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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS860-04-AR
R. Anthony Cozier
L. P. Utilities Corporation
P. O. Box 478
Lake Placid, FL 33862-0478

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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FINANCIAL SECTION

REPORT OF

L. P. UTILITIES CORP.

(EXACT NAME OF UTILITY)	
P.O. BOX 478 LAKE PLACID, FL 33862	100 SHORELINE DRIVE LAKE PLACID, FL 33852-5022
Mailing Address	Street Address County
Telephone Number 863/699-1173	Date Utility First Organized 1989
Fax Number 863/699-1890	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: COLLEY FINANCIAL SERVICES, INC.
209 US 27 SOUTH, LAKE PLACID, FL 33852

Name of subdivisions where services are provided: CAMP FLORIDA RESORT

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>JOHN LOVELETTE</u>	<u>MANAGER</u>	<u>1525 US 27 South Lake Placid, FL 33852</u>	22,980
Person who prepared this report: <u>FORREST H. HILTON, CPA, P.A.</u>	<u>CPA</u>	<u>702 US 27 North Avon Park, FL 33825</u>	
Officers and Managers:			\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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>ANBETH CORP.</u>	<u>100%</u>	<u>1525 US 27 S Lake Placid, FL 33852</u>	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: L.P. UTILITES, CORP

YEAR OF REPORT DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 11,240	\$ 19,442	\$ _____	\$ 30,682
Commercial _____		3,715	1,841	_____	5,556
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 14,955	\$ 21,283	\$ _____	\$ 36,238
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 36,408	\$ 27,649	\$ 966	\$ 65,023
Depreciation Expense _____	F-5	15,086	12,940	_____	28,026
CIAC Amortization Expense _____	F-8	(6,168)	(2,328)	_____	(8,496)
Taxes Other Than Income _____	F-7	2,097	1,237	_____	3,334
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 47,423	39,498	966	\$ 87,887
Net Operating Income (Loss)		\$ (32,468)	\$ (18,215)	\$ (966)	\$ (51,649)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (32,468)	\$ (18,215)	\$ (966)	\$ (51,649)

UTILITY NAME: L.P. UTILITIES, CORP.

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	\$ 900,667	\$ 900,667
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	356,566	328,540
Net Utility Plant _____		\$ 544,101	\$ 572,127
Cash _____		26,912	18,339
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____			

Total Assets _____		\$ 571,013	\$ 590,466
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	10,000	10,000
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	(100,033)	(48,384)
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ (90,033)	\$ (38,384)
Long Term Debt (224) _____	F-6	\$	\$
Accounts Payable (231) _____		83,526	42,546
Notes Payable (232) _____		378,563	378,563
Customer Deposits (235) _____			3,812
Accrued Taxes (236) _____			
Other Liabilities (Specify) _____			
FEES _____		3,524	

Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	195,433	203,929
Total Liabilities and Capital _____		\$ 571,013	\$ 590,466

UTILITY NAME: L.P. UTILITIES, CORP

YEAR OF REPORT
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>486,860</u>	\$ <u>413,807</u>	\$ _____	\$ <u>900,667</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>486,860</u>	\$ <u>413,807</u>	\$ _____	\$ <u>900,667</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>147,129</u>	\$ <u>181,411</u>	\$ _____	\$ <u>328,540</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>15,086</u>	\$ <u>12,940</u>	\$ _____	\$ <u>28,026</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>15,086</u>	\$ <u>12,940</u>	\$ _____	\$ <u>28,026</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>162,215</u>	\$ <u>194,351</u>	\$ _____	\$ <u>356,566</u>

UTILITY NAME: L.P. UTILITIES CORP

YEAR OF REPORT DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	10	_____
Shares authorized _____	10,000	_____
Shares issued and outstanding _____	1,000	_____
Total par value of stock issued _____	10,000	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ (48,384)
Changes during the year (Specify):		
LOSS FOR YEAR _____		(51,649)
_____		_____
_____		_____
Balance end of year _____	\$ _____	\$ (100,033)

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>ANBETH CORPORATION</u>			\$ 378,563
_____			_____
_____			_____
Total _____			\$ 378,563

UTILITY NAME: L.P. UTILITIES CORP

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 _____	2,021	1,503	_____	3,524
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 2,021	\$ 1,503	\$ _____	\$ 3,524

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>CARRAWAY COMPUTERS</u>	\$ 190	\$ 112	<u>COMPUTER SUPPORT</u>
<u>ROSE, SUNDTROM & BRANTLEY</u>	\$ 6,686	\$ 3,944	<u>LEGAL FEES</u>
<u>COLLEY FINANCIAL SERVICES</u>	\$ 377	\$ 223	<u>BOOKKEEPING SERVICES</u>
<u>FORREST H. HILTON, CPA</u>	\$ 551	\$ 325	<u>TAXES & BOOKKEEPING</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: L.P. UTILITIES, INC.

Revised 6/30/05
 YEAR OF REPORT
 DECEMBER 31 2003

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 204,307	\$ 65,600	\$ 269,970
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>204,307</u>	<u>65,600</u>	<u>269,970</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>47,801</u>	<u>18,177</u>	<u>65,978</u>
6) Less Accumulated Amortization _____	_____	_____	_____
7) Net CIAC _____	\$ <u>156,506</u>	\$ <u>47,423</u>	\$ <u>203,929</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 _____	\$ 41,633	\$ 15,849	\$ 57,482
Add Debits During Year: _____	<u>6,168</u>	<u>2,328</u>	<u>8,496</u>
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ <u>47,801</u>	\$ <u>18,177</u>	\$ <u>65,978</u>

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

SCHEDULE "A"

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

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ % Commission Order Number approving AFUDC rate: _____
--

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

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION**

UTILITY NAME: L.P. UTILITIES CORP

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_____	20,598	_____	_____	20,598
304	Structures and Improvements_____	66,428	_____	_____	66,428
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	41,707	_____	_____	41,707
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	1,040	_____	_____	1,040
310	Power Generation Equipment_____	7,200	_____	_____	7,200
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes_____	32,416	_____	_____	32,416
331	Transmission and Distribution Lines_____	206,312	_____	_____	206,312
333	Services_____	58,563	_____	_____	58,563
334	Meters and Meter Installations_____	45,032	_____	_____	45,032
335	Hydrants_____	5,364	_____	_____	5,364
336	Backflow Prevention Devices_____	1,254	_____	_____	1,254
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	946	_____	_____	946
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
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_____	\$ 486,860	\$ _____	\$ _____	\$ 486,860

UTILITY NAME: L. P. UTILITIES CORP

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	35	%	3.57%	\$ 5,865	\$	\$ 2,371	\$ 8,236
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70%	30,123		1,543	31,666
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	38	%	2.63%	6,085		27	6,112
310	Power Generating Equipment	17	%	5.88%	605		423	1,028
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes	33	%	3.03%	2,946		982	3,928
331	Trans. & Dist. Mains	38	%	2.53%	26,413		5,220	31,633
333	Services	35	%	2.86%	43,423		1,675	45,098
334	Meter & Meter Installations	40	%	5.88%	25,138		2,648	27,786
335	Hydrants	40	%	2.50%	4,488		134	4,622
336	Backflow Prevention Devices	35	%	5.88%	1,614			1,614
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%				63	460
341	Transportation Equipment	15	%	6.67%	397			
342	Stores Equipment	6	%	16.67%	32			32
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 147,129	\$	\$ 15,086	\$ 162,215 *

* This amount should tie to Sheet F-5.

UTILITY NAME: L.P. UTILITIES CORP

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 14,100
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	
615	Purchased Power _____	817
616	Fuel for Power Production _____	
618	Chemicals _____	1,560
620	Materials and Supplies _____	857
630	Contractual Services:	
	Billing _____	
	Professional _____	10,975
	Testing _____	
	Other _____	1,035
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	2,021
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	5,043
	Total Water Operation And Maintenance Expense _____	\$ 36,408 *

* 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	190	190	190
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	8	8	8
3/4"	D	1.5			
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	4	4	32
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine					
Total			204	204	235

UTILITY NAME: L.P. UTILITIES CORP

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 _____	_____	2027	98	1929	1929
February _____	_____	1768	92	1676	1676
March _____	_____	2247	98	2149	2149
April _____	_____	2220	95	2125	2125
May _____	_____	1767	98	1669	1669
June _____	_____	1505	95	1410	1410
July _____	_____	1484	98	1386	1386
August _____	_____	1177	98	1079	1079
September _____	_____	1293	95	1198	1198
October _____	_____	1612	98	1514	1514
November _____	_____	1930	95	1835	1835
December _____	_____	1955	98	1857	1857
Total for Year _____	_____	20,985	1,158	19,827	19,827

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	8"	2790	_____	_____	2790
_____	6"	9440	_____	_____	9440
_____	4"	1660	_____	_____	1660
_____	3"	2818	_____	_____	2818
_____	2"	920	_____	_____	920
_____	1"	9258	_____	_____	9258
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: L.P. UTILITIES CORP

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>1989</u>	<u>Unknown</u>	_____	_____
Types of Well Construction and Casing _____	<u>10"/8"</u>	<u>6"/4"</u>	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>1780</u>	<u>Unknown</u>	_____	_____
Diameters of Wells _____	<u>10"</u>	<u>6"</u>	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	<u>50</u>	<u>25</u>	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	<u>n/a</u>	<u>n/a</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Steel</u>	<u>Steel</u>	_____	_____
Capacity of Tank _____	<u>15,000</u>	<u>10,000</u>	_____	_____
Ground or Elevated _____	<u>ground</u>	<u>ground</u>	_____	_____

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: L.P. UTILITIES CORP

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>175,200</u>	<u>175,200 AGPD</u>	_____
Type of Source_____	<u>GROUND</u>	<u>GROUND</u>	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	<u>175,200</u>	<u>175,200</u>	_____
High service pumping Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment Unit Rating_____	_____	_____	_____
Filtration Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection Chlorinator_____	<u>175,200</u>	<u>175,200</u>	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	<u>N/A</u>	<u>N/A</u>	_____

UTILITY NAME: L.P. UTILITIES CORP

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. 129
2. Maximum number of ERCs * which can be served. 250
3. Present system connection capacity (in ERCs *) using existing lines. 250 Estimated
250 Estimated
4. Future connection capacity (in ERCs *) upon service area buildout. _____
5. Estimated annual increase in ERCs *. 5 to 10
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.

9. When did the company last file a capacity analysis report with the DEP? N/A
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 # 6280304
12. Water Management District Consumptive Use Permit # 209490.001
 - 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: L.P. UTILITIES CORP

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 _____	36,000	_____	_____	36,000
354	Structures and Improvements _____	42,176	_____	_____	42,176
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	11,557	_____	_____	11,557
361	Collection Sewers - Gravity _____	141,605	_____	_____	141,605
362	Special Collecting Structures _____	1,040	_____	_____	1,040
363	Services to Customers _____	111,860	_____	_____	111,860
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	_____	_____	_____
380	Treatment and Disposal Equipment _____	68,622	_____	_____	68,622
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	947	_____	_____	947
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ 413,807	\$ _____	\$ _____	\$ 413,807 *

* This amount should tie to sheet F-5.

UTILITY NAME: L.P. UTILITIES CORP

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	27	%	3.70 %	\$ 4,683	\$	\$ 1,561	\$ 6,244
355	Power Generation Equipment		%					
360	Collection Sewers - Force	27	%	3.70 %	17,774			17,774
361	Collection Sewers - Gravity	40	%	2.50 %	14,796		3,540	18,336
362	Special Collecting Structures	39	%	2.70 %	38,020			38,020
363	Services to Customers	35	%	2.86 %	9,639		3,199	12,838
364	Flow Measuring Devices	5	%	20.00 %	34,391			34,391
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment	15	%	6.67 %	13,731		4,577	18,308
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment	15	%	6.67 %	48,156			48,156
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment	15	%	6.67 %	189		63	252
394	Laboratory Equipment		%					
395	Power Operated Equipment	10	%	10.00 %	32			32
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 181,411	\$	\$ 12,940	\$ 194,351 *

* This amount should tie to Sheet F-5.

UTILITY NAME: L.P. UTILITIES CORP

YEAR OF REPORT DECEMBER 31, 2004

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 8,880
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	
715	Purchased Power	693
716	Fuel for Power Production	
718	Chemicals	3,203
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	7,687
	Testing	2,843
	Other	610
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	1,503
770	Bad Debt Expense	
775	Miscellaneous Expenses	2,230
	Total Wastewater Operation And Maintenance Expense	\$ 27,649 *

* 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	157	157	157
General Service					
5/8"	D	1.0	8	8	8
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			167	167	178

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:						
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	_____	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	_____	_____	_____	_____	_____	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

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

UTILITY NAME: L.P. UTILITIES CORP

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2004

TREATMENT PLANT

Manufacturer _____	<u>MARDLF</u>	_____	_____
Type _____	<u>AERATION</u>	_____	_____
"Steel" or "Concrete" _____	<u>CONCRETE</u>	_____	_____
Total Permitted Capacity _____	<u>50,000 gld.</u>	_____	_____
Average Daily Flow _____	_____	_____	_____
Method of Effluent Disposal _____	<u>Ponds</u>	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	<u>1,955,000</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>hydromatic</u>	_____	_____	_____	_____
Capacity (GPM's) _____	<u>77</u>	_____	_____	_____	_____
Motor:					
Manufacturer _____	<u>Marley</u>	_____	_____	_____	_____
Horsepower _____	<u>3hp</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>23,894</u>	<u>22,000</u>	_____
February _____	<u>25,471</u>	<u>36,000</u>	_____
March _____	<u>32,270</u>	<u>36,000</u>	_____
April _____	<u>35,849</u>	<u>24,000</u>	_____
May _____	<u>28,803</u>	<u>9,000</u>	_____
June _____	<u>19,997</u>	<u>10,000</u>	_____
July _____	<u>18,254</u>	<u>12,000</u>	_____
August _____	<u>19,499</u>	<u>9,000</u>	_____
September _____	<u>17,774</u>	<u>11,000</u>	_____
October _____	<u>22,719</u>	<u>11,000</u>	_____
November _____	<u>24,270</u>	<u>18,000</u>	_____
December _____	<u>22,329</u>	<u>24,000</u>	_____
Total for year _____	<u>291,129</u>	<u>222,000</u>	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: L.P. UTILITIES CORP

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. 50

2. Maximum number of ERCs* which can be served. 87

3. Present system connection capacity (in ERCs*) using existing lines. 87

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

5. Estimated annual increase in ERCs*. 3 to 5

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
Possible double in size by 2007

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. N/A

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? NO

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? NO

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? 12/2000

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? _____

12. Department of Environmental Protection ID # Permit # FLA 014340 ID# 5228P00239

* 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 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: 24 April 05

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.

*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	\$ 11,240	\$ 33,751	\$ (22,511)
Commercial	3,715	11,162	(7,447)
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 14,955	\$ 44,913	\$ (29,958)
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 14,955	\$ 44,913	\$ (29,958)

Explanations:

The difference between the revenues as reported on the regulatory assessment fee return is due to an overstatement of revenues based on erroneous data from a report generated from the billing program used by the utility. The utility believes the annual reports reflects the correct revenues for the period.

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	\$ 19,442	\$ 30,519	\$ (11,077)
Commercial	1,841	2,888	(1,047)
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 21,283	\$ 33,407	\$ (12,124)
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 21,283	\$ 33,407	\$ (12,124)

Explanations:

The difference between the revenues as reported on the regulatory assessment fee return is due to an overstatement of revenues based on erroneous data from a report generated from the billing program used by the utility. The utility believes the annual reports reflects the correct revenues for the period.

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).