End of Year (Must agree with line #6 above.)	\$0	\$8,016	\$ 8,016

### \*\* COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR \*\*

UTIL	.ITY	NAME: BFF CORP.	

YEAR OF REPORT 2004 DECEMBER 31.

### SCHEDULE "A"

### SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1) S CHARGED THIS YEAR THUS N/A

NO AFUDC WAS CHARGED THI  Class of Capital  (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00_%		%

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

### APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	%
Commission Order Number approving AFUDC rate:	

### \*\* COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR \*\*

UTILITY NAME: BFF CORP.	YEAR OF REPORT
OTIENT NAME. BIT COM:	DECEMBER 31, 2004

### SCHEDULE "B"

### SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

NO AFUDC WAS CHARGED THIS YEAR THUS N/A

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity Preferred Stock Long Term Debt Customer Deposits Tax Credits-Zero Cost Tax Credits-Weighted Cost of Capital Deferred Income Taxes Other (Explain)	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$
	(1) Explain b	elow all adjustm	ents made in Co	lumn (e):	

### WATER

### **OPERATING**

### **SECTION**

Note:

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

## WASTEWATER OPERATING SECTION

### WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Corrections Per PSC Audit (G)	Retirements (e)	Current Year (f)
351 352 353 354 355 357 360 361 362 363 364 365 370 371 380 381 382 389 390 391 392 393 394 395 396 397 398	Organization	\$ 2,411 1,579 3,140 	5,100	\$	\$	\$ 2,411
	Total Wastewater Plant	\$236,751	\$5,100	\$0	\$0	\$241,851_*

<sup>\*</sup> This amount should tie to sheet F-5.

G REFLECTS CORRECTIONS RECOMMENDED FROM PSC RATE CASE AUDIT

YEAR OF REPORT DECEMBER 31, 2004

UTILITY NAME: BFF CORP.

# ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

						ou oito outo			Accum. Depr.
		Average Service	Average Salvage	Depr.	Accumulated Depreciation	From PSC			Balance End of Year
Acct.	Account	Life in Years	in Percent	Rate Applied	Balance Previous Year	Audit	Debits	Credits	(f-g+h=i)
(a)	(q)	(c)	(p)	(e)	(i)	(6)	(8)		
			%		\$	\$	\$	09	\$
351	Organizational	40		2.50%	633			8	0
352	Franchises	27	%	3.70%	29			226	255
355	Structures and improvement Power Generation Equipment				77			4.086	18,127
360	Collection Sewers - Force	27	%	3.70%	14,041			1,944	46,522
361	Collection Sewers - Gravity	37	%	2.70%	1,729			410	2,139
363	Services to Customers	35	%	2.86%	1,065				0
364	Flow Measuring Devices		%	7000	00			-	44
365	Flow Measuring Installations	35	%	2.86%	9 606			789	3,485
370	Receiving Wells	25	%	4.00%	2,030				
371	Pumping Equipment		8						j
380	Treatment and Disposal	٦,	%	%29					0
	Equipment	2	%						0
381	Plant Sewers	30	%	3.33%					0
389	Other Plant and Miscellaneous								0
	Equipment		%						
330	Office Furniture and		6						0
	Equipment		0/0						
391	Transportation Equipment		%						
392	Stores Equipment								•
285	Tourisment		%						
394	Laboratory Equipment		%						
395	ment		%						
396	Communication Equipment		%						0
	PSC Adjustment		%						
398	Other Tangible Plant		%						
	Totals			-	\$ 64,804	0 \$	9	\$ 7,703	\$ 72,507
	d								

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

J REFLECTS CORRECTIONS RECOMMENDED FROM PSC RATE CASE AUDIT

YEAR OF REPORT	
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### WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	s
701	Salaries and Wages - CimployeesSalaries and Wages - Officers, Directors, and Majority Stockholders	6,000
703 704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	19,742
711	Sludge Removal Expense	
715	Purchased Power	1,531
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	471
730	Contractual Services:	
, , ,	Billing	6,040
	Professional	1,295
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	120
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses - MAINTENANCE	2.609
	Total Wastewater Operation And Maintenance Expense	\$37,808_*
1	* This amount should tie to Sheet F-3.	

### **WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)		umber of quivalents (c x e) (f)
Residential Service All meter sizes  General Service  5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" 3" Unmetered Customers Other (Specify)	D D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	106		111
** D = Displacement C = Compound T = Turbine		Total	106	111	111_

YEAR OF REPORT DECEMBER 31, 2004

### **PUMPING EQUIPMENT**

		·					
Lift Station Number Make or Type and namepl data on pump	ate	1 1	2 PEABODY BARNES	3 PEABODY BARNES			
Year installed Rated capacity Size							
Power:  Electric  Mechanical  Nameplate data of motor_			ELECTRIC	<u>ELECTR</u> IC	<u>ELECT</u> RIO 	<u>ELECT</u> RIO 	
		SERVICE CON	NECTIONS				
Size (inches)							
Type (PVC, VCP, etc.) Average length Number of active service							
connections Beginning of year							
Added during year Retired during year End of year							
Give full particulars conce inactive connections							
		COLLECTING A	ND FORCE	MAINS			
	Со	llecting Mains			Force	Mains	,
Size (inches) Type of main Length of main (nearest	8" PVC			4" PVC			
foot) Begining of year Added during year	<u>8189</u> <u>8189</u>			2063 2063 7500			
Retired during year End of year	8189			9563			
		MANH	IOLES			_	
	Size (inches) Type of Manhole_ Number of Manhole Beginning of year Added during year Retired during year	CONCRETE bles: ar 32 ear ear					
1	End of Year	32			l		

UTILITY NAME: BFF CORP.

YEAR OF REPORT
DECEMBER 2004

	DLO	EIVIDEN 2004
TREATM	MENT PLANT	·
MASTER LIFT STA	TION PUMPS	
PUMPING WASTEWA	TER STATISTICS	
Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
558 685 556 1,255 736 711 786 631 415 560 490 551		558 685 556 1,255 736 711 786 631 415 560 490 551
	### PUMPING WASTEWA*	### TREATMENT PLANT

UTILITY NAME: BFF CORP.

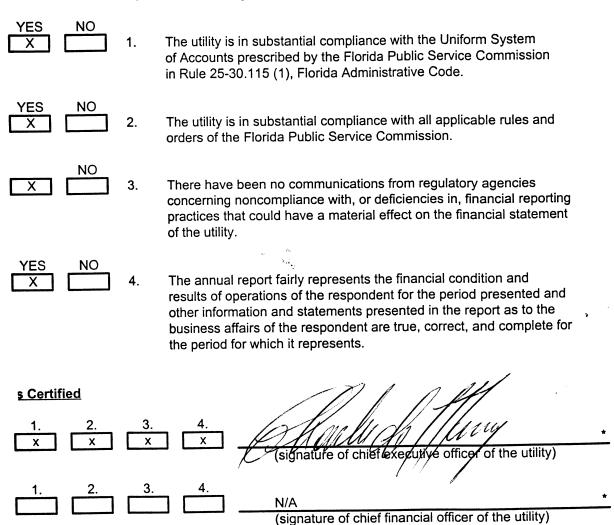
YEAR OF REPORT DECEMBER 31, 2004

### GENERAL WASTEWATER SYSTEM INFORMATION

. Present number of ERCs* now being served.	78
2. Maximum number of ERCs* which can be served.	57
3. Present system connection capacity (in ERCs*) using existing lines.	57
4. Future connection capacity (in ERCs*) upon service area buildout.	57
5. Estimated annual increase in ERCs*.	1
<ol><li>Describe any plans and estimated completion dates for any enlargements or in NONE</li></ol>	
7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse provided to each, if known.  NA	use end users and the amount of
8. If the utility does not engage in reuse, has a reuse feasibility study been comp	leted? NO
If so, when?	
9. Has the utility been required by the DEP or water management district to imple	ement reuse? NO
If so, what are the utility's plans to comply with this requirement?	
10. When did the company last file a capacity analysis report with the DEP?	1999
11. If the present system does not meet the requirements of DEP rules, submit the	ne following:
NA <ul> <li>a. Attach a description of the plant upgrade necessary to meet the DEP</li> <li>b. Have these plans been approved by DEP?</li> </ul>	
d. Attach plans for funding the required ungrading	
e. Is this system under any Consent Order with DEP?	YES
12. Department of Environmental Protection ID # FLA01069	99-001
<ul> <li>An ERC is determined based on one of the following methods:         <ul> <li>(a) If actual flow data are available from the proceding 12 months:</li> <li>Divide the total annual single family residence (SFR) gallons sold by the average number of single family reside period and divide the result by 365 days.</li> </ul> </li> </ul>	rerage number of single family nnce customers for the same

### CERTIFICATION OF ANNUAL REPORT

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



\* 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.