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CLASS "A" OR "B"

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

ANNUAL REPORT

OF

SU674-04-AR
Don Huprich
Hunter's Ridge Utility Co. of Lee County
12500 Hunters Ridge Drive
Bonita Springs, FL 34135-3401

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED December 31, 2004

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EXECUTIVE SUMMARY

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT
December 31, 2004

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) *

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

Arnold G. Huprich

(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
December 31, 2004

HUNTERS RIDGE UTILITY CO. OF LEE COUNTY
(Exact Name of Utility)

County: LEE

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

12500 HUNTERS RIDGE DRIVE
BONITA SPRINGS, FL. 34135

Telephone: (239) 992-4900

E Mail Address: NONE

WEB Site: NONE

Sunshine State One-Call of Florida, Inc. Member Number NOT APPLICABLE ("N/A")

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

BARRY K. ASMUS, CPA
c/o BARRY K. ASMUS, CPA, PA
515 N.E. 101 STREET
MIAMI SHORES, FL. 33138

Telephone: (305) 759-0000

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

12500 HUNTERS RIDGE DRIVE
BONITA SPRINGS, FL. 34135

Telephone: (239) 992-4900

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

N/A

Date of original organization of the utility: 5/1/91

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.	ALFRED P. MOORE	25.00%
2.	JAMES H. STREET	12.50%
3.	MARCUS A. STREET	12.50%
4.	GAYNELL FOWLER	25.00%
5.	BBA DEVELOPMENT CORP.	25.00%
6.		
7.		
8.		
9.		
10.		

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

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. The Utility Company was incorporated in May of 1991 to provide sewer service to the Hunters Ridge development located in Lee County, Florida.
- B. The Utility Company provides sewer service to the residents and country club of the Hunters Ridge development in Lee County, Florida and provides spray irrigation effluent disposal to the development's golf course.
- C. The Utility Company's major objective is to provide high quality sewer service to the residents at a reasonable price.
- D. There is only one (1) operating division - the Utility Company.
- E. The projected growth expectations is 40 units per year until the development is built out.
- F. There are no major transactions that have a material effect on the Utility's operations.

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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PARENT / AFFILIATE ORGANIZATION CHART

Current as of DECEMBER 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).

BBA DEVELOPMENT CORP. - PARENT/AFFILIATE COMPANY
12500 HUNTERS RIDGE DRIVE
BONITA SPRINGS, FL. 34135

- OWNERS - ALFRED P. MOORE - 33.00%
- GAYNELL FOWLER - 33.00%
- JAMES H. STREET - 17.00%
- MARCUS A. STREET - 17.00%

BBA DEVELOPMENT CORP. - PARENT/AFFILIATE COMPANY
d/b/a HUNTERS RIDGE COUNTRY CLUB
12500 HUNTERS RIDGE DRIVE
BONITA SPRINGS, FL. 34135

- OWNERS - ALFRED P. MOORE - 33.34%
- GAYNELL FOWLER - 33.33%
- H.A. STREET - 33.33%

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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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)
H.A. STREET	PRESIDENT	5.00%	\$ 0
DONALD G. HUPRICH	VP / TREAS.	25.00%	SEE (1) BELOW
GAYNELL FOWLER	SECRETARY	5.00%	0
(1) MR. HUPRICH'S COMPENSATION IS INCLUDED IN THE ADMINISTRATIVE MANAGEMENT FEE (ACCT. 401.734.2) PAID TO BBA DEVELOPMENT CORP. BY THE UTILITY COMPANY.			

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)
H.A. STREET	DIRECTOR / PRESIDENT	6	\$ 0
DONALD G. HUPRICH	DIRECTOR / VP / TREAS.	6	SEE (1) ABOVE
GAYNELL FOWLER	DIRECTOR / SECRETARY	6	0

FINANCIAL SECTION

UTILITY NAME: **HUNTERS RIDGE UTILITY CO. OF LEE COUNTY**

YEAR OF REPORT
December 31, 2004

**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	\$ 1,078,286	\$ 1,078,286
108-110	Less: Accumulated Depreciation and Amortization	F-8	609,707	659,586
Net Plant			\$ 468,579	\$ 418,700
114-115	Utility Plant Acquisition adjustment (Net)	F-7	0	0
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 468,579	\$ 418,700
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	\$ 0	\$ 0
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property			\$	\$
123	Investment In Associated Companies	F-10	0	0
124	Utility Investments	F-10	0	0
125	Other Investments	F-10	0	0
126-127	Special Funds	F-10	0	0
Total Other Property & Investments			\$ 0	\$ 0
CURRENT AND ACCRUED ASSETS				
131	Cash		\$ 13,509	\$ 4,022
132	Special Deposits	F-9	0	0
133	Other Special Deposits	F-9	0	0
134	Working Funds		0	0
135	Temporary Cash Investments		0	0
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	55,843	42,973
145	Accounts Receivable from Associated Companies	F-12	325,000	325,000
146	Notes Receivable from Associated Companies	F-12	0	0
151-153	Material and Supplies		0	0
161	Stores Expense		0	0
162	Prepayments		0	0
171	Accrued Interest and Dividends Receivable		0	0
172 *	Rents Receivable		0	0
173 *	Accrued Utility Revenues		0	0
174	Misc. Current and Accrued Assets	F-12	0	0
Total Current and Accrued Assets			\$ 394,352	\$ 371,995

* Not Applicable for Class B Utilities

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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**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	\$ 0	\$ 0
182	Extraordinary Property Losses	F-13	0	0
183	Preliminary Survey & Investigation Charges		0	0
184	Clearing Accounts		0	0
185 *	Temporary Facilities		0	0
186	Misc. Deferred Debits	F-14	23,329	15,810
187 *	Research & Development Expenditures		0	0
190	Accumulated Deferred Income Taxes		0	0
	Total Deferred Debits		\$ 23,329	\$ 15,810
	TOTAL ASSETS AND OTHER DEBITS		\$ 886,260	\$ 806,505

* Not Applicable for Class B Utilities

<p><u>NOTES TO THE BALANCE SHEET</u></p> <p>The space below is provided for important notes regarding the balance sheet.</p>
--

**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	0	0
202,205 *	Capital Stock Subscribed		0	0
203,206 *	Capital Stock Liability for Conversion		0	0
207 *	Premium on Capital Stock		0	0
209 *	Reduction in Par or Stated Value of Capital Stock		0	0
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock		0	0
211	Other Paid - In Capital		1,153,400	1,153,400
212	Discount On Capital Stock		0	0
213	Capital Stock Expense		0	0
214-215	Retained Earnings	F-16	(554,686)	(617,497)
216	Reacquired Capital Stock		0	0
218	Proprietary Capital (Proprietorship and Partnership Only)		0	0
Total Equity Capital			\$ 599,714	\$ 536,903
LONG TERM DEBT				
221	Bonds	F-15	0	0
222 *	Reacquired Bonds		0	0
223	Advances from Associated Companies	F-17	0	0
224	Other Long Term Debt	F-17	0	0
Total Long Term Debt			\$ 0	\$ 0
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		51,195	25,198
232	Notes Payable	F-18	0	0
233	Accounts Payable to Associated Companies	F-18	13,201	13,201
234	Notes Payable to Associated Companies	F-18	0	0
235	Customer Deposits		82	82
236	Accrued Taxes	W/S-3	9,950	5,097
237	Accrued Interest	F-19	0	0
238	Accrued Dividends		0	0
239	Matured Long Term Debt		0	0
240	Matured Interest		0	0
241	Miscellaneous Current & Accrued Liabilities	F-20	0	0
Total Current & Accrued Liabilities			\$ 74,428	\$ 43,578

* 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	\$ 0	\$ 0
252	Advances For Construction	F-20	0	0
253	Other Deferred Credits	F-21	0	0
255	Accumulated Deferred Investment Tax Credits		0	0
Total Deferred Credits			\$ <u>0</u>	\$ <u>0</u>
OPERATING RESERVES				
261	Property Insurance Reserve		\$ 0	\$ 0
262	Injuries & Damages Reserve		0	0
263	Pensions and Benefits Reserve		0	0
265	Miscellaneous Operating Reserves		0	0
Total Operating Reserves			\$ <u>0</u>	\$ <u>0</u>
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ 330,600	\$ 361,000
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(118,482)	(134,976)
Total Net C.I.A.C.			\$ <u>212,118</u>	\$ <u>226,024</u>
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ 0	\$ 0
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		0	0
283	Accumulated Deferred Income Taxes - Other		0	0
Total Accumulated Deferred Income Tax			\$ <u>0</u>	\$ <u>0</u>
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ <u>886,260</u>	\$ <u>806,505</u>

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)	\$ 221,118	\$ 236,545
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		
Net Operating Revenues			\$ 221,118	\$ 236,545
401	Operating Expenses	F-3(b)	\$ 222,937	\$ 254,862
403	Depreciation Expense:	F-3(b)	\$ 49,879	\$ 49,879
	Less: Amortization of CIAC	F-22	15,671	16,494
Net Depreciation Expense			\$ 34,208	\$ 33,385
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)		
408	Taxes Other Than Income	W/S-3	13,767	11,109
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
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			\$ 270,912	\$ 299,356
Net Utility Operating Income			\$ (49,794)	\$ (62,811)
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			
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ (49,794)	\$ (62,811)

* For each account, Column e should agree with Cloumns 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)
\$ N/A	\$ 236,545	\$ N/A
\$ _____	\$ 236,545	\$ _____
\$ _____	\$ 254,862	\$ _____
_____	49,879 16,494	_____
\$ _____	\$ 33,385	\$ _____
_____ _____ _____ _____ _____ _____ _____	_____ _____ 11,109 _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
\$ _____	\$ 299,356	\$ _____
\$ _____	\$ (62,811)	\$ _____
_____ _____ _____	_____ _____ _____	_____ _____ _____
\$ _____	\$ (62,811)	\$ _____

* 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)]			\$ (49,794)	\$ (62,811)
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		_____	_____
421	Nonutility Income		_____	_____
426	Miscellaneous Nonutility Expenses		_____	_____
Total Other Income and Deductions			\$ _____ 0	\$ _____ 0
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			\$ _____ 0	\$ _____ 0
INTEREST EXPENSE				
427	Interest Expense	F-19	\$ _____	\$ _____
428	Amortization of Debt Discount & Expense	F-13	_____	_____
429	Amortization of Premium on Debt	F-13	_____	_____
Total Interest Expense			\$ _____ 0	\$ _____ 0
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ _____	\$ _____
434	Extraordinary Deductions		_____	_____
409.30	Income Taxes, Extraordinary Items		_____	_____
Total Extraordinary Items			\$ _____ 0	\$ _____ 0
NET INCOME			\$ (49,794)	\$ (62,811)

Explain Extraordinary Income:

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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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	\$ N/A	\$ 1,078,286
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8		659,586
110	Accumulated Amortization	F-8		0
271	Contributions In Aid of Construction	F-22		361,000
252	Advances for Construction	F-20		
Subtotal			\$ _____	\$ 57,700
272	Add: Accumulated Amortization of Contributions in Aid of Construction	F-22		134,976
Subtotal			\$ _____	\$ 192,676
114	Plus or Minus: Acquisition Adjustments (2)	F-7		0
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		0
	Working Capital Allowance (3)			31,858
	Other (Specify): _____ _____ _____			
RATE BASE			\$ _____	\$ 224,534
NET UTILITY OPERATING INCOME			\$ _____	\$ (62,811)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			_____	-27.97%

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	\$ 536,903	99.98%	9.68%	9.68%
Preferred Stock				
Long Term Debt				
Customer Deposits	82	0.02%		0.00%
Tax Credits - Zero Cost				
Tax Credits - Weighted Cost				
Deferred Income Taxes				
Other (Explain)				
Total	\$ <u>536,985</u>	<u>100.00%</u>		<u>9.68%</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>9.68%</u>
Commission order approving Return on Equity:	<u>CURRENT LEVERAGE FORMULA</u>

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate:	<u>N/A</u>
Commission order approving AFUDC rate:	<u>N/A</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: **HUNTERS RIDGE UTILITY CO. OF LEE COUNTY**

YEAR OF REPORT December 31, 2004
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**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	\$ N/A	\$ 1,078,286	\$ N/A	\$ 1,078,286
102	Utility Plant Leased to Other	_____	_____	_____	_____
103	Property Held for Future Use	_____	_____	_____	_____
104	Utility Plant Purchased or Sold	_____	_____	_____	_____
105	Construction Work in Progress	_____	_____	_____	_____
106	Completed Construction Not Classified	_____	_____	_____	_____
	Total Utility Plant	\$ _____	\$ 1,078,286	\$ _____	\$ 1,078,286

**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	\$ N/A	\$ 0	\$ N/A	\$ 0
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	Total Plant Acquisition Adjustments	\$ _____	\$ 0	\$ _____	\$ 0
115	Accumulated Amortization	\$ _____	\$ 0	\$ _____	\$ 0
		_____	_____	_____	_____
		_____	_____	_____	_____
		_____	_____	_____	_____
	Total Accumulated Amortization	\$ _____	\$ 0	\$ _____	\$ 0
	Net Acquisition Adjustments	\$ _____	\$ 0	\$ _____	\$ 0

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	\$ N/A	\$ 609,707	\$ N/A	\$ 609,707
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ _____	\$ 49,879	\$ _____	\$ 49,879
Account 108.2 (2)	_____	_____	_____	_____
Account 108.3 (2)	_____	_____	_____	_____
Other Accounts (specify):				
_____	_____	_____	_____	_____
Salvage	_____	_____	_____	_____
Other Credits (Specify):				
_____	_____	_____	_____	_____
Total Credits	\$ _____	\$ 49,879	\$ _____	\$ 49,879
Debits during year:				
Book cost of plant retired	_____	_____	_____	_____
Cost of Removal	_____	_____	_____	_____
Other Debits (specify):				
_____	_____	_____	_____	_____
Total Debits	\$ _____	\$ _____	\$ _____	\$ _____
Balance end of year	\$ _____	\$ <u>659,586</u>	\$ _____	\$ <u>659,586</u>
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$ _____	\$ 0	\$ _____	\$ 0
Credit during year:				
Accruals charged to:				
Account 110.2 (2)	\$ _____	\$ _____	\$ _____	\$ _____
Other Accounts (specify):				
_____	_____	_____	_____	_____
Total credits	\$ _____	\$ _____	\$ _____	\$ _____
Debits during year:				
Book cost of plant retired	_____	_____	_____	_____
Other debits (specify):				
_____	_____	_____	_____	_____
Total Debits	\$ _____	\$ _____	\$ _____	\$ _____
Balance end of year	\$ _____	\$ <u>0</u>	\$ _____	\$ <u>0</u>

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

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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**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)
_____	\$ _____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total	\$ <u>0</u>	_____	\$ <u>0</u>

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)
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Nonutility Property	\$ <u>0</u>	\$ _____	\$ _____	\$ <u>0</u>

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): _____ _____	\$ _____ _____
Total Special Deposits	\$ <u>0</u>
OTHER SPECIAL DEPOSITS (Account 133): _____ _____	\$ _____ _____
Total Other Special Deposits	\$ <u>0</u>

UTILITY NAME: **HUNTERS RIDGE UTILITY CO. OF LEE COUNTY**

YEAR OF REPORT December 31, 2004
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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): _____ _____ _____ _____	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____
Total Investment in Associated Companies		\$ <u>0</u>
UTILITY INVESTMENTS (Account 124): _____ _____ _____ _____	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____
Total Utility Investment		\$ <u>0</u>
OTHER INVESTMENTS (Account 125): _____ _____ _____ _____	\$ _____ _____ _____ _____	\$ _____ _____ _____ _____
Total Other Investment		\$ <u>0</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): _____ _____ _____ _____		\$ _____ _____ _____ _____
Total Special Funds		\$ <u>0</u>

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	_____	
Other	_____	
Total Customer Accounts Receivable		\$ 42,973
OTHER ACCOUNTS RECEIVABLE (Account 142):		
_____	\$ _____	
_____	_____	
_____	_____	
Total Other Accounts Receivable		\$ 0
NOTES RECEIVABLE (Account 144):		
_____	\$ _____	
_____	_____	
_____	_____	
Total Notes Receivable		\$ 0
Total Accounts and Notes Receivable		\$ 42,973
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		\$ 0
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET		\$ 42,973

**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): _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Unamortized Debt Discount and Expense	\$ _____	\$ _____ 0
UNAMORTIZED PREMIUM ON DEBT (Account 251): _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Unamortized Premium on Debt	\$ _____	\$ _____ 0

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
_____ _____ _____	\$ _____ _____ _____
Total Extraordinary Property Losses	\$ _____ 0

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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**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) <hr/> <hr/> <hr/>	\$ _____ _____ _____	\$ _____ _____ _____
Total Deferred Rate Case Expense	\$ <u>0</u>	\$ <u>0</u>
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2): OPERATING PERMIT TREATMENT PLANT PAINTING <hr/> <hr/> <hr/>	\$ 3,094 4,425 _____ _____ _____	\$ 6,960 8,850 _____ _____ _____
Total Other Deferred Debits	\$ <u>7,519</u>	\$ <u>15,810</u>
REGULATORY ASSETS (Class A Utilities: Account. 186.3): <hr/> <hr/> <hr/>	\$ _____ _____ _____	\$ _____ _____ _____
Total Regulatory Assets	\$ <u>0</u>	\$ <u>0</u>
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ <u>7,519</u>	\$ <u>15,810</u>

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON STOCK		
Par or stated value per share	%	\$ 1.00
Shares authorized		1,000
Shares issued and outstanding		1,000
Total par value of stock issued	%	\$ 1,000
Dividends declared per share for year	%	\$ 0
PREFERRED STOCK		
Par or stated value per share	%	\$ N/A
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)	
	%		\$
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ 0

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

STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
2. 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	\$ (554,686)
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	\$ (62,811)
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	\$ (617,497)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____	_____
214	Total Appropriated Retained Earnings	\$ _____
Total Retained Earnings		\$ (617,497)
Notes to Statement of Retained Earnings:		

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

**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	\$ _____		\$ _____	\$ _____	\$ _____
	_____		_____	_____	_____
	_____		_____	_____	_____
	_____		_____	_____	_____
Total Account 237.1	\$ _____ 0		\$ _____	\$ _____	\$ _____ 0
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities	\$ _____	427	\$ _____	\$ _____	\$ _____
Customer Deposits	_____		_____	_____	_____
	_____		_____	_____	_____
	_____		_____	_____	_____
Total Account 237.2	\$ _____ 0		\$ _____	\$ _____	\$ _____ 0
Total Account 237 (1)	\$ _____ 0		\$ _____	\$ _____	\$ _____ 0
INTEREST EXPENSED:					
Total accrual Account 237		237	\$ _____		
Less Capitalized Interest Portion of AFUDC:					
Net Interest Expensed to Account No. 427 (2)			\$ _____		\$ _____ 0

(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

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
--

**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): _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Regulatory Liabilities	\$ <u>0</u>	\$ <u>0</u>
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2): _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Other Deferred Liabilities	\$ <u>0</u>	\$ <u>0</u>
TOTAL OTHER DEFERRED CREDITS	\$ <u>0</u>	\$ <u>0</u>

**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> N/A </u>	\$ <u> 330,600 </u>	\$ <u> N/A </u>	\$ <u> 330,600 </u>
Add credits during year:	\$ <u> </u>	\$ <u> 30,400 </u>	\$ <u> </u>	\$ <u> 30,400 </u>
Less debit charged during the year	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
Total Contribution In Aid of Construction	\$ <u> </u>	\$ <u> 361,000 </u>	\$ <u> </u>	\$ <u> 361,000 </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> N/A </u>	\$ <u> 118,482 </u>	\$ <u> N/A </u>	\$ <u> 118,482 </u>
Debits during the year:	\$ <u> </u>	\$ <u> 16,494 </u>	\$ <u> </u>	\$ <u> 16,494 </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> 134,976 </u>	\$ <u> </u>	\$ <u> 134,976 </u>

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)

1 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.

2 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)	\$ <u>(62,811)</u>
Reconciling items for the year:		
Taxable income not reported on books:		
_____		_____
_____		_____
_____		_____
Deductions recorded on books not deducted for return:		
_____		_____
_____		_____
_____		_____
Income recorded on books not included in return:		
_____		_____
_____		_____
_____		_____
Deduction on return not charged against book income:		
_____		_____
_____		_____
_____		_____

Federal tax net income		\$ <u><u>(62,811)</u></u>
------------------------	--	---------------------------

Computation of tax :

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: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
--

SYSTEM NAME / 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-4(a)	\$ 1,078,286
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6(b)	659,586
110	Accumulated Amortization		
271	Contributions In Aid of Construction	S-7	361,000
252	Advances for Construction	F-20	
Subtotal			\$ 57,700
272	Add: Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	\$ 134,976
Subtotal			\$ 192,676
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		31,858
	Other (Specify):		
WASTEWATER RATE BASE			\$ <u>\$224,534</u>
WASTEWATER OPERATING INCOME		S-3	\$ <u>(\$62,811)</u>
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			<u>-27.97%</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: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
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SYSTEM NAME / COUNTY : _____

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	S-9(a)	\$ 236,545
530	Less: Guaranteed Revenue (and AFPI)	S-9(a)	0
	Net Operating Revenues		\$ 236,545
401	Operating Expenses	S-10(a)	\$ 254,862
403	Depreciation Expense	S-6(a)	49,879
	Less: Amortization of CIAC	S-8(a)	16,494
	Net Depreciation Expense		\$ 33,385
406	Amortization of Utility Plant Acquisition Adjustment	F-7	0
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		10,977
408.11	Property Taxes		132
408.12	Payroll Taxes		0
408.13	Other Taxes and Licenses		0
408	Total Taxes Other Than Income		\$ 11,109
409.1	Income Taxes		0
410.10	Deferred Federal Income Taxes		0
410.11	Deferred State Income Taxes		0
411.10	Provision for Deferred Income Taxes - Credit		0
412.10	Investment Tax Credits Deferred to Future Periods		0
412.11	Investment Tax Credits Restored to Operating Income		0
	Utility Operating Expenses		\$ 299,356
	Utility Operating Income		\$ (62,811)
530	Add Back: Guaranteed Revenue (and AFPI)	S-9(a)	\$ 0
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ <u>(\$62,811)</u>

YEAR OF REPORT
December 31, 2004

UTILITY NAME: **HUNTERS RIDGE UTILITY CO. OF LEE COUNTY**

SYSTEM NAME / COUNTY : _____

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$ 104,811	\$	\$	\$ 104,811
352	Franchises	0			0
353	Land and Land Rights	32,329			32,329
354	Structures and Improvements	78,509			78,509
355	Power Generation Equipment	0			0
360	Collection Sewers - Force	14,119			14,119
361	Collection Sewers - Gravity	274,729			274,729
362	Special Collecting Structures	0			0
363	Services to Customers	41,714			41,714
364	Flow Measuring Devices	0			0
365	Flow Measuring Installations	0			0
366	Reuse Services	0			0
367	Reuse Meters and Meter Installations	0			0
370	Receiving Wells	11,000			11,000
371	Pumping Equipment	47,147			47,147
374	Reuse Distribution Reservoirs	0			0
375	Reuse Transmission and Distribution System	0			0
380	Treatment and Disposal Equipment	464,514			464,514
381	Plant Sewers	0			0
382	Outfall Sewer Lines	0			0
389	Other Plant Miscellaneous Equipment	0			0
390	Office Furniture and Equipment	7,414			7,414
391	Transportation Equipment	2,000			2,000
392	Stores Equipment	0			0
393	Tools, Shop and Garage Equipment	0			0
394	Laboratory Equipment	0			0
395	Power Operated Equipment	0			0
396	Communication Equipment	0			0
397	Miscellaneous Equipment	0			0
398	Other Tangible Plant	0			0
Total Wastewater Plant		\$ 1,078,286	\$	\$	\$ 1,078,286

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

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

SYSTEM NAME / COUNTY : _____

WASTEWATER UTILITY PLANT MATRIX								
ACCT. NO.	ACCOUNT NAME (b)	.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 (i)	.7 GENERAL PLANT (k)
351	Organization	\$ 104,811						
352	Franchises							
353	Land and Land Rights							
354	Structures and Improvements				32,329			
355	Power Generation Equipment				78,509			
360	Collection Sewers - Force		14,119					
361	Collection Sewers - Gravity		274,729					
362	Special Collecting Structures							
363	Services to Customers		41,714					
364	Flow Measuring Devices							
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			11,000				
371	Pumping Equipment			47,147				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System							
380	Treatment and Disposal Equipment				464,514			
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant Miscellaneous Equipment							7,414
390	Office Furniture and Equipment							2,000
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Total Wastewater Plant	\$ 104,811	\$ 330,562	\$ 58,147	\$ 575,352	\$	\$	\$ 9,414

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

UTILITY NAME:

HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT

December 31, 2004

SYSTEM NAME / 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)
351	Organization	40	0	2.500%
354	Structures and Improvements	27	0	3.704%
360	Collection Sewers - Force	27	0	3.704%
361	Collection Sewers - Gravity	40	0	2.500%
362	Special Collecting Structures			
363	Services to Customers	35	0	2.857%
364	Flow Measuring Devices			
365	Flow Measuring Installations			
366	Reuse Services			
367	Reuse Meters and Meter Installations			
370	Receiving Wells	25	0	4.000%
371	Pumping Equipment	15	0	6.667%
375	Reuse Transmission and Distribution System			
380	Treatment and Disposal Equipment	15	0	6.667%
381	Plant Sewers			
382	Outfall Sewer Lines			
389	Other Plant Miscellaneous Equipment			
390	Office Furniture and Equipment	6	0	16.667%
391	Transportation Equipment	5	0	20.000%
392	Stores Equipment			
393	Tools, Shop and Garage Equipment			
394	Laboratory Equipment			
395	Power Operated Equipment			
396	Communication Equipment			
397	Miscellaneous Equipment			
398	Other Tangible Plant			
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: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

SYSTEM NAME / COUNTY :

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO.	ACCOUNT NAME	BALANCE AT BEGINNING OF YEAR	ACCRUALS	OTHER CREDITS *	TOTAL CREDITS (d + e)
(a)	(b)	(c)	(d)	(e)	(f)
351	Organization	\$ 30,910	\$ 2,620		\$ 2,620
354	Structures and Improvements	34,540	2,908		2,908
360	Collection Sewers - Force	7,060	523		523
361	Collection Sewers - Gravity	65,121	6,868		6,868
362	Special Collecting Structures	0	0		0
363	Services to Customers	16,089	1,192		1,192
364	Flow Measuring Devices	0	0		0
365	Flow Measuring Installations	0	0		0
366	Reuse Services	0	0		0
367	Reuse Meters and Meter Installations	0	0		0
370	Receiving Wells	5,940	440		440
371	Pumping Equipment	37,579	3,143		3,143
375	Reuse Transmission and Distribution System	0	0		0
380	Treatment and Disposal Equipment	406,443	30,969		30,969
381	Plant Sewers	0	0		0
382	Outfall Sewer Lines	0	0		0
389	Other Plant Miscellaneous Equipment	0	0		0
390	Office Furniture and Equipment	5,625	816		816
391	Transportation Equipment	400	400		400
392	Stores Equipment	0	0		0
393	Tools, Shop and Garage Equipment	0	0		0
394	Laboratory Equipment	0	0		0
395	Power Operated Equipment	0	0		0
396	Communication Equipment	0	0		0
397	Miscellaneous Equipment	0	0		0
398	Other Tangible Plant	0	0		0
Total Depreciable Wastewater Plant in Service		\$ 609,707	\$ 49,879	\$	\$ 49,879

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

YEAR OF REPORT
December 31, 2004

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

SYSTEM NAME / COUNTY :

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO.	ACCOUNT NAME	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i)	BALANCE AT END OF YEAR (c+f-j) (k)
351	Organization	\$	\$	\$	\$	\$ 33,530
354	Structures and Improvements					37,448
360	Collection Sewers - Force					7,583
361	Collection Sewers - Gravity					71,989
362	Special Collecting Structures					0
363	Services to Customers					17,281
364	Flow Measuring Devices					0
365	Flow Measuring Installations					0
366	Reuse Services					0
367	Reuse Meters and Meter Installations					0
370	Receiving Wells					6,380
371	Pumping Equipment					40,722
375	Reuse Transmission and Distribution System					0
380	Treatment and Disposal Equipment					437,412
381	Plant Sewers					0
382	Outfall Sewer Lines					0
389	Other Plant Miscellaneous Equipment					0
390	Office Furniture and Equipment					6,441
391	Transportation Equipment					800
392	Stores Equipment					0
393	Tools, Shop and Garage Equipment					0
394	Laboratory Equipment					0
395	Power Operated Equipment					0
396	Communication Equipment					0
397	Miscellaneous Equipment					0
398	Other Tangible Plant					0
Total Depreciable Wastewater Plant in Service						\$ 659,586

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

UTILITY NAME:

HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT

December 31, 2004

SYSTEM NAME / COUNTY :

**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (c)
Balance first of year		\$ <u>330,600</u>
Add credits during year:		
Contributions received from Capacity, Main Extension and Customer Connection Charges	S-8(a)	\$ <u>30,400</u>
Contributions received from Developer or Contractor Agreements in cash or property	S-8(b)	<u> </u>
Total Credits		\$ <u>30,400</u>
Less debits charged during the year (All debits charged during the year must be explained below)		\$ <u>0</u>
Total Contributions In Aid of Construction		\$ <u>361,000</u>

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

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
--

SYSTEM NAME / 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)
PLANT CAPACITY CHARGE	16	\$ 1,120	\$ 17,920
MAIN EXTENSION CHARGE	16	780	12,480
Total Credits			\$ <u>30,400</u>

**ACCUMULATED AMORTIZATION OF WASTEWATER
CONTRIBUTIONS IN AID OF CONSTRUCTION**

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 118,482
Debits during the year:	
Accruals charged to Account 272	\$ 16,494
Other debits (specify) :	
Total debits	\$ 16,494
Credits during the year (specify) :	
Total credits	\$ 0
Balance end of year	\$ <u>134,976</u>

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
--

SYSTEM NAME / 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	_____	_____	\$ _____
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	_____	_____	\$ _____
522.1	Measured Revenues: Residential Revenues	337	353	223,112
522.2	Commercial Revenues	1	1	6,690
522.3	Industrial Revenues	_____	_____	_____
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	338	354	\$ 229,802
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		338	354	\$ 229,802
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 - Spray Irrigation (Including Allowance for Funds Prudently Invested or AFPI)	_____	_____	_____
Total Other Wastewater Revenues				\$ _____

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

UTILITY NAME:

HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT

December 31, 2004

SYSTEM NAME / 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			\$ _____
540.2	Commercial Reuse Revenues			_____
540.3	Industrial Reuse Revenues			_____
540.4	Reuse Revenues From Public Authorities			_____
540.5	Other Revenues - Spray Irrigation	1	1	6,743
540	Total Flat Rate Reuse Revenues	1	1	\$ 6,743
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			\$ 0
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				\$ 6,743
Total Wastewater Operating Revenues				\$ 236,545

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

YEAR OF REPORT
December 31, 2004

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

SYSTEM NAME / COUNTY: _____

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	CURRENT YEAR	.1 COLLECTION EXPENSES- OPERATIONS	.2 COLLECTION EXPENSES- MAINTENANCE	.3 PUMPING EXPENSES - OPERATIONS	.4 PUMPING EXPENSES - MAINTENANCE	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
		\$	\$	\$	\$	\$	\$	\$
701	Salaries and Wages - Employees	0						
703	Salaries and Wages - Officers, Directors and Majority Stockholders	0						
704	Employee Pensions and Benefits	0						
710	Purchased Sewage Treatment	0						
711	Sludge Removal Expense	10,890					10,890	
715	Purchased Power	13,753					13,753	
716	Fuel for Power Production	0						
718	Chemicals	4,331					4,331	
720	Materials and Supplies	7,409					7,409	
731	Contractual Services-Engineering	6,959					6,959	
732	Contractual Services - Accounting	10,977						
733	Contractual Services - Legal	0						
734	Contractual Services - Mgt. Fees	139,361					97,361	
735	Contractual Services - Testing	14,092					14,092	
736	Contractual Services - Other	0						
741	Rental of Building/Real Property	0						
742	Rental of Equipment	0						
750	Transportation Expenses	0						
756	Insurance - Vehicle	0						
757	Insurance - General Liability	4,698					4,698	
758	Insurance - Workman's Comp.	0						
759	Insurance - Other	0						
760	Advertising Expense	0						
766	Regulatory Commission Expenses	0						
767	- Amortization of Rate Case Expense	0						
770	Regulatory Commission Exp.-Other	0						
770	Bad Debt Expense	0						
775	Miscellaneous Expenses	42,392					7,701	33,910
Total Wastewater Utility Expenses		\$ 254,862	\$	\$	\$	\$	\$ 167,194	\$ 33,910

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

SYSTEM NAME / COUNTY : _____

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.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						
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						
732	Contractual Services - Accounting		10,977				
733	Contractual Services - Legal						
734	Contractual Services - Mgt. Fees		42,000				
735	Contractual Services - Testing						
736	Contractual Services - Other						
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						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses	513	268				
	Total Wastewater Utility Expenses	\$ 513	\$ 53,245	\$	\$	\$	\$

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
--

SYSTEM NAME / COUNTY : _____

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	353	353.0
5/8"	Displacement	1.0		
3/4"	Displacement	1.5	1	1.5
1"	Displacement	2.5		
1 1/2"	Displacement or Turbine	5.0		
2"	Displacement, Compound or Turbine	8.0	1	8.0
3"	Displacement	15.0		
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
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>362.5</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:

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

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:	
Single Family Residential Gallons -	<u>12,145,739</u>
Average Number of Single Family Residential Customers	<u>345</u>
Annual Gallons per Single Family Residential Customer	<u>35,205</u>
Gallons Per Day per Single Family Residential Customer	<u>96</u>

UTILITY NAME: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

YEAR OF REPORT December 31, 2004
--

SYSTEM NAME / COUNTY : _____

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	79,000	_____	_____
Basis of Permit Capacity (1)	AADF	_____	_____
Manufacturer	ALLEN'S ENVIRONMENTAL	_____	_____
Type (2)	EXTENDED AERATION	_____	_____
Hydraulic Capacity	79,000	_____	_____
Average Daily Flow	37,727	_____	_____
Total Gallons of Wastewater Treated	13,770,239	_____	_____
Method of Effluent Disposal	GOLF COURSE SPRAY IRRIG.	_____	_____

(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: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY

SYSTEM NAME / COUNTY : _____

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 362.5
2. Maximum number of ERCs* which can be served 405
3. Present system connection capacity (in ERCs*) using existing lines 421
4. Future connection capacity (in ERCs*) upon service area buildout 74.5
5. Estimated annual increase in ERCs* 40
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
NONE
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. HUNTERS RIDGE GOLF COURSE - .200(MGD) AND GREENBELTS & COMMUNITY COMMON AREAS - QUANTITY UNKNOWN.
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? 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? APRIL, 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. N/A
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading. _____
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # FLA 014541 - 002 - DWZP

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

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class A & B**

**Company: HUNTERS RIDGE UTILITY CO. OF LEE COUNTY
For the Year Ended December 31, 2004**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. S-9	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate Revenues (521.1 - 521.6)	\$ _____	\$ _____	\$ _____
Total Measured Revenues (522.1 - 522.5)	<u>229,802</u>	<u>229,802</u>	<u>0</u>
Revenues from Public Authorities (523)	_____	_____	_____
Revenues from Other Systems (524)	_____	_____	_____
Interdepartmental Revenues (525)	_____	_____	_____
Total Other Wastewater Revenues (530 - 536)	_____	_____	_____
Reclaimed Water Sales (540.1 - 544)	<u>6,743</u>	<u>6,743</u>	<u>0</u>
Total Wastewater Operating Revenue	\$ 236,545	\$ 236,545	\$ 0
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 236,545	\$ 236,545	\$ 0

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule S-9 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).