

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS789-02-AR
Orchid Springs Development Corporation
295 First Street, South
Winter Haven FL 33880

600-W 516-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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FINANCIAL SECTION

REPORT OF

Orchid Springs Development Corporation

(EXACT NAME OF UTILITY)

295 First Street South
Winter Haven FL 33880

Same

Mailing Address | Street Address | Polk County

Telephone Number 863/324-4445 | Date Utility First Organized 1968

Fax Number 863/325-8850 | 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: Orchid Springs Development Corp., 295 First Street, S., Winter Haven, FL 33880 863/324-4445

Name of subdivisions where services are provided: Orchid Springs Village

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Albert B. Cassidy</u>	<u>President</u>	<u>295 First Street South Winter Haven, FL 33880</u>	
Person who prepared this report: <u>Carol C. Rhinehart</u>	<u>Secretary</u>	<u>295 First Street South Winter Haven, FL 33880</u>	
Officers and Managers: <u>Peter E. Cassidy</u>	<u>Vice-President</u>	<u>295 First Street South Winter Haven, FL 33880</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	Principle Business Address	Salary Charged Utility
<u>Orchid Springs Development Corp.</u>	<u>100%</u>	<u>295 First Street South Winter Haven, FL 33880</u>	\$ -0-
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 49,149	\$ 62,852	\$ _____	\$ 112,001
Commercial_____		273	423	_____	696
Industrial_____		-0-	-0-	_____	0
Multiple Family_____		30,118	53,324	_____	83,442
Guaranteed Revenues_____		-0-	-0-	_____	0
Other (Specify)Late Fees _____		4,259	_____	_____	4,259
Total Gross Revenue_____		\$ 83,799	\$ 116,599	\$ _____	\$ 200,398
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 91,728	\$ 160,857	\$ _____	\$ 252,585
Depreciation Expense_____	F-5	6,306	13,095	_____	19,401
CIAC Amortization Expense_____	F-8	(4,306)	(7,287)	_____	(11,593)
Taxes Other Than Income_____	F-7	1,839	3,418	_____	5,257
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 95,567	170,083	_____	\$ 265,650
Net Operating Income (Loss)		\$ (11,768)	\$ (53,484)	\$ _____	\$ (65,252)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	0
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (11,768)	\$ (53,484)	\$ _____	\$ (65,252)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,009,986	\$ 1,001,836
Accumulated Depreciation and Amortization (108)-----	F-5,W-2,S-2	<u>753,874</u>	<u>734,474</u>
Net Utility Plant -----		\$ <u>256,112</u>	\$ <u>267,362</u>
Cash -----		<u>311</u>	<u>2,445</u>
Customer Accounts Receivable (141) -----		<u>595</u>	<u>524</u>
Other Assets (Specify): Note Rec.-LRPM -----		<u>1,656</u>	<u>2,470</u>
Deferred Debits-Software Costs/Accounting -----		<u>0</u>	<u>350</u>
Deferred Debits-Miscellaneous -----		<u>0</u>	<u>1,414</u>
Total Assets -----		\$ <u>258,674</u>	\$ <u>274,565</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	-----	-----
Preferred Stock Issued (204) -----	F-6	-----	-----
Other Paid in Capital (211) -----		-----	-----
Retained Earnings (215) -----	F-6	<u>26,952</u>	<u>92,204</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	-----	-----
Total Capital -----		\$ <u>26,952</u>	\$ <u>92,204</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		-----	-----
Notes Payable (232) -----		<u>148,021</u>	<u>87,220</u>
Customer Deposits (235) -----		<u>8,586</u>	<u>8,810</u>
Accrued Taxes (236) -----		<u>516</u>	<u>139</u>
Other Liabilities (Specify) -----		-----	-----
Advances for Construction -----		-----	-----
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>74,599</u>	<u>86,192</u>
Total Liabilities and Capital -----		\$ <u>258,674</u>	\$ <u>274,565</u>

UTILITY NAME Orchid Springs Development Corporation

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>247,252</u>	\$ <u>762,734</u>	\$ _____	\$ <u>1,009,986</u>
Construction Work in Progress (105)	_____	_____	_____	0
Other (Specify) _____	_____	_____	_____	0
_____	_____	_____	_____	0
_____	_____	_____	_____	0
Total Utility Plant _____	\$ <u>247,252</u>	\$ <u>762,734</u>	\$ <u>0</u>	\$ <u>1,009,986</u>

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

Account 108	Water	Wastewater	A/D & CIAC AM. Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>185,326</u>	\$ <u>549,147</u>	\$ _____	\$ <u>734,473</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>6,306</u>	\$ <u>13,095</u>	\$ _____	\$ <u>19,401</u>
Salvage _____	_____	_____	_____	0
Other Credits (specify) _____	_____	_____	_____	0
_____	_____	_____	_____	0
Total Credits _____	\$ <u>6,306</u>	\$ <u>13,095</u>	\$ <u>0</u>	\$ <u>19,401</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ <u>0</u>
Cost of removal _____	_____	_____	_____	0
Other debits (specify) _____	_____	_____	_____	0
_____	_____	_____	_____	0
Total Debits _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Balance End of Year _____	\$ <u>191,632</u>	\$ <u>562,242</u>	\$ <u>0</u>	\$ <u>753,874</u>

UTILITY NAME: Orchid Springs Development Corporation

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 _____	\$ _____	\$ <u>92,204</u>
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
Net Income (loss) _____	_____	(65,252)
Balance end of year _____	\$ <u>0.00</u>	\$ <u>26,952</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 Nominal Date of Issue and Date of Maturity):			Principal per Balance Sheet Date
	Interest Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Orchid Springs Development Corporation

YEAR OF REPORT DECEMBER 31, 2004

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				\$
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	1,839	3,418	_____	5,257
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 1,839	\$ 3,418	\$ 0	\$ 5,257

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
The Cassidy Organization Inc.	\$ 33,936	\$ 33,936	Management Services
The Cassidy Organization Inc.	\$ 8,112	\$ 8,112	Contractual Repair & Maintenance
Ralph Turner	\$ 24,245	\$ 48,491	Plant Operator
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>171,516</u>	\$ <u>302,109</u>	\$ <u>473,625</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	<u>171,516</u>	<u>302,109</u>	<u>473,625</u>
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	<u>171,516</u>	<u>302,109</u>	<u>473,625</u>
6) Less Accumulated Amortization_____	<u>143,335</u>	<u>255,691</u>	<u>399,026</u>
7) Net CIAC_____	\$ <u>28,181</u>	\$ <u>46,418</u>	\$ <u>74,599</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

	Water	Wastewater	Total
Balance First of Year_____	\$ <u>139,029</u>	\$ <u>248,404</u>	\$ <u>387,433</u>
Add Credits During Year:_____	<u>4,306</u>	<u>7,287</u>	<u>11,593</u>
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>143,335</u>	\$ <u>255,691</u>	\$ <u>399,026</u>

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

UTILITY NAME Orchid Springs Development Corporation

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 approving AFUDC rate:	_____ %

**WATER
OPERATING
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____ 0
302	Franchises_____	_____	_____	_____	_____ 0
303	Land and Land Rights_____	480	_____	_____	480
304	Structures and Improvements_____	5,373	_____	_____	5,373
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____ 0
306	Lake, River and Other Intakes_____	_____	_____	_____	_____ 0
307	Wells and Springs_____	3,360	_____	_____	3,360
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____ 0
309	Supply Mains_____	1,631	_____	_____	1,631
310	Power Generation Equipment_____	24,961	_____	_____	24,961
311	Pumping Equipment_____	3,275	_____	_____	3,275
320	Water Treatment Equipment_____	8,600	_____	_____	8,600
330	Distribution Reservoirs and Standpipes_____	12,049	_____	_____	12,049
331	Transmission and Distribution Lines_____	153,284	_____	_____	153,284
333	Services_____	16,737	_____	_____	16,737
334	Meters and Meter Installations_____	11,923	_____	_____	11,923
335	Hydrants_____	5,579	_____	_____	5,579
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____ 0
340	Office Furniture and Equipment_____	_____	_____	_____	_____ 0
341	Transportation Equipment_____	_____	_____	_____	_____ 0
342	Stores Equipment_____	_____	_____	_____	_____ 0
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 247,252	\$ 0	\$ 0	\$ 247,252

UTILITY NAME: Orchid Springs Development Corporation

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	%	0.0357	\$ 5,373	\$	0	\$ 5,373
305	Collecting and Impounding Reservoirs		%		0			0
306	Lake, River and Other Intakes		%		0			0
307	Wells and Springs	27	%	0.0370	3,360			3,360
308	Infiltration Galleries & Tunnels		%		0			0
309	Supply Mains	17	%	0.0588	424		96	520
310	Power Generating Equipment	17	%	0.0588	16,691		628	17,319
311	Pumping Equipment	17	%	0.0588	3,275		0	3,275
320	Water Treatment Equipment	17	%	0.0588	3,732		415	4,147
330	Distribution Reservoirs & Standpipes	33	%	0.0303	7,732		365	8,097
331	Trans. & Dist. Mains	38	%	0.0263	119,187		4,034	123,221
333	Services	35	%	0.0286	11,213		478	11,691
334	Meter & Meter Installations	17	%	0.0588	9,947		150	10,097
335	Hydrants	40	%	0.0250	4,392		140	4,532
336	Backflow Prevention Devices							
339	Other Plant and Miscellaneous Equipment				0			0
340	Office Furniture and Equipment				0			0
341	Transportation Equipment				0			0
342	Stores Equipment				0			0
343	Tools, Shop and Garage Equipment				0			0
344	Laboratory Equipment				0			0
345	Power Operated Equipment				0			0
346	Communication Equipment				0			0
347	Miscellaneous Equipment				0			0
348	Other Tangible Plant				0			0
	Totals				\$ 185,326	\$ 0	\$ 6,306	\$ 191,632 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	3,864
616	Fuel for Power Production	458
618	Chemicals	2,665
620	Materials and Supplies	2,403
630	Contractual Services:	
	Billing	_____
	Professional	35,605
	Testing	3,145
	Other	28,706
640	Rents	3,000
650	Transportation Expense	2,405
655	Insurance Expense	3,428
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	3,694
670	Bad Debt Expense	119
675	Miscellaneous Expenses	2,236
	Total Water Operation And Maintenance Expense	\$ 91,728 *

* 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	274	274	274
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	29	29	73
1 1/2"	D,T	5.0	_____	_____	_____
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	207 *	207 *	1,656
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify):	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total		
* 207 Customers (8 Meters)			510	510	2,003

UTILITY NAME: Orchid Springs Development Corporation

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	_____	2,755	_____	2,755	2,566
February	_____	1,478	_____	1,478	1,869
March	_____	2,536	_____	2,536	2,153
April	_____	3,266	_____	3,266	2,527
May	_____	2,587	_____	2,587	2,367
June	_____	3,211	_____	3,211	2,381
July	_____	1,145	_____	1,145	1,732
August	_____	2,151	_____	2,151	1,814
September	_____	2,170	_____	2,170	1,659
October	_____	2,030	_____	2,030	1,425
November	_____	3,228	_____	3,228	2,064
December	_____	2,377	_____	2,377	2,003
Total for Year	<u>0</u>	<u>28,934</u>	<u>0</u>	<u>28,934</u>	<u>24,560</u>

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of delivery N/A

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

N/A

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	8"	3,960 l.f.	_____	_____	3,960 l.f.
PVC	6"	5,520 l.f.	_____	_____	5,520 l.f.
PVC	4"	6,120 l.f.	_____	_____	6,120 l.f.
PVC	2"	7,250 l.f.	_____	_____	7,250 l.f.

UTILITY NAME: Orchid Springs Development Corporation

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME:

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	1974	1964	_____	_____
Types of Well Construction and Casing_____	Steel	Steel	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	600'	unknown	_____	_____
Diameters of Wells_____	10"	6"	_____	_____
Pump - GPM_____	400	250	_____	_____
Motor - HP_____	20	15	_____	_____
Motor Type *_____	submersible	submersible	_____	_____
Yields of Wells in GPD_____	576,000	360,000	_____	_____
Auxiliary Power_____	yes	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	horizontal round	horizontal round	_____	_____
Capacity of Tank_____	hydropneumatic	hydropneumatic	_____	_____
Ground or Elevated_____	5,000 gal.	10,000 gal.	_____	_____
	ground	ground	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
Pumps				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: Orchid Springs Development Corporation

YEAR OF REPORT DECEMBER 31, 2004

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day__	650 gpm @ 50 psi	_____	_____
Type of Source_____	deep well	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	20 HP submersible	15 HP submersible	_____
Make_____	Goolds	Goolds	_____
Permitted Capacity (GPD)_	576,000	360,000	_____
High service pumping	N/A	N/A	_____
Gallons per minute__	N/A	N/A	_____
Reverse Osmosis _____	N/A	N/A	_____
Lime Treatment			
Unit Rating_____	_____	_____	_____
Filtration			
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection			
Chlorinator_____	3 ppm	3 ppm	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	generator	none	_____

Utility Name: Orchid Springs Development Corporation

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 number of ERCs * now being served. 271
2. Maximum number of ERCs * which can be served. 817
3. Present system connection capacity (in ERC's) using existing lines. 510
4. Future connection capacity (in ERC's) upon service area buildout. 0
5. Estimated annual increase in ERCs * None
6. Is the utility required to have fire flow capacity? _____
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.

9. When did the company last file a capacity analysis report with the DEP? _____
10. If 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 the system under any Consent Order with DEP? _____
11. Department of Environmental Protection ID # DO 53232173
12. Water Management District Consumptive Use Permit # 0415.02
 - a. Is the system in compliance with the requirements of the CUP? _____
 - 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/280 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Orchid Springs Development Corporation

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_____	\$ 0	\$ _____	\$ _____	\$ 0
352	Franchises_____	0	_____	_____	0
353	Land and Land Rights_____	58,860	_____	_____	58,860
354	Structures and Improvements_____	10,988	_____	_____	10,988
355	Power Generation Equipment_____	613	_____	_____	613
360	Collection Sewers - Force_____	21,740	_____	_____	21,740
361	Collection Sewers - Gravity_____	219,184	_____	_____	219,184
362	Special Collecting Structures_____	0	_____	_____	0
363	Services to Customers_____	63,265	_____	_____	63,265
364	Flow Measuring Devices_____	2,500	_____	_____	2,500
365	Flow Measuring Installations_____	0	_____	_____	0
370	Receiving Wells_____	132,991	_____	_____	132,991
371	Pumping Equipment_____	3,586	_____	_____	3,586
380	Treatment and Disposal Equipment_____	228,015	_____	_____	228,015
381	Plant Sewers_____	12,292	8,150	_____	20,442
382	Outfall Sewer Lines_____	0	_____	_____	0
389	Other Plant and Miscellaneous Equipment_____	550	_____	_____	550
390	Office Furniture and Equipment_____	0	_____	_____	0
391	Transportation Equipment_____	0	_____	_____	0
392	Stores Equipment_____	0	_____	_____	0
393	Tools, Shop and Garage Equipment_____	0	_____	_____	0
394	Laboratory Equipment_____	0	_____	_____	0
395	Power Operated Equipment_____	0	_____	_____	0
396	Communication Equipment_____	0	_____	_____	0
397	Miscellaneous Equipment_____	0	_____	_____	0
398	Other Tangible Plant_____	0	_____	_____	0
	Total Wastewater Plant_____	\$ 754,584	\$ 8,150	\$ 0	\$ 762,734 *

* This amount should tie to sheet F-5.

UTILITY NAME: Orchid Springs Development Corporation

YEAR OF REPORT 2004
DECEMBER 31,

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	27	%	0.0370 %	\$ 2,075	\$	\$ 408	\$ 2,483
355	Power Generation Equipment	17	%	0.0588 %	162		36	198
360	Collection Sewers - Force	27	%	0.0370 %	19,839		77	19,916
361	Collection Sewers - Gravity	40	%	0.0250 %	173,978		5,480	179,458
362	Special Collecting Structures		%					
363	Services to Customers	35	%	0.0286 %	54,762		1,808	56,570
364	Flow Measuring Devices	5	%	0.2000 %	2,500			2,500
365	Flow Measuring Installations		%					
370	Receiving Wells	25	%	0.0400 %	97,608		1,698	99,306
371	Pumping Equipment	15	%	0.0667 %	2,945		239	3,184
380	Treatment and Disposal Equipment	15	%	0.0667 %	193,821		2,110	195,931
381	Plant Sewers	17	%	0.0588 %	1,304		1,202	2,506
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment	15	%	0.0667 %	153		37	190
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				\$ 549,147	\$ 0	\$ 13,095	\$ 562,242 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	300
715	Purchased Power	14,406
716	Fuel for Power Production	_____
718	Chemicals	3,391
720	Materials and Supplies	10,004
730	Contractual Services:	_____
	Billing	0
	Professional	37,560
	Testing	3,730
	Other	75,118
740	Rents	3,000
750	Transportation Expense	2,405
755	Insurance Expense	3,428
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	5,209
770	Bad Debt Expense	119
775	Miscellaneous Expenses	2,187
	Total Wastewater Operation And Maintenance Expense	\$ 160,857 *

* This amount should tie to Sheet F-3.

WASTEWATER 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					
All meter sizes	D	1.0	287	287	287
			_____	_____	0
			_____	_____	0
General Service					
5/8"	D	1.0	_____	_____	0
3/4"	D	1.5	_____	_____	0
1"	D	2.5	_____	_____	0
1 1/2"	D,T	5.0	_____	_____	0
2"	D,C,T	8.0	207 *	207 *	1,656
3"	D	15.0	_____	_____	0
3"	C	16.0	_____	_____	0
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify): (Flat Rate Service)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	494	494
* 207 Customers (8 Meters)			_____	_____	1,943

PUMPING EQUIPMENT

Lift Station Number _____	1	2	3	4	_____	_____
Make or Type and nameplate data on pump _____	3 HP	2 HP Sta Rite	3 HP	1/2 HP Goulds	_____	_____
Year installed _____	1969	1975	1980	1984	_____	_____
Rated capacity _____	200 gpm	_____	_____	_____	_____	_____
Size _____	3"	2"	3"	_____	_____	_____
Power:						
Electric _____	x	x	x	x	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	unknown	unknown	unknown	unknown	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	4" / 6"	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	PVC	_____	_____	_____	_____
Average length _____	unknown	unknown	_____	_____	_____	_____
Number of active service connections _____	299	7	_____	_____	_____	_____
Beginning of year _____	299	7	_____	_____	_____	_____
Added during year _____	1	0	_____	_____	_____	_____
Retired during year _____	0	0	_____	_____	_____	_____
End of year _____	300	7	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	N/A	7	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
	10"	8"	6"	4"	4"	4"	4"	4"
Size (inches) _____	10"	8"	6"	4"	4"	4"	4"	4"
Type of main _____	Gravity	Gravity	Gravity	Gravity	PVC	PVC	PVC	PVC
Length of main (nearest foot) _____	140 est	7,220 est	6,020 est	4,640 est	1,000 est	1,200 est	600 est	600 est
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	_____	_____	_____	_____
Type of Manhole _____	Brick	_____	_____	_____
Number of Manholes: _____	_____	_____	_____	_____
Beginning of year _____	32	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	32	_____	_____	_____

Utility Name: Orchid Springs Development Corporation

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. _____ 208
2. Maximum number of ERCs * which can be served. _____ 804
3. Present system connection capacity (in ERC's) using existing lines. _____
4. Future connection capacity (in ERC's) upon service area buildout. _____
5. Estimated annual increase in ERCs * _____
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? _____
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? _____
11. If 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 the system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # _____ DO 53232173

- * 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).

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<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. |

Items Certified

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>
---	---	---	---



(signature of chief executive officer of the utility) *

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

(signature of chief financial officer of the utility) *

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.