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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS345-04-AR
Christopher F. Miller
Sebring Ridge Utilities, Inc.
3625 Valerie Blvd.
Sebring, FL 33870-7814

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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FINANCIAL SECTION

REPORT OF

Sebring Ridge Utilities, Inc.
(EXACT NAME OF UTILITY)

3625 Valerie Blvd. Mailing Address Sebring, FL 33870 Street Address Highlands County
 Telephone Number 863-385-8542 Date Utility First Organized 1968
 Fax Number 863-385-5330 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: 3625 Valerie Blvd.
Sebring, Fla. 33870 (863-385-8542)

Name of subdivisions where services are provided:
Sebring Ridge Subdivision, Bluffs of Sebring (condos)

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Christopher Miller</u>	<u>President</u>	<u>3625 Valerie Bl.</u>	<u>Around (\$50,000)</u>
Person who prepared this report: <u>Julia Miller</u>	<u>Office Mng.</u>	<u>3625 Valerie Bl.</u>	<u>(\$30,000)</u>
Officers and Managers: <u>Christopher Miller</u> <u>Roger Miller</u> <u>Julia Miller</u>	<u>President</u> <u>V- Pres.</u> <u>Office Mng.</u>	<u>{ Same }</u>	<u>\$ Same</u> <u>\$ 15,600</u> <u>\$ Same</u> <u>\$</u> <u>\$</u>

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
<u>Christopher Miller</u>	<u>90%</u>	<u>{ 3625 Valerie Bl }</u>	<u>\$ (Same)</u>
<u>Roger Miller</u>	<u>10%</u>		<u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u>

UTILITY NAME: Sebring Ridge Util.

YEAR OF REPORT
DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 248,042	\$ 93,980	\$ _____	\$ 343,022
Commercial _____		660	688	_____	1,348
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		4,200	_____	_____	4,200
Total Gross Revenue _____		\$ 253,902	\$ 94,668	\$ _____	\$ 348,570
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 253,408	\$ 121,497	\$ _____	\$ 374,905
Depreciation Expense _____	F-5	18,838	11,261	_____	30,099
CIAC Amortization Expense _____	F-8	<8,200>	<14,628>	_____	<22,828>
Taxes Other Than Income _____	F-7	10,845	4,725	_____	15,570
Income Taxes _____	F-7	- 0 -	- 0 -	_____	- 0 -
Total Operating Expense		\$ 274,891	122,855	_____	\$ 397,746
Net Operating Income (Loss)		\$ <20,989>	\$ <28,187>	\$ _____	\$ <49,176>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
<u>INTEREST INCOME</u>		_____	_____	23	23
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
Net Income (Loss)		\$ <20,989>	\$ <28,187>	\$ 23	\$ <49,153>

UTILITY NAME:

Sobrony Ridge Utilities, 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>1,127,379</u>	\$ <u>1,124,070</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>616,303</u>	<u>586,204</u>
Net Utility Plant -----		\$ <u>511,076</u>	\$ <u>537,866</u>
Cash -----		<u><7613></u>	<u>6858</u>
Customer Accounts Receivable (141) -----		<u>6750</u>	<u>4324</u>
Other Assets (Specify): -----			
<i>NIR - ROGER MILLER</i> -----		<u>30,413</u>	<u>30,413</u>
<i>NIR - CHRIS MILLER</i> -----		<u>22,428</u>	<u>22,428</u>
<i>CONTRACT - LSR</i> -----		<u>224,935</u>	<u>224,935</u>
<i>REFUNDABLE SECURITY DEPOSITS AND OTHER</i> -----		<u>12,610</u>	<u>12,611</u>
Total Assets -----		\$ <u>800,599</u>	\$ <u>839,435</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>500</u>	<u>500</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>100,000</u>	<u>100,000</u>
Retained Earnings (215) -----	F-6	<u>179,087</u>	<u>228,240</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>279,587</u>	\$ <u>328,740</u>
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----		<u>5,577</u>	<u>4305</u>
Accrued Taxes (236) -----		<u>7,650</u>	<u>14,185</u>
Other Liabilities (Specify) -----			
<i>PAYROLL TAXES PAYABLE</i> -----		<u>92</u>	<u>6385</u>
<i>SIMPLE IRA WITHHOLDING</i> -----		<u>3,200</u>	<u>5,180</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>504,493</u>	<u>480,640</u>
Total Liabilities and Capital -----		\$ <u>800,599</u>	\$ <u>839,435</u>

UTILITY NAME: Sabking Ridge Util.

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>685,333</u>	\$ <u>442,046</u>	\$ _____	\$ <u>1,127,379</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>685,333</u>	\$ <u>442,046</u>	\$ _____	\$ <u>1,127,379</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>408,769</u>	\$ <u>177,435</u>	\$ _____	\$ <u>586,204</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>18,838</u>	\$ <u>11,261</u>	\$ _____	\$ <u>30,099</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>18,838</u>	\$ <u>11,261</u>	\$ _____	\$ <u>30,099</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ <u>- 0 -</u>	\$ _____	\$ <u>- 0 -</u>
Balance End of Year _____	\$ <u>427,607</u>	\$ <u>188,696</u>	\$ _____	\$ <u>616,303</u>

UTILITY NAME: Spring Ridge Util.

YEAR OF REPORT
DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>\$1.00</u>	_____
Shares authorized _____	<u>500</u>	_____
Shares issued and outstanding _____	<u>500</u>	_____
Total par value of stock issued _____	<u>\$500.00</u>	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>228,240</u>
Changes during the year (Specify): <u>CURRENT YEAR NET LOSS</u>	_____	<u><49,153></u>
Balance end of year _____	\$ _____	\$ <u>179,087</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>N/A</u>	_____	_____	\$ _____
Total _____	_____	_____	\$ _____

UTILITY NAME:

Lebrary Ridge Util.

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 _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>10,845</u>	<u>4,725</u>	_____	<u>15,570</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>10,845</u>	\$ <u>4,725</u>	\$ _____	\$ <u>15,570</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>LEDGERPLUS ACCOUNTING</u>	\$ <u>2,016</u>	\$ <u>784</u>	<u>ACCOUNTING AND TAX SERVICES</u>
<u>ROGER MILLER</u>	\$ <u>11,376</u>	\$ <u>4,424</u>	<u>CONSULTING FEES</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Seb, Ridge. Util.

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>276,556</u>	\$ <u>537,718</u>	\$ <u>814,274</u>
2) Add credits during year _____	<u>26,381</u>	<u>20,307</u>	
	\$ _____	\$ _____	\$ _____
3) Total _____	<u>302,937</u>	<u>558,018</u>	<u>860,955</u>
4) Deduct charges during the year _____			
5) Balance end of year _____	<u>302,937</u>	<u>558,018</u>	<u>860,955</u>
6) Less Accumulated Amortization _____	<u>143,112</u>	<u>213,350</u>	<u>356,462</u>
7) Net CIAC _____	\$ <u>159,825</u>	\$ <u>344,668</u>	\$ <u>504,493</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	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ <u>134,912</u>	\$ <u>198,722</u>	\$ <u>333,634</u>
Add Debits During Year: _____	<u>8,200</u>	<u>14,628</u>	<u>22,828</u>
Deduct Credits During Year: _____			
Balance End of Year (Must agree with line #6 above.)	\$ <u>143,112</u>	\$ <u>213,350</u>	\$ <u>356,462</u>

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

UTILITY NAME: Sebring Riche Utilities, 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	\$ <u>_____</u>	<u>100.00</u> %		<u>_____</u> %

(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: Sebring Ridge Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2004

SCHEDULE "B"

N/A

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**

UTILITY NAME: Lebring Ridge Utilities

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	20,665			20,665
304	Structures and Improvements	47,557			47,557
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	28,327			28,327
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment	11,824			11,824
311	Pumping Equipment	17,027			17,027
320	Water Treatment Equipment	13,939	809		14,748
330	Distribution Reservoirs and Standpipes	150,422			150,422
331	Transmission and Distribution Lines	282,838			282,838
333	Services	49,798			49,798
334	Meters and Meter Installations	32,653			32,653
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment	2,727			2,727
340	Office Furniture and Equipment	2,866			2,866
341	Transportation Equipment	8,632			8,632
342	Stores Equipment				
343	Tools, Shop and Garage Equipment	2,728			2,728
344	Laboratory Equipment				
345	Power Operated Equipment	12,521			12,521
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 684,524	\$ 809	\$ -0-	\$ 685,333

UTILITY NAME:

Leaking Ridge Utilities

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	40	%	2.50%	\$ 13,729	\$	\$ 1,189	\$ 14,918
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	40	%	2.50%	12,916		708	13,624
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	10	%	10.00%	11,824		-0-	11,824
311	Pumping Equipment	10	%	10.00%	17,027		-0-	17,027
320	Water Treatment Equipment	10	%	10.00%	13,939		40	13,979
330	Distribution Reservoirs & Standpipes	20	%	5.00%	127,857		7521	135,378
331	Trans. & Dist. Mains	40	%	2.50%	131,523		7,071	138,594
333	Services	40	%	2.50%	21,057		1,245	22,302
334	Meter & Meter Installations	10	%	10.00%	32,653		-0-	32,653
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment	20	%	5.00%	930		136	1,066
340	Office Furniture and Equipment	10	%	10.00%	2,298		63	2,361
341	Transportation Equipment	10	%	10.00%	7,767		865	8,632
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment	10	%	10.00%	2,728		-0-	2,728
344	Laboratory Equipment		%					
345	Power Operated Equipment	10	%	10.00%	12,521		-0-	12,521
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 408,769	\$ -0-	\$ 18,838	\$ 427,607*

* This amount should tie to Sheet F-5.

UTILITY NAME: Sebring Ridge Utilities

YEAR OF REPORT
DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ <u>81,648</u>
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	<u>56,793</u>
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	<u>9,784</u>
616	Fuel for Power Production	
618	Chemicals	<u>851</u>
620	Materials and Supplies	<u>18,707</u>
630	Contractual Services:	
	Billing	
	Professional	
	Testing	<u>400</u>
	Other	<u>5,463</u>
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	<u>79,762</u>
	Total Water Operation And Maintenance Expense	\$ <u>253,408</u> *

* 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	<u>901</u>	<u>953</u>	<u>953</u>
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	<u>1</u>	<u>1</u>	<u>1</u>
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	<u>2</u>	<u>2</u>	<u>2</u>
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			<u>904</u>	<u>956</u>	<u>956</u>

248 Includes Condos

Bluffs Crystal Hill

UTILITY NAME: Sebring Ridge Utilities
 SYSTEM NAME: (same)

YEAR OF REPORT
 DECEMBER 31, 2004

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January	/	5,893,000	42% AVERAGE	/	/
February		4,738			
March		6,396.2			
April		7,007.8			
May		7,102.6			
June		6,099.7			
July		6,506.8			
August		5,444.6			
September		5,408.8			
October		6,586.7			
November		6,568.5			
December		6,496.2			
Total for Year	-0-	75,248,900	827,725	-0-	-0-

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	3"	19,200	/	/	19,200
Class 160	4"	38,280			38,280
	6"	20,000			20,000
	8"	150			150

UTILITY NAME: Sebring Ridge Utilities
 SYSTEM NAME: (same)

YEAR OF REPORT
 DECEMBER 31, 2004

WELLS AND WELL PUMPS

(a)	^{well #1} (b)	(c)	^{well #2} (d)	(e)
Year Constructed _____	{ 1970 }	/	1980	/
Types of Well Construction and Casing _____	Steel to bedrock	/	Steel to Bedrock	/
Depth of Wells _____	1300 ft.	/	1150 ft.	/
Diameters of Wells _____	8"	/	6"	/
Pump - GPM _____	250	/	250	/
Motor - HP _____		/		/
Motor Type * _____		/		/
Yields of Wells in GPD _____	{ Standby }	/		/
Auxiliary Power _____	{ generator }	/		/
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	^{well #1} (b)	^{well #1} (c)	(d)	^{well #2} (e)
Description (steel, concrete) _____	Steel	Steel	/	Steel
Capacity of Tank _____	3,000 gals	5,000 gals	/	5,000 gals
Ground or Elevated _____	Storage Tanks	100,000 gals.	/	14,000 gals

HIGH SERVICE PUMPING

(a)	^{well #1} (b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Berkley	8" well	Berkley	6" well
Type _____	Centrifical		Centrifical	
Rated Horsepower _____		10HP		15HP
Pumps				
Manufacturer _____	Berkley	Berkley	Berkley	Berkley
Type _____	B-2 1/2	B-2	B-2 1/2	B-2
Capacity in GPM _____	250	250	250	175
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____	Standby Elec.	{ diesel motor & generator to serve subdivision } to case of loss of power by Fla. power		

UTILITY NAME: Sebring Ridge Utilities

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>Well #1</u>	<u>Well #2</u>
Type of Source _____	<u>8" deep well</u> <u>3,000,000 daily</u>	<u>6" deep well</u> <u>3,000,000 GAL. daily</u>

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:		
Type _____	<u>GAS CHLORINATION & GENERATOR</u>	
Make _____	<u>Well #1 & 2</u>	<u>720,000 daily</u>
Permitted Capacity (GPD) _____	<u>250 gal. min.</u>	<u>250 gal. /min.</u>
High service pumping Gallons per minute _____	<u>N/A</u>	<u>N/A</u>
Reverse Osmosis _____	<u>N/A</u>	<u>N/A</u>
Lime Treatment Unit Rating _____	<u>N/A</u>	<u>N/A</u>
Filtration Pressure Sq. Ft. _____	<u>N/A</u>	<u>N/A</u>
Gravity GPD/Sq.Ft. _____		
Disinfection Chlorinator _____	<u>Sturdy diesel motor</u>	
Ozone _____	<u>generator to drive</u>	
Other _____	<u>entire subdivision</u>	
Auxiliary Power _____	<u>in case of power failure</u>	

UTILITY NAME: Sebring Ridge Utilities
SYSTEM NAME: (same)

YEAR OF REPORT
DECEMBER 31, 2004

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. 953 (Deriving now)
2. Maximum number of ERCs * which can be served. 2516 (now)
3. Present system connection capacity (in ERCs *) using existing lines. 2516
4. Future connection capacity (in ERCs *) upon service area buildout. N/A
5. Estimated annual increase in ERCs *. (35)
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. _____
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Water System Sold
JAN. 26 - 2005
9. When did the company last file a capacity analysis report with the DEP? NOT required
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. _____
 - 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? _____
11. Department of Environmental Protection ID # DEP D0-28-207513
12. Water Management District Consumptive Use Permit # # 205786.03
 - 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: Sebring Ridge Utilities

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>19,712</u>			<u>19,712</u>
354	Structures and Improvements	<u>7,979</u>	<u>2,500</u>		<u>10,479</u>
355	Power Generation Equipment				
360	Collection Sewers - Force	<u>11,117</u>			<u>11,117</u>
361	Collection Sewers - Gravity	<u>174,322</u>			<u>174,322</u>
362	Special Collecting Structures	<u>75,646</u>			<u>75,646</u>
363	Services to Customers				
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment	<u>24,028</u>			<u>24,028</u>
380	Treatment and Disposal Equipment				
381	Plant Sewers	<u>123,547</u>			<u>123,547</u>
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment	<u>467</u>			<u>467</u>
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment	<u>2,728</u>			<u>2,728</u>
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Wastewater Plant	\$ <u>439,546</u>	\$ <u>2,500</u>	\$ <u>-0-</u>	\$ <u>442,046</u> *

* This amount should tie to sheet F-5.

UTILITY NAME: Sebring Ridge Utilities

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	40	%	2.50	\$ 1,630	\$	\$ 231	\$ 1,861
355	Power Generation Equipment		%					
360	Collection Sewers - Force	40	%	2.50	4,700		278	4,978
361	Collection Sewers - Gravity	40	%	2.50	73,256		4,358	77,614
362	Special Collecting Structures	40	%	2.50	31,236		1,891	33,127
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment	20	%	5.00	18,165		1,201	19,366
380	Treatment and Disposal Equipment		%					
381	Plant Sewers	40	%	2.50	46,790		3,089	49,879
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment	10	%	10.00	202		31	233
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment	15	%	6.67	1,456		182	1,638
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 177,435	\$ -0-	\$ 11,261	\$ 188,696 *

* This amount should tie to Sheet F-5.

UTILITY NAME:

Sebring Ridge Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2004

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 30,199
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	21,006
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	6,125
715	Purchased Power	8,011
716	Fuel for Power Production	
718	Chemicals	4,260
720	Materials and Supplies	12,394
730	Contractual Services:	
	Billing	
	Professional	1,000
	Testing	3,389
	Other	4,095
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	31,018
	Total Wastewater Operation And Maintenance Expense	\$ 121,497 *

* 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	207	237	237
General Service	<i>Bluffs</i>		248	248	248
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			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)		<i>metered</i>	<i>Boothby + Alley</i>	1	1
Total			456	486	486

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Sebring Ridge Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2004

PUMPING EQUIPMENT

	#1	#2	#3
Lift Station Number			
Make or Type and nameplate data on pump	SHP TDH=20		
Year installed	1986	1986	1988
Rated capacity	400 gpa	250 gpa	250 gpa
Size			
Power:			
Electric	Elec.	Elec.	Elec.
Mechanical			
Nameplate data of motor	SHP Single Phase	SHP Single Phase	SHP Single Phase

SERVICE CONNECTIONS

Size (inches)	4" (CLASS 160)			
Type (PVC, VCP, etc.)	PVC			
Average length	20'	75'	75'	
Number of active service connections	486			
Beginning of year	456			
Added during year	30			
Retired during year	0			
End of year	486			
Give full particulars concerning inactive connections	(NONE)			

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains			
	#1	#2	#3	#1	#2	#3	
Size (inches)	8"	8"	8"	4"	4"	4"	
Type of main	PVC	PVC	PVC	PVC	PVC	PVC	
Length of main (nearest foot)	4,220	7,670	11,000	300	980	2370	
Beginning of year	/	/	/	/	/	/	/
Added during year	/	/	/	/	/	/	/
Retired during year	/	/	/	/	/	/	/
End of year	4,220	7,670	11,000	300	980	2370	

MANHOLES

Size (inches)	36"	36"	36"
Type of Manhole	BRICK	CONCRETE	
Number of Manholes:			
Beginning of year	16	26	45
Added during year	/	/	/
Retired during year	/	/	/
End of Year	16	26	45

UTILITY NAME: Soaring Ridge Utilities, Inc.

SYSTEM NAME: (same)

YEAR OF REPORT
DECEMBER 31, 2004

TREATMENT PLANT

Manufacturer _____	extended AIR concrete 65,000 daily less than evaporation 35,000 gal.	2nd phase	_____
Type _____			_____
"Steel" or "Concrete" _____			_____
Total Permitted Capacity _____			_____
Average Daily Flow _____			_____
Method of Effluent Disposal _____			_____
Permitted Capacity of Disposal _____			_____
Total Gallons of Wastewater treated _____			_____

MASTER LIFT STATION PUMPS

	#1	#2	#3
Manufacturer _____	GOZMAN Rupp	GOZMAN Rupp	GOZMAN Rupp
Capacity (GPM's) _____	_____	_____	250
Motor:			
Manufacturer _____	MARATHON	MARATHON	MARATHON
Horsepower _____	5HP	5HP	5HP
Power (Electric or Mechanical) _____	Elec.	Elec.	Elec.

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	1,083	NONE	NONE
February _____	963		
March _____	1,097		
April _____	835		
May _____	798		
June _____	892		
July _____	1,011		
August _____	1,189		
September _____	1,252		
October _____	1,177		
November _____	1,002		
December _____	877		
Total for year _____	12,166,000		

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Sobking Ridge Utilities
SYSTEM NAME: _____

YEAR OF REPORT
DECEMBER 31, 2004

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. 486
- 2. Maximum number of ERCs* which can be served. 688
- 3. Present system connection capacity (in ERCs*) using existing lines. 688
- 4. Future connection capacity (in ERCs*) upon service area buildout. 900
- 5. Estimated annual increase in ERCs*. 20-35
- 6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
N/A AT PRESENT
- 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? _____
If so, when? _____
- 9. Has the utility been required by the DEP or water management district to implement reuse? _____
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? (NOT REQUIRED)
- 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? N/A
- 12. Department of Environmental Protection ID # FLA # 014349-001-DWSP

* 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:

Sebring Ridge Utilities

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 of chief executive officer of the utility) *

Date: _____

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.