

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

WS249-04-AR
Vincent Formosa
Useppa Island Utility, Inc.
P. O. Box 640
Bokeelia, FL 33922-0640

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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COMMUNICATIONS SECTION

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

REPORT OF

USEPPA UTILITY, INC

(EXACT NAME OF UTILITY)

P.O. Box 640

Mailing Address

BOKEELIA, FL 33922 LEE

Street Address

County

Telephone Number

239/283-1061

Date Utility First Organized

1981

Fax Number

239/283-4535

E-mail Address

LOUANNCHRISTENSEN@USEPPA.COM

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:

ACCOUNTING OFFICE ON USEPPA ISLAND

Name of subdivisions where services are provided:

USEPPA ISLAND

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: VINCENT FORMOSA	VICE PRESIDENT	P.O. Box 640 BOKEELIA, FL 33922	
Person who prepared this report: LOUANN CHRISTENSEN ERIC GLIDDEN	ACCOUNTING MGR UTILITY MGR	P.O. Box 640 BOKEELIA, FL 33922	
Officers and Managers: GARFIELD R. BECKSTEAD	PRESIDENT	P.O. Box 640 BOKEELIA, FL 33922	\$ -0-
			\$
			\$
			\$
			\$

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
USEPPA INN AND DOCK CO, LTD.	100%	P.O. Box 640 BOKEELIA, FL 33922	\$ -0-
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 155,948	\$ 88,754	\$ _____	\$ 247,702
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 158,948	\$ 88,754	\$ _____	\$ 247,702
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 124,944	\$ 115,071	\$ _____	\$ 240,015
Depreciation Expense _____	F-5	10,887	10,364	_____	21,251
CIAC Amortization Expense _____	F-8	<9,037>	<8,998>	_____	<18,035>
Taxes Other Than Income _____	F-7	10,932	7,774	_____	18,706
Income Taxes _____	F-7	-	-	_____	-
Total Operating Expense		\$ 137,726	124,211	_____	\$ 261,937
Net Operating Income (Loss)		\$ 21,222	\$ <35,457>	\$ _____	\$ <14,235>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		22,563	24,090	_____	46,653
Net Income (Loss)		\$ <1,341>	\$ <59,547>	\$ _____	\$ <60,888>

UTILITY NAME: USEPPA UTILITY, INC

YEAR OF REPORT
DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>1,026,327</u>	\$ <u>1,022,698</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>493,298</u>	<u>451,010</u>
Net Utility Plant -----		\$ <u>533,029</u>	\$ <u>570,396</u>
Cash -----		<u><502></u>	<u>6,184</u>
Customer Accounts Receivable (141) -----		<u>234,250</u>	<u>281,062</u>
Other Assets (Specify): -----		<u>6,627</u>	<u>6,627</u>
<u>INVENTORY</u>		<u>400</u>	<u>400</u>
<u>DEPOSITS</u>			
Total Assets -----		\$ <u>823,743</u>	\$ <u>864,669</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>1,000</u>	<u>1,000</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>149,000</u>	<u>149,000</u>
Retained Earnings (215) -----	F-6	<u><248,652></u>	<u><140,100></u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u><98,652></u>	\$ <u>9,900</u>
Long Term Debt (224) -----	F-6	\$ <u>712,488</u>	\$ <u>639,523</u>
Accounts Payable (231) -----		<u>98,192</u>	<u>58,217</u>
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			<u>17,410</u>
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>111,745</u>	<u>139,605</u>
Total Liabilities and Capital -----		\$ <u>823,743</u>	\$ <u>864,669</u>

UTILITY NAME: USEPPA UTILITY, INC.

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>566,510</u>	\$ <u>459,817</u>	\$ _____	\$ <u>1,026,327</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>566,510</u>	\$ <u>459,817</u>	\$ _____	\$ <u>1,026,327</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>235,026</u>	\$ <u>237,021</u>	\$ _____	\$ <u>472,047</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>10,887</u>	\$ <u>10,364</u>	\$ _____	\$ <u>21,251</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
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>245,913</u>	\$ <u>247,385</u>	\$ _____	\$ <u>493,298</u>

UTILITY NAME: USEPPA UTILITY, INC

YEAR OF REPORT
DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>1,000</u>	_____
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 _____	\$ <u><187,793></u>	\$ _____
Changes during the year (Specify): _____ _____	<u><60,387></u> _____ _____	_____ _____ _____
Balance end of year _____	\$ <u><248,632></u>	\$ _____

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	
<u>SOUTHTRUST BANK</u> <u>10/20/01</u> - <u>1/27/06</u>	<u>9</u>	<u>12</u>	\$ <u>95,951</u>
<u>USEPPA</u>	<u>10</u>		<u>519,438</u>
<u>SOUTHTRUST BANK</u> <u>8/1/01</u> - <u>11/1/06</u>	<u>8</u>	<u>23</u>	<u>92,101</u>
<u>MARKER 63, INC</u>	<u>0</u>	<u>1</u>	<u>5,000</u>
Total _____			\$ <u>712,490</u>

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	3,680	3,680	_____	7,360
Regulatory assessment fee _____	7,153	3,994	_____	11,147
Other (Specify) _____	_____	_____	_____	_____
<u>INTANGIBLE</u> _____	99	100	_____	199
Total Tax Expense _____	\$ <u>10,932</u>	\$ <u>7,774</u>	\$ _____	\$ <u>18,706</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
<u>WELKER HARRIS</u>	\$ <u>812</u>	\$ <u>813</u>	<u>CPA</u>
<u>SANDERS LAB</u>	\$ <u>5190</u>	\$ <u>3616</u>	<u>LAB TESTS</u>
<u>Q. GRADY MINOR</u>	\$ <u>-</u>	\$ <u>4870</u>	<u>ENGINEER</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>305,070</u>	\$ <u>330,187</u>	\$ <u>455,857</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	_____	_____
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>305,070</u>	<u>330,187</u>	<u>455,857</u>
6) Less Accumulated Amortization _____	<u>142,494</u>	<u>201,613</u>	<u>344,112</u>
7) Net CIAC _____	\$ <u>83,176</u>	\$ <u>28,564</u>	\$ <u>111,745</u>

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	Water	Wastewater
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>133,457</u>	\$ <u>190,600</u>	\$ <u>326,075</u>
Add Debits During Year: _____	<u>9,037</u>	<u>8,993</u>	<u>18,035</u>
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>142,494</u>	\$ <u>201,613</u>	\$ <u>344,112</u>

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

UTILITY NAME: USEPPA UTILITY, INC.

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: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	<u>10,403</u>			<u>10,403</u>
304	Structures and Improvements	<u>32,516</u>			<u>32,516</u>
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	<u>51,199</u>			<u>51,199</u>
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment	<u>172,535</u>			<u>172,535</u>
311	Pumping Equipment	<u>25,070</u>	<u>3,629</u>		<u>29,305</u>
320	Water Treatment Equipment	<u>174,356</u>			<u>174,356</u>
330	Distribution Reservoirs and Standpipes	<u>6,611</u>			<u>6,611</u>
331	Transmission and Distribution Lines	<u>63,708</u>			<u>63,708</u>
333	Services	<u>3,020</u>			<u>3,020</u>
334	Meters and Meter Installations	<u>18,006</u>			<u>18,006</u>
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment	<u>1,873</u>			<u>1,873</u>
340	Office Furniture and Equipment				
341	Transportation Equipment	<u>800</u>			<u>800</u>
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	<u>1,142</u>			<u>1,142</u>
344	Laboratory Equipment	<u>975</u>			<u>975</u>
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ <u>562,881</u>	\$ <u>3,629</u>	\$	\$ <u>566,510</u>

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

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)
304	Structures and Improvements		%		\$ 28,559	\$	\$ 934	\$ 29,543
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%		32,216		1,149	33,365
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%		5,371		213	5,609
311	Pumping Equipment		%		15,634		1,085	16,768
320	Water Treatment Equipment		%		89,410		5,011	94,420
330	Distribution Reservoirs & Standpipes		%		4,134		128	4,469
331	Trans. & Dist. Mains		%		36,963		247	37,911
333	Services		%		2,658		57	2,716
334	Meter & Meter Installations		%		18,947		1,062	19,999
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%		227		11	239
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%		1,077		154	1,230
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%		174		11	184
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 335,026	\$	\$ 10,887	\$ 215,912

* This amount should tie to Sheet F-5.

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 52,619
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	9,529
610	Purchased Water	
615	Purchased Power	19,586
616	Fuel for Power Production	
618	Chemicals	4,237
620	Materials and Supplies	11,002
630	Contractual Services:	
	Billing	
	Professional	5,196
	Testing	310
	Other	5,402
640	Rents	7,800
650	Transportation Expense	2,586
655	Insurance Expense	1,291
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	3,309
	Total Water Operation And Maintenance Expense	\$ 124,944
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	0	0	0
3/4"	D	1.5	134	134	201
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	0	0	0
General Service					
5/8"	D	1.0	0	0	0
3/4"	D	1.5	5	5	7.5
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0	0	0	0
2"	D,C,T	8.0	0	0	0
3"	D	15.0	0	0	0
3"	C	16.0	0	0	0
3"	T	17.5	0	0	0
Unmetered Customers			0	0	0
Other (Specify)			0	0	0
** D = Displacement C = Compound T = Turbine			Total		
			151	151	255

UTILITY NAME: USEPPA UTILITY, INC

YEAR OF REPORT
DECEMBER 31, 2004

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January		1320	6	1314	1245
February		1145	4	1136	1074
March		1378	5	1373	1524
April		1409	30	1379	1271
May		1484	25	1459	1408
June		1345	7	1338	1324
July		1500	5	1495	1279
August		1119	104	955	0
September		539	32	507	974
October		732	9	723	584
November		967	7	960	837
December		1043	25	1018	796
Total for Year		13,981	324	13,657	12,376

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2	5650			5650
PVC	3	1785			1785
PVC	4	8955			8955

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1989</u>	<u>2009</u>	_____	_____
Types of Well Construction and Casing _____	<u>PVC ARTESIAN</u>	<u>PVC ARTESIAN</u>	_____	_____
Depth of Wells _____	<u>280</u>	<u>330</u>	_____	_____
Diameters of Wells _____	<u>6"</u>	<u>6"</u>	_____	_____
Pump - GPM _____	<u>95</u>	<u>95</u>	_____	_____
Motor - HP _____	<u>7 1/2</u>	<u>7 1/2</u>	_____	_____
Motor Type * _____	<u>SUBMERSIBLE</u>	<u>SUBMERSIBLE</u>	_____	_____
Yields of Wells in GPD _____	<u>136,800</u>	<u>136,800</u>	_____	_____
Auxiliary Power _____	<u>NO</u>	<u>YES</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>STEEL</u>	_____	_____	_____
Capacity of Tank _____	<u>100,000</u>	_____	_____	_____
Ground or Elevated _____	<u>GROUND</u>	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	<u>BALDOR</u>	<u>BALDOR</u>	_____	_____
Type _____	<u>3mm3312T</u>	<u>3mm3312T</u>	_____	_____
Rated Horsepower _____	<u>10HP</u>	<u>10HP</u>	_____	_____
Pumps				
Manufacturer _____	<u>GOULDS</u>	<u>GOULDS</u>	_____	_____
Type _____	<u>CENTRIFUGAL</u>	<u>CENTRIFUGAL</u>	_____	_____
Capacity in GPM _____	<u>140</u>	<u>140</u>	_____	_____
Average Number of Hours Operated Per Day _____	<u>2.28 Hrs</u>	<u>2.28 Hrs</u>	_____	_____
Auxiliary Power _____	<u>YES</u>	<u>YES</u>	_____	_____

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day	<u>140,000 GPD</u>	_____	_____
Type of Source	<u>MID-HAWTHORNE AQUIFIER</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type	<u>REVERSE OSMOSIS</u>	_____	_____
Make	<u>HYDRO PRO</u>	_____	_____
Permitted Capacity (GPD)	<u>50,000 G.P.D</u>	_____	_____
High service pumping	<u>2</u>	_____	_____
Gallons per minute	<u>140 GPM</u>	_____	_____
Reverse Osmosis	<u>YES</u>	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating	<u>NO</u>	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft.	<u>NO</u>	_____	_____
Gravity GPD/Sq.Ft.	<u>NO</u>	_____	_____
Disinfection	_____	_____	_____
Chlorinator	<u>YES</u>	_____	_____
Ozone	<u>NO</u>	_____	_____
Other	<u>NO</u>	_____	_____
Auxiliary Power	<u>YES</u>	_____	_____

UTILITY NAME: USEPPA UTILITY, INC

YEAR OF REPORT
DECEMBER 31, 2004

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 2004 WATER SOLD 10,376,000 / 350,000 / 300,000 = 29.97 ERC
2. Maximum number of ERCs * which can be served. 50,000 GALLONS DAY PERMITTED / 350,000 = 143 ERC
3. Present system connection capacity (in ERCs *) using existing lines. 143 ERC
4. Future connection capacity (in ERCs *) upon service area buildout. BUILT OUT
5. Estimated annual increase in ERCs *. 0
6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. NONE
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
 - ① NEW MEMBRANES MARCH 2005
 - ② FENCING AROUND WELLS APRIL 2005
 - ③ REBUILD DEGASSIFIER BLOWN DOWN BY HURRICANE
9. When did the company last file a capacity analysis report with the DEP? OCTOBER 2003
10. 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. 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? NO
11. Department of Environmental Protection ID # FL 0036018 ; FLA146102-002-105C
12. Water Management District Consumptive Use Permit # _____
 - a. Is the system in compliance with the requirements of the CUP? YES
 - b. If not, what are the utility's plans to gain compliance? -

* 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/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises	_____	_____	_____	_____
353	Land and Land Rights	<u>15,788</u>	_____	_____	<u>15,788</u>
354	Structures and Improvements	<u>190,388</u>	_____	_____	<u>190,388</u>
355	Power Generation Equipment	_____	_____	_____	_____
360	Collection Sewers - Force	<u>122,424</u>	_____	_____	<u>122,424</u>
361	Collection Sewers - Gravity	<u>377</u>	_____	_____	<u>377</u>
362	Special Collecting Structures	_____	_____	_____	_____
363	Services to Customers	_____	_____	_____	_____
364	Flow Measuring Devices	_____	_____	_____	_____
365	Flow Measuring Installations	_____	_____	_____	_____
370	Receiving Wells	<u>64,652</u>	_____	_____	<u>64,652</u>
371	Pumping Equipment	_____	_____	_____	_____
380	Treatment and Disposal Equipment	<u>42,112</u>	_____	_____	<u>42,112</u>
381	Plant Sewers	_____	_____	_____	_____
382	Outfall Sewer Lines	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment	<u>16,876</u>	_____	_____	<u>16,876</u>
390	Office Furniture and Equipment	_____	_____	_____	_____
391	Transportation Equipment	<u>1,200</u>	_____	_____	<u>1,200</u>
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>459,817</u>	\$ _____	\$ _____	\$ <u>459,817*</u>

* This amount should tie to sheet F-5.

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

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		%		\$ 35,871		\$ 1,719	\$ 37,590
355	Power Generation Equipment		%		88,247		2,530	90,777
360	Collection Sewers - Force		%		92		9	101
361	Collection Sewers - Gravity		%					
362	Special Collecting Structures		%					
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%		51,962		2,495	54,457
370	Receiving Wells		%					
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment		%		57,375		2,809	60,184
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%		1,839		602	2,441
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%		1,614		200	1,814
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				\$ 327,030	\$	\$ 10,364	\$ 347,394

* This amount should tie to Sheet F-5.

UTILITY NAME: OSEPPA UTILITY, INC

YEAR OF REPORT
DECEMBER 31, 2004

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 52,619
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	9,507
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	9,506
716	Fuel for Power Production	
718	Chemicals	1,941
720	Materials and Supplies	13,150
730	Contractual Services:	
	Billing	
	Professional	11,615
	Testing	815
	Other	1122
740	Rents	7,800
750	Transportation Expense	2,812
755	Insurance Expense	1,396
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	2,295
	Total Wastewater Operation And Maintenance Expense	\$ 115,071*

* 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 or Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	137	135	135
General Service					
5/8"	D	1.0	0	0	0
3/4"	D	1.5	0	0	0
1"	D	2.5	0	0	0
1 1/2"	D,T	5.0	0	0	0
2"	D,C,T	8.0	2	2	16
3"	D	15.0	0	0	0
3"	C	16.0	0	0	0
3"	T	17.5	0	0	0
Unmetered Customers					
Other (Specify)					
Total			144	142	158.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: DSEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

PUMPING EQUIPMENT

Lift Station Number	<u>10</u>	*				
Make or Type and nameplate data on pump	<u>1/2 HP Goulds</u>	<u>WE HAVE A TOTAL OF 25 LIFT STATIONS</u>				
Year installed	<u>1987</u>					
Rated capacity	<u>80 GPM</u>					
Size	<u>1/2 HP</u>					
Power:						
Electric	<u>ELECTRIC</u>					
Mechanical	<u>-</u>					
Nameplate data of motor	<u>Goulds</u>					

SERVICE CONNECTIONS

Size (inches)	<u>4"</u>					
Type (PVC, VCP, etc.)	<u>PVC</u>					
Average length	<u>60'</u>					
Number of active service connections	<u>117</u>					
Beginning of year	<u>119</u>					
Added during year	<u>0</u>					
Retired during year	<u>2</u>					
End of year	<u>117</u>					
Give full particulars concerning inactive connections	<u>27</u>					

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)	<u>6"</u>	<u>4"</u>			<u>6"</u>	<u>4"</u>		
Type of main	<u>PVC</u>	<u>PVC</u>			<u>PVC</u>	<u>PVC</u>		
Length of main (nearest foot)	<u>N/A</u>	<u>N/A</u>			<u>N/A</u>	<u>N/A</u>		
Beginning of year	<u>N/A</u>	<u>N/A</u>			<u>N/A</u>	<u>N/A</u>		
Added during year	<u>0</u>	<u>0</u>			<u>0</u>	<u>0</u>		
Retired during year	<u>0</u>	<u>0</u>			<u>0</u>	<u>0</u>		
End of year	<u>N/A</u>	<u>N/A</u>			<u>N/A</u>	<u>N/A</u>		

MANHOLES

Size (inches)		<u>60"</u>		
Type of Manhole		<u>CONCRETE</u>		
Number of Manholes:				
Beginning of year		<u>2</u>		
Added during year		<u>0</u>		
Retired during year		<u>0</u>		
End of Year		<u>2</u>		

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer _____	<u>DAVCO</u>	<u>MICNELL</u>	_____
Type _____	<u>EXTENDED AIR</u>	<u>EXTENDED AIR</u>	_____
"Steel" or "Concrete" _____	<u>CONCRETE</u>	<u>CONCRETE</u>	_____
Total Permitted Capacity _____	<u>(COMBINED)</u>	<u>.02 MGD</u>	_____
Average Daily Flow _____	<u>INTO 1 PLANT</u>	_____	_____
Method of Effluent Disposal _____	<u>PERC POND</u>	<u>PERC POND</u>	_____
Permitted Capacity of Disposal _____	_____	<u>.02 MGD</u>	_____
Total Gallons of _____	_____	_____	_____
Wastewater treated _____	_____	<u>4,355,300</u>	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>GOULDS</u>	_____	_____	_____	_____
Capacity (GPM's) _____	<u>60 GPM</u>	_____	_____	_____	_____
Motor: _____	_____	_____	_____	_____	_____
Manufacturer _____	<u>GOULDS</u>	_____	_____	_____	_____
Horsepower _____	<u>1/2</u>	_____	_____	_____	_____
Power (Electric or _____	_____	_____	_____	_____	_____
Mechanical) _____	<u>ELECTRIC</u>	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>,4060</u>	<u>0</u>	<u>,4060</u>
February _____	<u>,4473</u>	<u>0</u>	<u>,4473</u>
March _____	<u>,5549</u>	<u>0</u>	<u>,5549</u>
April _____	<u>,6222</u>	<u>0</u>	<u>,6222</u>
May _____	<u>,5496</u>	<u>0</u>	<u>,5496</u>
June _____	<u>,4799</u>	<u>0</u>	<u>,4799</u>
July _____	<u>,3985</u>	<u>0</u>	<u>,3985</u>
August _____	<u>,1692</u>	<u>0</u>	<u>,1692</u>
September _____	<u>,1148</u>	<u>0</u>	<u>,1148</u>
October _____	<u>,1937</u>	<u>0</u>	<u>,1937</u>
November _____	<u>,1679</u>	<u>0</u>	<u>,1679</u>
December _____	<u>,1913</u>	<u>0</u>	<u>,1913</u>
Total for year _____	<u>4,3553</u>	<u>0</u>	<u>4,3553</u>

If Wastewater Treatment is purchased, indicate the vendor: N/A

UTILITY NAME: USEPPA UTILITY, INC.

YEAR OF REPORT
DECEMBER 31, 2004

SYSTEM NAME: _____

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. $4,355,300 / 1000 / 366 / 280 = .0405$ ERC
- 2. Maximum number of ERCs* which can be served. 20,000 GALLONS DAY PERMITTED / 1000 / 280 = .071 ERC
- 3. Present system connection capacity (in ERCs*) using existing lines. PLANT DESIGN 45000 / 280 / 1000 = 161 ERC
- 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
① REBUILDING WWTP WEIRS BY JUNE
② REBUILDING WWTP STAIRS ③ SCARIFY WW EFFLUENT POND
④ LIFT STATION REBUILDS
- 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. NO
- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NO
If so, when? N/A
- 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? NO
- 10. When did the company last file a capacity analysis report with the DEP? 2004 WITH NEW PERMIT
- 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. SEE ATTACHED
 - b. Have these plans been approved by DEP? YES
 - c. When will construction begin? APRIL 2005
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NOT YET, POSSIBLE WHEN NEW PERMIT ISSUED
- 12. Department of Environmental Protection ID # FLA 014494

* 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).

UTILITY NAME: USEPPA UTILITY, INC

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 in Rule 25-30.115 (1), Florida Administrative Code.
- 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 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 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] VICE PRESIDENT
 (signature of chief executive officer of the utility)

Date: MARCH 18, 2005

1. 2. 3. 4.

 (signature of chief financial officer of the utility)

Date: _____

* 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.

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers ■ Land Surveyors ■ Planners

MARK W. MINOR, P.E.
NORMAN J. TREBILCOCK, A.I.C.P., P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
MATTHEW J. HERMANSON, P.E.
MICHAEL T. HERRERA, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ROBERT "BOB" THINNES, A.I.C.P.
THOMAS J. GARRIS, P.S.M.
STEPHEN V. BURGESS, P.S.M.
ALAN V. ROSEMAN
CHRISTOPHER C. HAYES, P.E.
IVY WYLIE, P.E.

March 8, 2005

Mr. Mel Reinhart
Florida Department of Environmental Protection
P.O. Box 2549
Ft. Myers, FL 33902-2549

Re: Useppa Island WWTP
Application No. FLA 014494-003-DW3P

Dear Mr. Reinhart:

As follow up to our phone conversation, I have assembled a package of information concerning the above referenced application. The following have been enclosed:

1. Copy of October 29, 2004 letter to Keith Kleinman addressing his letter of October 15, 2004.
2. Copy of November 1, 2004 letter to yourself responding to the September 30, 2004 comments.

Updates to information contained in these letters are as follows:

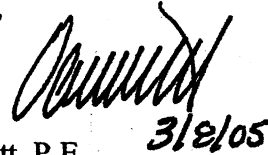
1. Stairs are still to be constructed to access the filters, aeration chambers and clarifiers. (See sketch attached in October 29 letter.)
2. Water seepage from aeration basin has been corrected.
3. Clarifier weirs and platform are still to be adjusted. (See sketch attached in October 29 letter.)
4. TV antenna that had fallen onto WWTP during hurricane has been removed.
5. Signs are still to be installed around percolation ponds. A sketch of the proposed signage is attached.
6. Percolation ponds will be scarified on a regular basis as they are rotated on a regular basis. Staff gauges are to be installed at both ponds to monitor percolation rates. A Data Sheet for this monitoring is attached.
7. Items from November 1, 2004 letter have all been addressed and should require no further action.

Other issues we discussed by phone are summarized following:

1. Effluent flow is measured by a 2" positive displacement flow meter mounted on the discharge piping between the effluent pump station and flow splitter box. The flow meter is scheduled for its Annual Calibration in the next 30 days.
2. There are two blowers at the surge tanks to provide aeration. One of the two is currently being repaired and should be back on line within 30 days.
3. Partial repairs have been completed to the residual drying bed. The metal roofing is still to be installed. Beds are currently operational.
4. Ponds are both 85' and 100' in area (irregular) and are 0.20 Acres (\pm) in size.

I have enclosed for your use in the Permit a compliance schedule for completion of the work. If you have any questions or need additional information please call.

Very truly yours,



David W. Schmitt, P.E.
FL 41671

3/8/05

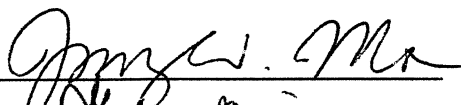
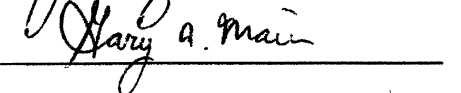
Encls.

Cc: Vincent Formosa, w/encls.
Eric Glidden, w/encls.

MONITORING VIOLATIONS	MCL VIOLATIONS

DEFICIENCIES:

1. Nitrate and Nitrite annual compliance samples are overdue as of the 10th of January the following year. Sample reports must be turned in on time.
2. Written emergency standby plan is needed.
3. Sodium and chloride exceeded MCL. This indication that the membranes are damaged. Replacement is needed. Quarterly monitoring must continue. Please submit a corrective action plan not later than February 15, 2005. Please notify the public in accordance with Rule 62-560, F.A.C., as soon as possible. Public notice is overdue.
4. Leaks at pressure tank and high service pump must be repaired.
5. Degasifier is damaged during the hurricane. Repair is needed.
6. Fences around wells are needed.

Inspector  Title P.E. II Date 1/25/05
 Approved by  Title P.E. Administrator Date 1/28/05

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

Company:

For the Year Ended December 31, 2004

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>158,948</u>	\$ <u>158,948.33</u>	<u>0.33</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>158,948</u>	\$ <u>158,948.33</u>	\$ <u>0.33</u>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	<u>0</u>	<u>0</u>	<u>.0</u>
Net Water Operating Revenues	\$ <u>158,948</u>	\$ <u>158,948.33</u>	\$ <u>0.33</u>

Explanations:

Instructions:

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

**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	\$ 88,754	\$ 88,754.04	\$.04
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 88,754	\$ 88,754.04	\$.04
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	0	0	0
Net Wastewater Operating Revenues	\$ 88,754	\$ 88,754.04	\$.04

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).