

CLASS "C"

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

SU877-04-AR
The Vantage Development Corporation
1595 S.E. 32nd Avenue
Okeechobee, FL 34974-6522

Submitted To The

STATE OF FLORIDA



05 JUL 21 PM 1:30
ECONOMIC REGULATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION



Water and Wastewater Utility Operations, Maintenance, Engineering, Management

July 18, 2005

**Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

**RE: Vantage Oaks Wastewater Treatment Facility
Initial Annual Report
SU877-04-AR**

Dear Commission:

Recently we were contacted by Vantage Development to assist with the enclosed initial annual report, self prepared with assistance from the staff of U.S. Water Services Corporation. As you are aware, this facility was regulated by Okeechobee County until May of 2004, at which time the facility became governed by regulation in accordance with the Florida Public Service Commission. The history of the utility system appears that it has been managed in a casual manner as reporting requirements for Okeechobee County were virtually non-existent.

Upon review of the data required to file the 2004 annual report, we found that the utility financial records are co-mingled with the total business activity of the Vantage Development Corporation, as the utility system is not held as a separate entity. Rate base has never been established in accordance with established methods. In preparation of the enclosed report, not all financial records were available and corporate tax returns were not reviewed. U.S. Water Services has a pre-established utility operating contract in relation to this facility and therefore has knowledge as to the direct cost to operate the wastewater treatment system. Conservative estimates were used when required to establish administrative expense in relation to facility operation and other shared expense. All income is reported as calculated by the Vantage Development Corporation staff.

We have suggested to Mr. Hazellief, President of Vantage Development Corporation, that under the current circumstances it would be proper to file for a Staff Assisted Rate Case (SARC) once the annual report is officially received by the PSC. The utility was built in the mid to late 1970's and although it has not changed owners since that time, much of the records are no longer available. Recent improvements were made in 2004 as required by the FDEP. Proper base and fees need official review.

**4939 Cross Bayou Boulevard * New Port Richey * Florida * 34652
Tel: 727-848-8292 Fax: 727-848-7701 Toll Free: 866-753-8292**

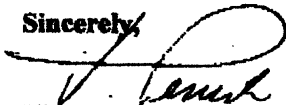
CGC003307 * CUC1223914 * QB26776

**Page Two
PSC / Vantage Oaks
7/18/05**

Mr. Hazellief has asked that we assist in filing the SARC and also to meet again with his staff and independent accountant to review reporting requirements and establish record keeping priorities. We look forward to assisting Mr. Hazellief, working with his staff and the PSC as needed in order to establish the utility base and records in the proper manner.

In the meantime, please do not hesitate to contact me if further discussion is required. I understand that Mr. Hazellief and his staff will be out of the office intermittently over the next 2-3 weeks and I will be glad to assist if needed.

Sincerely,



**Victoria Penick
Vice President**

**CC: Vantage Development Corp
Gary Deremer**

REPORT OF

THE VANTAGE DEVELOPMENT CORPORATION

(EXACT NAME OF UTILITY)

1595 S.E. 32nd Avenue Okeechobee, Florida 34974 Mailing Address	S.E. 40th Avenue Okeechobee, Florida 34974 Street Address County
Telephone Number (863) 763-4892	Date Utility First Organized 1976
Fax Number (863) 763-4892	E-mail Address
Sunshine State One-Call of Florida, Inc. Member No.	

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

Individual
 Sub Chapter S Corporation
 1120 Corporation
 Partnership

Name, Address and phone where records are located: 1595 S.E. 32nd Avenue
Okeechobee, Florida 34974

Name of subdivisions where services are provided: The Vantage Development Corporation
Vantage Oaks RV Park

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Joe Hazellief	President	1595 S.E. 32nd Ave. Okeechobee, FL 34974	\$8,250.00 monthly (dividend)
Person who prepared this report: Debbie Strenth	Bookkeeper	1595 S.E. 32nd Ave. Okeechobee, FL 34974	\$150.00/weekly
Officers and Managers: Joe Hazellief	President/Director	1595 S.E. 32nd Ave. Okeechobee, FL 34974	\$8,250.00/monthly*
Quillie J. Hazellief	VicePresident/Director		\$ -0-
Mary Lou Hodges	Secretary/Director		\$ -0-
James P. Hodges	Director		\$ 2,750.00/monthly*
			\$

* Mr. Hazellief and Mr. Hodges receive monthly dividends

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
Joe Hazellief	25%	1595 S.E. 32nd Ave. Okeechobee, FL 34974	\$8,250.00/monthly*
Quillie J. Hazellief	50%		\$ -0-
Mary Lou Hodges	12.5%		\$ -0-
James P. Hodges	12.5%		\$ 2,750.00/monthly*
			\$
			\$
			\$

* Mr. Hazellief and Mr. Hodges receive monthly dividends

UTILITY NAME: THE VANTAGE DEVELOPMENT CORPORATION

YEAR OF REPORT
DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ _____	\$ 13,938.00	(lot rental) \$ 52,315.00	\$ 66,253.00
Commercial _____		_____	11,263.00	(RV PARK) 147,952.99	159,925.99
Industrial _____		_____	-0-	(Laundry) 10.00	-0-
Multiple Family _____		_____	-0-	-0-	-0-
Guaranteed Revenues _____		_____	-0-	-0-	-0-
Other (Specify) _____		_____	-0-	-0-	-0-
Total Gross Revenue _____		\$ _____	\$ 25,201.00	\$ 200,977.99	\$ 226,178.99
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 37,648.00	\$ 7,221.00	\$ 44,869.00
Depreciation Expense _____	F-5	_____	-0-	-0-	-0-
CIAC Amortization Expense _____	F-8	_____	-0-	-0-	-0-
Taxes Other Than Income (Real Estate, Fica) _____	F-7	_____	1,613.00 174.00	46,776.21 -1,412.94	48,389.21 -1,586.94
Income Taxes _____	F-7	_____	-0-	2,286.06	2,286.06
Total Operating Expense _____		\$ _____	39,435.00	57,696.21	\$ 97,131.21
Net Operating Income (Loss) _____		\$ _____	\$ (14,234.00)	\$ 143,282.78	\$ 129,047.78
Other Income:					
Nonutility Income _____		\$ _____	\$ -0-	\$ -0-	\$ -0-
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ -0-	\$ -0-	\$ -0-
Interest Expense _____		_____	-0-	-0-	-0-
Net Income (Loss) _____		\$ _____	\$ (14,234.00)	\$ 143,282.78	\$ 129,047.78

UTILITY NAME: VANTAGE DEVELOPMENT CORP.

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET Total Corporation

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>65,030</u>	\$ <u>65,030</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>65,030</u>	<u>65,030</u>
Net Utility Plant -----		\$ <u>-</u>	\$ <u>-</u>
Cash -----		<u>68,601</u>	<u>50,410</u>
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
LAND, BLDG & EQUIP - NET -----		<u>306,588</u>	<u>288,720</u>
Total Assets -----		\$ <u>356,998</u>	\$ <u>339,130</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>12,000</u>	<u>12,000</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	<u>344,998</u>	<u>327,130</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>356,998</u>	\$ <u>339,130</u>
Long Term Debt (224) -----	F-6	\$ _____	\$ _____
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>356,998</u>	\$ <u>339,130</u>

UTILITY NAME: VANTAGE DEVELOPMENT CORP.

YEAR OF REPORT
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ _____	\$ <u>65,030</u>	\$ _____	\$ <u>65,030</u>
Construction Work in Progress (105) _____	<i>NA</i>	_____	_____	_____
Other (Specify) ^{1) 2004} <u>WWTF Upgrades</u>	<i>NA</i>	<u>59,572.00</u>	_____	<u>59,572.00</u>
2) <u>retired (estimated)</u>	_____	<u>(12,000.00)</u>	_____	<u>(12,000.00)</u>
Total Utility Plant	\$ _____	\$ <u>112,692.00</u>	\$ _____	\$ <u>112,692.00</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>65,030</u>	\$ _____	\$ <u>65,030</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <i>NA</i>	\$ _____	\$ _____	\$ _____
Salvage _____	<i>NA</i>	_____	_____	_____
Other Credits (specify) _____	<i>NA</i>	_____	_____	_____
Total Credits _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ _____	\$ <u>65,030</u>	\$ _____	\$ <u>65,030</u>

UTILITY NAME: VANTAGE DEVELOPMENT CORP.

YEAR OF REPORT DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	10	_____
Shares authorized _____	2,000	_____
Shares issued and outstanding _____	1,200	_____
Total par value of stock issued _____	12,000	_____
Dividends declared per share for year _____	110	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ 327,130
Changes during the year (Specify):		
INCOME _____	_____	149,868
DIVIDENDS _____	_____	(132,088)
Balance end of year _____	\$ _____	\$ 344,998

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: THE VANTAGE DEVELOPMENT CORPORATION

YEAR OF REPORT DECEMBER 31, 2004

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ -0-	\$ <u>104.00</u>	\$ -0-
State income Tax _____	_____	-0-	<u>2,182.06</u>	<u>104.00*</u>
Taxes Other Than Income:				
State ad valorem tax _____	_____	-0-	-0-	-0-
Local property tax _____	_____	<u>1,613.00</u>	<u>46,776.21</u>	<u>48,389.21</u>
Regulatory assessment fee _____	_____	-0-	-0-	-0-
Other (Specify) <u>Fica</u> _____	_____	<u>174.00</u>	<u>1,412.04</u>	<u>1,586.94</u>
Total Tax Expense _____	\$ _____	\$ <u>1,787.00</u>	\$ <u>50,475.21</u>	\$ <u>52,262.21</u>

* Unemployment tax

** Sales tax

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
American Water Services Residuals Management	\$ -0-	\$ 1,599.60	Sludge Hauling
US Water Services Corp	\$ -0-	\$ 32,434.88	Plant maintenance
US Water Services Corp	\$ -0-	\$ 2,020.17	Plant maintenance
US Water Services Corp	\$ -0-	\$ 2,243.99	Plant maintenance
Fla Public Service Comm	\$ -0-	\$ 500.00	Filing fee for Grandfather certificate
US Water Services Corp	\$ -0-	\$ 6,091.00	Plant maintenance
US Water Services Corp	\$ -0-	\$ 4,624.26	Plant maintenance
US Water Services Corp	\$ -0-	\$ 2,020.17	Plant maintenance
US Water Services Corp	\$ -0-	\$ 2,206.65	Plant maintenance
American Water Services Residuals Management	\$ -0-	\$ 1,599.80	Sludge Hauling
FPL	\$ -0-	\$ 639.55	Power usage
US Water Services Corp	-0-	4,649.87	Plant maintenance

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

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 _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	_____	_____
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ _____	\$ _____	\$ _____

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

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total _____		_____	\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____	\$ _____

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	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: _____

YEAR OF REPORT
DECEMBER 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

(1) Explain below all adjustments made in Column (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**

UTILITY NAME: THE VANTAGE DEVELOPMENT CORPORATION

YEAR OF REPORT DECEMBER 31, 2004

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	*Estimated Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	_____	_____	_____	_____
354	Structures and Improvements _____	_____	53,858.00	*(12,000.00)	_____
355	Power Generation Equipment _____	_____	1,348.00	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	_____	_____	_____	_____
362	Special Collecting Structures _____	_____	2,596.00	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	1,770.00	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	_____	_____	_____	_____
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	_____	_____	_____	_____
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 _____	\$ <u>65,030.00</u>	\$ <u>59,572.00</u>	\$ <u>(12,000.00)</u>	\$ <u>112,602.00</u>

* This amount should tie to sheet F-5.

*Estimated

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	%	\$	\$		\$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
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		%	%				
	Totals				\$ 65,030.00	\$	\$	\$ 65,030.00 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 582.00
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	2,640.00
704	Employee Pensions and Benefits	-0-
710	Purchased Wastewater Treatment	-0-
711	Sludge Removal Expense	3,198.00
715	Purchased Power	3,221.00
716	Fuel for Power Production	-0-
718	Chemicals	2,986.00
720	Materials and Supplies	5,433.00
730	Contractual Services:	
	Billing	-0-
	Professional Operating Contractor	16,161.00
	Testing	1,075.00
	Other Engineering	1,852.00
740	Rents	-0-
750	Transportation Expense	-0-
755	Insurance Expense	-0-
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	500.00
770	Bad Debt Expense	-0-
775	Miscellaneous Expenses	-0-
	Total Wastewater Operation And Maintenance Expense	\$ 37,648.00 *
	* This amount should tie to Sheet F-3.	

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Number of Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	174	174	174
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers	unknown				
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			175	175	182

* Sewer Services = 175 4" Services

UTILITY NAME: THE VANTAGE DEVELOPMENT CORPORATION

YEAR OF REPORT
DECEMBER 31, 2004

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump <u>unknown at</u> this time _____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	_____	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>175</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>175</u>	_____	_____	_____	_____	_____
Added during year _____	<u>-0-</u>	_____	_____	_____	_____	_____
Retired during year _____	<u>-0-</u>	_____	_____	_____	_____	_____
End of year _____	<u>175</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections <u>unknown</u> _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	_____	<u>4"</u>	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	_____	<u>PVC</u>	_____	_____
Length of main (nearest foot) _____	<u>5,200</u>	_____	_____	_____	_____	<u>150</u>	_____	_____
Begining of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	<u>-0-</u>	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	<u>-0-</u>	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	<u>32</u>	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>-0-</u>	_____	_____	_____
Added during year _____	<u>-0-</u>	_____	_____	_____
Retired during year _____	<u>-0-</u>	_____	_____	_____
End of Year _____	_____	_____	_____	_____

Vantage Oaks Development - WWTF and Collection System		2004 Annual Report Calculations		Regulatory Account		CPA Reported / Tom O'Hare		Total Company	
INCOME 5/1-12/31/04		Residential		Commercial -RV		Park		25201	
Wastewater			13938						
Wastewater			11263						
Total Wastewater Income									
Rental Fees		Residential	52315	Commercial RV					
		Park	148663						
Total Other Income								200978	
Total Income 5/1 - 12/31/04								226179	
Percentage of Utility Income to Total Company:									11.14%
DIRECT UTILITY EXPENSE 5/1 - 12/31/04									
Salaries Employees		701							
Salaries Officers/Directors		703							
Benefits		704	0						
Purchased WW Tmnd		710	0						
Sludge Removal		711	3198						
Purchased Power		715	3221						
Chemicals		718	2986						
Materials & Supplies		720	5433						
Contract Services		730	19088						
									0
									Operating Contractor 16161
									Testing 1075
									Engineering 1852
Rents		740	0						
Transportation		750	0						
Insurance		755	0						??
Regulatory Comm		765	0						
Bad Debt		770	0						
Misc Exp		775	500						??
Misc Exp		775	0						Filing Fee PSC Grandfather Certificate
Direct Utility Expense Accrual Basis			34426						Prop Maint, Legal, Acctg ????

Vantage Oaks Development - WWTF and Collection System		Regulatory Account		Total Company		CPA Reported / Tom O'Hare	
2004 Annual Report Calculations		Regulatory Account		Total Company		CPA Reported / Tom O'Hare	
Total Company Cash Expense (8 Mo Pro-rate) Impacting Utility System:							
Salaries Employees	701	582	7600	Annually	150 p/wk office staff x 52		
Salaries Officers/Directors	703	2640	132000	Annually 3%	8250 Joe Hazellief - Pres/Director P/Mo		
Property Taxes		1613	48389	Annually 5%	2750 Mary Hodges - Sac/Director P/Mo		
Fica Taxes		174	1586.94	Annually			
Misc Expense		5009			Prop Maint, Legal, Acctg ??? Actual Unknown At This Time		
Total Expense Prorated 8 Mos		39435					
Direct Operating Loss		(14234)					
Improvements to Plant 2004 - No Depreciation Calculated for 2004							
Repairs to Manholes		2575.91					
Update Breakers - Electrical Panel		1348.97					
WWTP Upgrade		53858.00			2.5k gal tanks, two parallel flow train system, new air headers/diffusers, repiping and reconnecting appurtenance		
WWTP Flow Meter Replacement		1788.00					
2004 Improvements to Plant		59571.88					

UTILITY NAME: THE VANTAGE DEVELOPMENT CORPORATION

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: VANTAGE OAKS WWTP

TREATMENT PLANT

Manufacturer _____	<u>Defiance/Macis</u>	_____	_____
Type _____	<u>Extended Air</u>	_____	_____
"Steel" or "Concrete" _____	<u>Concrete</u>	_____	_____
Total Permitted Capacity _____	<u>.056 MGD</u>	_____	_____
Average Daily Flow _____	<u>.036</u>	_____	_____
Method of Effluent Disposal _____	<u>Perc Ponds</u>	_____	_____
Permitted Capacity of Disposal _____	<u>.056 MGD</u>	_____	_____
Total Gallons of Wastewater treated _____	<u>0.438 M.G.</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Unknown</u>	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>.031 MGD</u>	_____	_____
February _____	<u>.031 MGD</u>	_____	_____
March _____	<u>.029 MGD</u>	_____	_____
April _____	<u>.021 MGD</u>	_____	_____
May _____	<u>.038 MGD</u>	_____	_____
June _____	<u>.033 MGD</u>	_____	_____
July _____	<u>.025 MGD</u>	_____	_____
August _____	<u>.033 MGD</u>	_____	_____
September _____	<u>.042 MGD</u>	_____	_____
October _____	<u>.076 MGD</u>	_____	_____
November _____	<u>.042 MGD</u>	_____	_____
December _____	<u>.042 MGD</u>	_____	_____
Total for year _____	<u>0.438 MG</u>	<u>-0-</u>	<u>0.438 MG</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: THE VANTAGE DEVELOPMENT CORPORATION

YEAR OF REPORT
DECEMBER 31, 2004

SYSTEM NAME: VANTAGE OAKS WWT

GENERAL 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. 182

2. Maximum number of ERCs* which can be served. unknown at this time

3. Present system connection capacity (in ERCs*) using existing lines. 182

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

5. Estimated annual increase in ERCs*. None

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, provide a list of the reuse end users and the amount of reuse provided to each, if known.

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? N/A
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? Unknown

11. If the present system does not meet the requirements of DEP rules, submit the following:
a. Attach a description of the plant upgrade necessary to meet the DEP rules.
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? No

12. Department of Environmental Protection ID # FLA 013897

* An ERC is determined based on 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 residents (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 = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company:

For the Year Ended December 31, 2004

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 13,938.00	\$ 13,938.00	\$ -0-
Commercial	11,263.00	11,263.00	-0-
Industrial	-0-	-0-	-0-
Multiple Family	-0-	-0-	-0-
Guaranteed Revenues	-0-	-0-	-0-
Other	-0-	-0-	-0-
Total Wastewater Operating Revenue	\$ 25,201.00	\$ 25,201.00	\$ -0-
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-0-	-0-	-0-
Net Wastewater Operating Revenues	\$ 25,201.00	\$ 25,201.00	\$ -0-

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|---|----|---|
| YES
<input type="checkbox"/> | NO
<input checked="" type="checkbox"/> | 1. | Contracting Assistance in this regard
The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. (5/13/04 - 12/31/04) |

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input type="checkbox"/>	4. <input checked="" type="checkbox"/>	<u><i>Quilloan Hightower</i></u> *
				(signature of chief executive officer of the utility)

Date: 07-19-05

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	<u><i>Quilloan Hightower</i></u> *
				(signature of chief financial officer of the utility)

Date: 07-19-05

* 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.