

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

# **ANNUAL REPORT**

OF

WU075-04-AR

~~Tony Tuboline~~

Floralino Properties, Inc. now owned by Colonial

~~P.O. - Box 5047 -~~

~~Largo, FL 33779-5047 -~~

Gary Deremer

Manor Utility Company

P.O. Box 398

New Port Richey, FL 34656

*Submitted To The*

**STATE OF FLORIDA**



**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2004**

**J. S. BAILLIE, JR.**  
CERTIFIED PUBLIC ACCOUNTANT  
2153 GRAND BLVD.  
HOLIDAY, FL 34690  
(727) 937-6650

April 28, 2005

Board of Directors  
Colonial Manor Utility Company  
New Port Richey, Florida

We have compiled the comparative Balance Sheet as of December 31, 2003 and 2004 of Colonial Manor Utility Company and the related detail schedules and the Statement of Income and related detail schedules for the year ended December 31, 2004, included in the accompanying prescribed form in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Our compilation was limited to presenting in the form prescribed by the Florida Public Service Commission information that is the representation of the management of the company. We have not audited or reviewed the financial statements referred to above, and accordingly, do not express an opinion or any other form of assurance on them.

These financial statements including related disclosures are presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, these financial statements are not designed for those who are not informed about such differences.

Respectfully submitted,



J. S. Baillie, Jr.  
Certified Public Accountant

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# FINANCIAL SECTION

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

*Company:* COLONIAL MANOR UTILITY COMPANY (UTILITY SYTEM FORMERLY OWNED BY FLORALINO PROPERTIES, INC)  
*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	\$ 154,227	\$ 154,227	\$ 0
Commercial	3,445	3,445	0
Industrial			
Multiple Family			
Guaranteed Revenues			
Other	2,982	2,982	0
<b>Total Water Operating Revenue</b>	<b>\$ 160,654</b>	<b>\$ 160,654</b>	<b>\$ 0</b>
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
<b>Net Water Operating Revenues</b>	<b>\$ 160,654</b>	<b>\$ 160,654</b>	<b>\$ 0</b>

Explanations:

**Instructions:**

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

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

**Company:** COLONIAL MANOR UTILITY COMPANY (UTILITY SYSTEM FORMERLY OWNED BY FLORALINO PROPERTIES, INC.)  
**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	\$ _____	\$ _____	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Wastewater Operating Revenue</b>	\$ _____	\$ _____	\$ _____
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Wastewater Operating Revenues</b>	\$ _____	\$ _____	\$ _____

Explanations:

N/A

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).

REPORT OF

COLONIAL MANOR UTILITY COMPANY

(EXACT NAME OF UTILITY)

P.O. BOX 398 NEW PORT RICHEY, FL 34656-0398	PASCO
Mailing Address	Street Address County

Telephone Number (727) 815-0737 Date Utility First Organized 7/11/72

Fax Number (727) 848-7701 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: VICTORIA PENICK  
(727) 815-0737

Name of subdivisions where services are provided: \_\_\_\_\_

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>GARY DEREMER</u>	<u>PRESIDENT</u>	<u>SAME</u>	
Person who prepared this report: <u>J. S. BAILLIE, JR., CPA</u>	<u>(SEE ACCOUNTANT'S COMPILATION REPORT)</u>		
Officers and Managers: <u>GARY DEREMER</u>	<u>PRESIDENT</u>	<u>SAME</u>	\$ <u>24,000</u>
<u>CECIL DELCHER</u>	<u>VICE-PRESIDENT</u>	<u>SAME</u>	\$ -
<u>VICTORIA PENICK</u>	<u>SECRETARY/TREASURER</u>	<u>SAME</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>GARY DEREMER</u>	<u>51</u>	<u>SAME</u>	\$ <u>24,000</u>
<u>CECIL DELCHER</u>	<u>49</u>	<u>SAME</u>	\$ -
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

-CORRECTED PAGES FILED 7/19/05-

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED

UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 154,227	\$ N/A	\$ -	\$ 154,227
Commercial_____		3,445			3,445
Industrial_____					
Multiple Family_____					
Guaranteed Revenues_____					
Other (Specify)_____		2,982			2,982
Total Gross Revenue_____		\$ 160,654	N/A	-	160,654
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 133,588	\$	\$	\$ 133,588
Depreciation Expense_____	F-5	7,711			7,711
CIAC Amortization Expense_____	F-8	-			-
Taxes Other Than Income_____	F-7	8,488			8,488
Income Taxes_____	F-7				
Total Operating Expense		\$ 149,787	N/A	-	\$ 149,787
Net Operating Income (Loss)		\$ 10,867	\$ N/A	\$ -	\$ 10,867
Other Income:					
Nonutility Income_____		\$ -	\$ N/A	\$ 2,283	\$ 2,283
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$
Interest Expense_____		10,865			10,865
Amortization of Acquisition Adjustment_____				17,169	17,169
Net Income (Loss)		\$ 2	\$ N/A	\$ (14,886)	\$ (14,884)



COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 BY FLORALINO PROPERTIES, INC.)

UTILITY NAME:

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 369,458	\$ 342,907
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>276,415</u>	<u>298,359</u>
<b>Net Utility Plant</b> _____		\$ <u>93,043</u>	\$ <u>44,548</u>
Cash _____		16,134	14,061
Customer Accounts Receivable (141) _____		19,346	
Other Assets (Specify): _____			
Deposits & Deferred Expenses _____		1,415	
Unamortized Acquisition Adjustment _____		257,526	
Accumulated Amortization _____		<u>(17,169)</u>	
<b>Total Assets</b> _____		\$ <u>370,295</u>	\$ <u>58,609</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	1,000	600
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____		123,934	12,400
Retained Earnings (215) _____	F-6	<u>(11,828)</u>	<u>(16,228)</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		<u>(15,996)</u>
<b>Total Capital</b> _____		\$ <u>113,106</u>	\$ <u>(19,224)</u>
Long Term Debt (224) _____	F-6	\$ 173,558	
Accounts Payable (231) _____		66,418	
Notes Payable (232) _____			14,469
Customer Deposits (235) _____		9,984	10,617
Accrued Taxes (236) _____		7,229	5,747
Other Liabilities (Specify) _____			
Deposit on Sale of Business _____		-	47,000
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	-	-
<b>Total Liabilities and Capital</b> _____		\$ <u>370,295</u>	\$ <u>58,609</u>

-CORRECTED PAGES FILED 7/19/05-

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 UTILITY NAME BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 369,458	\$ N/A	\$ N/A	\$ 369,458
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 369,458	\$ N/A	\$ N/A	\$ 369,458

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 298,359	\$ N/A	\$ N/A	\$ 298,359
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 7,711	\$ _____	\$ _____	\$ 7,711
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 7,711	\$ N/A	\$ N/A	\$ 7,711
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify)	_____	_____	_____	_____
PSC staff adjustments* _____	29,655	_____	_____	_____
Total Debits _____	\$ 29,655	\$ N/A	\$ N/A	\$ 29,655
Balance End of Year _____	\$ 276,415	\$ N/A	\$ N/A	\$ 276,415

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\*To restate balances at 12/31/03 per PSC order #PSC-05-0422 PAA-WU, Docket #041461 WU, which incorporates adjustments from 2003 SARC per PSC order #PSC-03-1250 PAA-WU, Docket #030250 dated 11/6/03.

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED

UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	1	N/A
Shares authorized _____	1000	_____
Shares issued and outstanding _____	1000	_____
Total par value of stock issued _____	1000	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ N/A	\$ 3,056
Changes during the year (Specify):		
Net Loss for the Year _____	_____	(14,884)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ N/A	\$ (11,828)

PROPRIETARY CAPITAL ( 218 )

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

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Utility Purchase 1/01/04 _____	_____	_____	\$ \$ 173,558
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	N/A		\$ \$ 173,558

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	1,259	_____	-	1,259
Regulatory assessment fee _____	7,229	_____	-	7,229
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 8,488	\$ N/A	\$ -	\$ 8,488

**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.S. WATER	\$ 76,421	\$ -	PROFESSIONAL SERVICES
U.S. WATER	\$ 4,541	\$ -	TESTING
U.S. WATER	\$ 7,859	\$ -	OTHER
GARY DEREMER	\$ 24,000	\$ -	MANAGEMENT FEE
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 173,559	\$ N/A	\$ 173,559
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	173,559	_____	173,559
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	173,559	_____	173,559
6) Less Accumulated Amortization _____	173,559	_____	173,559
7) Net CIAC _____	\$ -	\$ N/A	\$ -

**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
_____	_____	_____	_____	N/A
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Sub-total _____	_____	_____	\$ _____	\$ N/A
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.) _____			\$ _____	\$ N/A

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year _____	\$ 173,559	\$ N/A	\$ 173,559
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ 173,559	\$ N/A	\$ 173,559

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

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYTEM FORMERLY OWNED

UTILITY NAME BY FLORALINO PROPERTIES, INC.)  
N/A

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	\$ <u>N/A</u>	<u>        </u> %	<u>        </u> %	<u>N/A</u> %
Preferred Stock	<u>        </u>	<u>        </u> %	<u>        </u> %	<u>        </u> %
Long Term Debt	<u>        </u>	<u>        </u> %	<u>        </u> %	<u>        </u> %
Customer Deposits	<u>        </u>	<u>        </u> %	<u>        </u> %	<u>        </u> %
Tax Credits - Zero Cost	<u>        </u>	<u>        </u> %	0.00 %	<u>        </u> %
Tax Credits - Weighted Cost	<u>        </u>	<u>        </u> %	<u>        </u> %	<u>        </u> %
Deferred Income Taxes	<u>        </u>	<u>        </u> %	<u>        </u> %	<u>        </u> %
Other (Explain)	<u>        </u>	<u>        </u> %	<u>        </u> %	<u>        </u> %
Total	\$ <u><u>N/A</u></u>	<u><u>100.00</u></u> %		<u><u>N/A</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:	<u>        </u> %
Commission Order Number approving AFUDC rate:	<u>        </u>

N/A



**WATER  
OPERATING  
SECTION**



UTILITY NAME: COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED  
BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	PSC Staff Adjustments* (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	16,272	_____	_____	16,272
304	Structures and Improvements	19,693	13,988	(7,757)	25,924
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	12,818	_____	_____	12,818
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	9,879	_____	_____	9,879
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	39,104	10,315	3,905	53,324
320	Water Treatment Equipment	32,241	2,783	946	35,970
330	Distribution Reservoirs and Standpipes	_____	_____	1,125	1,125
331	Transmission and Distribution Lines	98,255	20,201	959	119,415
333	Services	17,388	# 6,259	_____	23,647
334	Meters and Meter Installations	68,567	_____	1,856	70,423
335	Hydrants	661	_____	(661)	-
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	661	661
340	Office Furniture and Equipment	2,273	_____	(2,273)	-
341	Transportation Equipment	25,756	_____	(25,756)	-
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	_____	_____	_____	_____
	<b>Total Water Plant</b>	<b>\$ 342,907</b>	<b>53,546</b>	<b>(26,995)</b>	<b>369,458</b>

\*To restate balances at 12/31/03 per PSC order # PSC-05-0422 PAA-WU, Docket #041461 WU, which incorporates adjustments from 2003 SARC per PSC order # PSC-03-1250-PAA-WU, Docket #030250 WU dated 11/6/03.

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED  
BY FLORALINO PROPERTIES, INC.)

UTILITY NAME:

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 Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	PSC Staff Adjustments* (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	%	3.57	\$ 17,039	\$ (5,103)	\$ 676	\$ 12,612
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70	12,818		474	13,292
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	%	3.13	9,306	(803)	309	8,812
310	Power Generating Equipment		%					
311	Pumping Equipment	17	%	5.88	29,714	8,030	2,832	40,576
320	Water Treatment Equipment	17	%	5.88	32,241	946	82	33,269
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	%	3.03	96,175	290	34	324
333	Services	35	%	2.63	(15,525)	(15,525)	2,875	83,525
334	Meter & Meter Installations	17	%	2.86	17,388	(1,064)	90	16,414
335	Hydrants	40	%	5.88	68,567	(1,788)	322	67,101
336	Backflow Prevention Devices		%	2.50	598	(598)		-
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%			473	17	490
341	Transportation Equipment	6	%	16.67	1,631	(1,631)	-	-
342	Stores Equipment	6	%	16.67	12,882	(12,882)	-	-
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%					
	Totals				\$ 298,359	(29,655)	7,711	276,415

\*To restate balances at 12/31/03 per PSC order #PSC-05-0422 PAA-WU, Docket #041461 WU, which incorporates adjustments from 2003 SARC per PSC order #PSC-03-1250 PAA-WU, Docket #030250 WU dated 11/6/03.

UTILITY NAME: \_\_\_\_\_

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	24,000
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	2,470
615	Purchased Power _____	5,150
616	Fuel for Power Production _____	_____
618	Chemicals _____	1,722
620	Materials and Supplies _____	8,077
630	Contractual Services:	
	Billing _____	_____
	Professional _____	76,421
	Testing _____	4,541
	Other _____	7,859
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	63
675	Miscellaneous Expenses _____	3,285
	Total Water Operation And Maintenance Expense _____	\$ 133,588 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	701	696	696
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	3	9	9
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1	2	5
1 1/2"	D,T	5.0	4	3	15
2"	D,C,T	8.0	_____	_____	-
3"	D	15.0	_____	_____	-
3"	C	16.0	_____	_____	-
3"	T	17.5	_____	_____	-
Unmetered Customers	_____	_____	_____	_____	-
Other (Specify)	_____	_____	_____	_____	-
<b>** D = Displacement C = Compound T = Turbine</b>			<b>Total</b>		
			709	710	725

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYTEM FORMERLY OWNED  
 UTILITY NAME: BY FLORALINO PROPERTIES, INC.)  
 SYSTEM NAME: COLONIAL MANOR WATER SYSTEM

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_____	_____	3,763	1 0/0	3,763	4,251
February_____	_____	3,162	"	3,162	3,467
March_____	_____	4,043	"	4,043	2,566
April_____	_____	3,961	"	3,961	4,167
May_____	_____	4,366	"	4,366	3,720
June_____	_____	3,618	"	3,618	3,716
July_____	_____	3,604	"	3,604	3,641
August_____	_____	3,517	"	3,517	3,480
September_____	_____	3,348	"	3,348	2,929
October_____	_____	3,653	"	3,653	2,954
November_____	_____	3,690	"	3,690	3,582
December_____	_____	3,588	"	3,588	2,081
Total for Year_____	-	44,313	443	43,870	40,554

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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED

UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: COLONIAL MANOR WATER SYSTEM

**WELLS AND WELL PUMPS**

WELL #1 (a)	WELL #2 (b)	WELL #3 (c)	WELL #4 (d)	WELL #5 (e)
Year Constructed <u>1963-1971</u>	<u>1963-1971</u>	<u>1963-1971</u>	<u>1963-1971</u>	<u>1963-1971</u>
Types of Well Construction and Casing <u>STEEL</u>	<u>STEEL</u>	<u>STEEL</u>	<u>STEEL</u>	<u>STEEL</u>
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells <u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>	<u>120</u>
Pump - GPM <u>12X8</u>	<u>8X8</u>	<u>8X8</u>	<u>8X8</u>	<u>8X8</u>
Motor - HP <u>300</u>	<u>300</u>	<u>350</u>	<u>300</u>	<u>250</u>
Motor Type * <u>10</u>	<u>10</u>	<u>25</u>	<u>10</u>	<u>10</u>
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) <u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Capacity of Tank <u>5000</u>	<u>5000</u>	<u>5000</u>	<u>5000</u>	<u>5000</u>
Ground or Elevated <u>ELEVATED</u>	<u>ELEVATED</u>	<u>ELEVATED</u>	<u>ELEVATED</u>	<u>ELEVATED</u>

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer <u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer <u>PEERLESS</u>	<u>PEERLESS</u>	<u>GOULDS</u>	<u>PEERLESS</u>	<u>GOULDS</u>
Type <u>8" VERTICAL</u>	<u>8" VERTICAL</u>	<u>8" VERTICAL</u>	<u>8" VERTICAL</u>	<u>8" VERTICAL</u>
Capacity in GPM <u>120</u>	<u>300</u>	<u>350</u>	<u>300</u>	<u>250</u>
Average Number of Hours _____	_____	_____	_____	_____
Operated Per Day <u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>	<u>8</u>
Auxiliary Power <u>VARIOUS</u>	<u>VARIOUS</u>	<u>VARIOUS</u>	<u>VARIOUS</u>	<u>VARIOUS</u>

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED

UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day__	<u>296000</u>	<u>PERMIT</u>	_____
Type of Source_____	<u>WELLS</u>	_____	_____
		STAND BY PASCO COUNTY	

**WATER TREATMENT FACILITIES**

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

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED  
UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT  
DECEMBER 31, 2004

SYSTEM NAME: COLONIAL MANOR WATER SYSTEM

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. AVERAGE USE 111,107 PER DAY
2. Maximum number of ERCs\* which can be served SAME
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_
4. Future connection capacity (in ERCs \*) upon service area buildout. N/A
5. Estimated annual increase in ERCs \*. NONE
6. Is the utility required to have fire flow capacity? Yes  
If so, how much capacity is required? 500 gpm
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.  
Please see attached layout
9. When did the company last file a capacity analysis report with the DEP? Unknown
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? N/A
  - c. When will construction begin? 2005
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # R.W.S - ID 6510355
12. Water Management District Consumptive Use Permit # 20367704
  - 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: COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT  
 DECEMBER 31, 2004

N/A  
 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_____	_____	_____	_____	_____
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	_____	_____	_____	_____
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ _____	\$ _____	\$ _____	\$ _____*

\* This amount should tie to sheet F-5.

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 BY FLORALINO PROPERTIES, INC.)

UTILITY NAME:

N/A

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		%	%	\$	\$	\$	\$
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$	\$	\$	\$*

\* This amount should tie to Sheet F-5.

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

N/A

YEAR OF REPORT DECEMBER 31, 2004
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**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 _____	_____
715	Purchased Power _____	_____
716	Fuel for Power Production _____	_____
718	Chemicals _____	_____
720	Materials and Supplies _____	_____
730	Contractual Services:	
	Billing _____	_____
	Professional _____	_____
	Testing _____	_____
	Other _____	_____
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	_____
	Total Wastewater Operation And Maintenance Expense _____	\$ _____ *

\* 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 Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	_____	_____	_____
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	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine					
Total			=====	=====	=====

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
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N/A  
**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 _____	_____	_____	_____	_____

COLONIAL MANOR UTILITY COMPANY  
 (UTILITY SYSTEM FORMERLY OWNED  
 UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

N/A  
**TREATMENT PLANT**

Manufacturer _____	_____	_____	_____
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**

Manufacturer _____	_____	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_  
 \_\_\_\_\_

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED

UTILITY NAME BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT DECEMBER 31, 2004
-------------------------------------

SYSTEM NAME: \_\_\_\_\_

N/A

**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. \_\_\_\_\_
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_
4. Future connection capacity (in ERCs\*) 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 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 # \_\_\_\_\_

\* 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).

COLONIAL MANOR UTILITY COMPANY  
(UTILITY SYSTEM FORMERLY OWNED  
UTILITY NAME: BY FLORALINO PROPERTIES, INC.)

YEAR OF REPORT  
DECEMBER 31, 2004

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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"/>
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\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

Date: \_\_\_\_\_

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>
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\_\_\_\_\_  
(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.



## Capital Improvement Plan for the Colonial Manor Utility System

August 2004  
Revised  
February 2005

February 14, 2005

### Summary of Projects:

#### I. Install fencing at all five well site locations:

##### **Project Description:**

The new fencing will consist of six foot chain link galvanized steel fencing with a double access gate for each water treatment plant site. The fence will enclose the well house, hydropneumatic tank and all above ground piping. Each well site will require between 150 to 200 LF of fencing materials.

##### **Project Justification:**

Well sites need to be more secure to protect the water supply. Additionally, the well buildings have experienced vandalism resulting from poor access control to the interior of the well houses. The situation is generating unnecessary liability exposure for the Utility. Adequate water treatment plant security is required by FDEP rules and regulations.

##### **Estimated Cost:**

\$8950.00

##### **Project Status:**

Two bids received – work awarded to CFK Fencing, Inc. - \$8,950.00. Work scheduled to start in December 2004 and to be completed in January 2005. The Utility will seek recovery in rates for this improvement project.

#### II. Replace hydropneumatic tanks at Well numbers 2, 3 & 4.

##### **Project Description:**

The project consists of installing (3) new 3000 gallon hydropneumatic tanks and new steel saddles. Each tank will have an engineering certification of 100 psi working pressure. The

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**Water and Wastewater Utility Operations, Maintenance, Engineering, Management**



tank will be coated with a Tnemec potable water epoxy coating on the interior and a five year paint coating for the exterior. The new system will be equipped with a pressure relief valve, all new piping and valves and a sight glass water level indicator.

**Project Justification:**

Engineering Analysis has determined by way of metal thickness testing that the hypodermic tanks are in need of replacement. Tanks have been patched a number of times and will likely develop new leaks. Metal loss and fatigue can cause a dangerous situation to exist, resulting in possible explosion and catastrophic rupture of the tanks.

**Estimate Cost:**

\$46,000.00

**Project Status:**

Tank design is complete and tanks have been ordered from the manufacture. Work is expected to be completed in early 2005. This work has already been approved in current rates.

**III. Install auxiliary power generation at Well numbers 2 & 4.**

**Project Description:**

The generators will be size to provide adequate power supply to operate the well pumps and all other appurtenances necessary for operating the water facility at full rated capacity. The generators will be housed in the existing well building and will be installed with an automatic transfer switch to provide uninterrupted power supply. The generators will utilize diesel fuel and be equipped with a secondary fuel containment vessel.

**Project Justification:**

System loss of power during recent hurricane events of 2004 caused a major disruption of potable water service. The Utility System has an interconnection with Pasco County; however the Pasco system also experienced interruptions of its service. Additionally, due to the county conversion to chloramines as a disinfectant, the interconnection will not be able to be utilized in the future, unless the Colonial Manor system converts to chloramine disinfection. The Colonial Manor water supply system has performed testing in accordance with the new disinfection by-product rules and it was determined that the system was compliant with the new requirements. Therefore, the system will continue to utilize free chlorine as a disinfectant. A cost comparison was also performed to determine if the Colonial Manor system should convert to chloramine disinfection solely as a means of cost saving thus avoiding the additional cost of auxiliary power construction. When the comparison was made

between the cost of adding two generators to the cost of design and constructing a completely new disinfection system for all five wells, including all the necessary sophisticated controls and system analyzers, it was clear that the cost of the installation of auxiliary power generators would be a more useful and a prudent investment for the Utility. Also, the added benefit of the generators in the time of an emergency event would provide for more system reliability and improved customer service.

**Estimated Cost:**

\$75,000.00 – assuming the generators can be installed in the existing well houses at well numbers 2 & 4.

**Project Status:**

Project is currently in the design and permitting stage, and scheduled for the construction in the middle of 2005 pending FPSC approval to recover the project cost in rates.

**IV. Miscellaneous building repairs at all five well houses.**

**Project Description:**

Repairs will include replacement of roofs, aluminum soffit and fascia, replacement of broken doors and windows, repair of concrete and building painting.

**Project Justification:**

Most buildings are twenty five to thirty years old and are in need of repair. Leaking roofs and windows have caused electrical control and equipment damage. The wells are located in existing residential communities and it is important to the Utility that the well houses general appearances are in accordance with the communities, deed restrictions and Pasco County standards. It is equally important to the Utility to provide good public perception and customer relations, and that the building repairs are prudent and warranted.

**Project Cost:**

\$22,500.00 - \$26,000.00

**Project Status:**

Some estimates have been received by the Utility for roof and window repairs. Project is underway and should be completed in early 2005. The Utility will seek recovery in rates for these repairs.

**V. Engineering study to evaluate Nitrate Exceedance**

**Project Description:**

Capital Improvement Plan for the Colonial Manor Utility System

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The study will determine the most likely cause of the nitrate exceedance in Well # 1. The study will provide an outline of treatment alternatives and develop cost estimates for implementation. Additionally, the study will perform preliminary investigations into abandonment of Well # 1 and to obtain replacement of water capacity elsewhere.

**Project Justification:**

During the 3<sup>rd</sup> & 4<sup>th</sup> quarter of 2004 Well number 1 has exceeded the maximum contamination level (MCL) for Nitrate, a preliminary standard. The project will evaluate and study treatment and source water alternatives and is necessary to ensure adequate water supply is available for the customers of the Utility.

**Project Cost:**

\$7,500.00

**Project Status:**

Project is underway and should be completed in mid 2005. Recommendations could include the construction of a treatment system or addition of added source water through other means. The Utility will seek recovery of all these cost in future rates.

## VI. Water main valves and fire hydrant replacements

**Project Description:**

The Utility has undergone a valve location and exercising program. It has been determined that approximately fifty-five valves and thirteen fire hydrants are in need of replacement. The valves range in size for 2" to 6" diameter and many are located in the rear easement. This rear easement restricts access for excavation equipment and requires all excavation to be preformed by hand digging. All the new valves will meet AWWA requirements and be of the resilient wedge variety. Each valve will have a cast iron valve box and be located on the AutoCAD mapping. The fire hydrants will also meet AWWA standards for wet barrel hydrants and be installed in the original design locations.

**Project Justification:**

Most of this infrastructure is in excess of thirty-five years old and no longer operable. This improvement is necessary to return the system operation to its original design and to provide for a more efficient functioning water distribution system. This improvement will also increase the level of customer service by allowing the Utility to isolate smaller areas in the event of system repairs. Additionally, the Utility has entered all the information on the distribution system in AutoCAD format for future reference. The Utility believes this

improvement is necessary and a prudent investment for the customers. The utility will seek recovery of these expenses in rates.

**Project Cost:**

\$60,000.00 - \$75,000.00

**Project Status:**

Project is underway and expected to be completed in late 2005.

**VII. Initiate operator of Well number 5.**

**Project Description:**

The project consists of installing new well controls, valving, metering, hydropneumatic tank and piping to facilitate the operation of the well. The well will be tested for all FDEP requirements including a 20 day micro-bacteriological testing.

**Project Justification:**

The addition of Well number 5 would provide improved fire flow for the community and will add to the overall system reliability. This would also improve the water pressure in the southeast portion of the distribution system. As previously discussed in project number V, above, Well # 1 may need to be modified or abandoned which would further necessitate the need for Well # 5 to be online. The Utility believes this project to be prudent and to be in the best interest of the customers. The Utility will be seeking recovery of these costs in rates.

**Project Cost:**

\$26,000.00

**Project Status:**

Project is underway and scheduled for completion in the late of 2005.

**VIII. Perform system wide hydraulic analysis of distribution system.**

**Project Description:**

The project consists of performing various field work and computer modeling to determine the existing hydraulic carrying capacity of the deteriorated water mains identified during the valve replacement project. The study will also provide an engineers cost estimate, including various construction alternatives for the required work.

**Project Justification:**

The project involves the Engineering analysis to identify system deference's with respect to flow and pressure. During installation of numerous new 2" water main valves, as previously outlined in Number VI, it was determined that many of the galvanized steel water mains contained heavy tuberculation. This tuberculation is causing significant flow restrictions in

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certain areas of the distribution system. We estimate that some of the water mains are flowing at less than fifty percent of their original hydraulic capacity. The project is intended to fully identify the deteriorated areas and to provide a planned and phased replacement of the affected water mains. This project is necessary to provide continuous service to the customers in the affected areas. Failure to move forward with the replacement of the water mains will eventually result in catastrophic system failure and the Utilities inability to provide potable water to the systems customers. The utility believes this project to be necessary and a prudent investment for the customers.

**Estimated Cost:**

Engineering Component \$ 14,500.00

**Project Status:**

Engineering study is underway and should be completed in late 2005 in conjunction with the valve and fire hydrant renovation project.

Project Number	Project Description	Project Cost
Number I	Six foot chain link galvanized steel fencing, double access gate, enclosure of well house, hydropneumatic tank & above ground piping, and 150 - 200 LF of fencing for each site.	\$8,950.00
Number II	Engineering certification of 100 psi working pressure, Tnemec potable water epoxy coating on the interior and a five year paint coating on the exterior for the 3 new 300 gallon hydropneumatic tanks and new steel saddles. New system will be equipped with a pressure relief valve, new piping and valves and a sight glass water level indicator.	\$46,000.00
Number III	Generators will be sized for power supply and operation at full rate. Generators will be housed in existing building, have automatic transfer switch for power supply installed, use diesel fuel and a secondary fuel vessel.	\$75,000.00
Number IV	Repairs to roof, aluminum soffit and fascia, building paint and concrete. Replacement of broken doors and windows.	\$22,500.00 - \$26,000.00
Number V	Study will determine cause of Nitrate exceedance in Well number 1 and will provide treatment options and cost estimates. Study will also provide preliminary investigation of abandonment and obtain replacement capacity elsewhere.	\$7,500.00
Number VI	Forty valves and three fire hydrants need to be replaced. Valves ranging in size of 2" - 6" in diameter, most located in rear easement with restricted access. All valves and fire hydrants meet AWWA requirements. Valves will be the resilient wedge variety and the fire hydrants will be wet barrel. They are to be installed in original design locations.	\$60,000.00 - \$75,000.00
Number VII	Installation of new well controls, valving, metering hydropneumatic tanks and piping. Well will be tested for FDEP and a twenty day micro bacteriological test.	\$26,000.00
Number VIII	Performing various field work and computer modeling to determine hydraulic capacity of deteriorated water mains during valve replacement.	\$14,500.00

TOTAL \$278,950.00

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