CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU167-05-AR
Mobile Manor Water Company, Inc.
150 Lantern Lane
North Fort Myers, FL 33917-6515

Submitted To The

STATE OF FLORIDA



03 APR -3 PN 12: 25

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2005

Form PSC/ECR 006-W (Rev. 12/99)

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FINANCIAL SECTION

REPORT OF

Mobile Manor	Water Compa, (EXACT NAME OF UTIL	ny, Inc.	
150 Lantern 1	Lane	150 Lantern Lane	
N, Fort Mycn, FL Mailing Address	23917	J. Fort Myers, FL 33917 Street Address	County
Telephone Number 239-543	-2160		ovember 30, 2004
Fax Number 239 - 543	- 1414 E	E-mail Address Mobile Menor I	nce AOL. com
Sunshine State One-Call of Florida, Inc. I	Member No.	AIN	
Check the business entity of the utility as	filed with the Internal Revenu	ue Service:	
Individual Sub Chapter	S Corporation	1120 Corporation	Partnership
Name, Address and Phone where record	s are located: 150 Lan	tun Lane 1400, FL 23917 (239)) 543 - 1414
	_	Mavor	<u> </u>
Name of subdivisions where services are	provided: (106,1c	1 1900	
			·
	CONTACTS		
N	Tidle	Dringing Business Address	Salary Charged Utility
Name Person to send correspondence:	Title	Principal Business Address	Othity
Carol Julius	Manager		
Person who prepared this report:	·	·	
Officers and Managers: Robert Martin	Director	150 Lantern Lane	\$_N/A
Paul Schmidt		N. Full Myrn, FL 33917	\$
Long Kinder			\$
B.b Guilliland			\$
Report every corporation or person owning	ng or holding directly or indire	ctly 5 percent or more of the vo	ting securities of
the reporting utility:			
	Percent Ownership in		Salary Charged
Name	Utility	Principal Business Address	Utility
			\$
			\$
Not Applicable		<u>-</u>	\$
			\$
1	Į.		1 4 1

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$_46286	\$_NA	\$ N/A	\$ 46,3%6
Total Gross Revenue		\$ 46,386	\$	\$	\$ 46,386
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>47,353</u>	\$	\$	\$ 49,176
Depreciation Expense	F-5				
CIAC Amortization Expense	F-8	· · · · · · · · · · · · · · · · · · ·			
Taxes Other Than Income	F-7	2,124			301
Income Taxes	F-7	-0-			-0-
Total Operating Expense		\$ 49,477			\$ 49,477
Net Operating Income (Loss)		\$ <3,091)	\$	\$	\$ (3,091)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$ <3,091>	\$	\$	\$ <u>\(\langle 3,091\)</u>

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT DECEMBER 31, 2005

COMPARATIVE BALANCE SHEET

	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year
Assets: Utility Plant in Service (101-105) Accumulated Depreciation and Amortization (108)	F-5,W-1,S-1 F-5,W-2,S-2	\$ <u>694</u>	\$ <u>694</u> <u>694</u>
Net Utility Plant		\$0-	\$0-
Cash Customer Accounts Receivable (141) Other Assets (Specify):		\$ 286 	6,293 2,421 \$ 8,714
Liabilities and Capital: Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and Partnership only) (218) Total Capital Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Thurst Term Payable Cyclic Capital	F-6 F-6 F-6	\$ (2731) \$ (2731) \$	\$ 360 \$ 360 \$
Advances for Construction Contributions in Aid of Construction - Net (271-272) Total Liabilities and Capital	F-8	\$ <u>5,559</u>	\$ 8,714

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101) Construction Work in Progress (105) Other (Specify)	\$ 694	\$_N/A	\$/A	\$ 694
Total Utility Plant	\$ 694	\$	\$	\$ 694

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year	\$ 694	\$ NIA	\$A A	\$ 694
Add Credits During Year: Accruals charged to depreciation account	\$	\$	S	\$
SalvageOther Credits (specify)				
Total Credits	\$	\$	\$	\$ 694
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits Balance End of Year	\$\$	\$	\$	\$\$

'CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorizedShares issued and outstanding Total par value of stock issued		
Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$_360
Net Losr		(3091)
Balance end of year	\$	\$ <2731)

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 Rate # of Pymts	Princi pal per Balance Sheet Date
		\$
Total	•	\$

UTILITY NAME: Mobile Manor Vater Company, Inc.

YEAR OF REPORT DECEMBER 31, 2005

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 Other (Specify) Total Tax Expense	\$ 2,124	\$ -0	\$ -0-	2,124

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	
	\$ S S S S S S S S S S S S S S S S S S S	* * * * * * * * * * * * * * * * * * *		

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT DECEMBER 31, Z005

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1)	Balance first of yearAdd credits during year	\$	\$	\$ \$
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization			
7)	Net CIAE	\$	\$	\$

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers agreements from which cash o received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
customer connection charges rec Description of Charge	Number of Connections	Charge per Connection	¢	ę.
Total Credits During Year (Must agre	ee with line # 2 abov	/e.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year	\$	\$	\$
Add Debits During Year:			
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$

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

UTILITY NAME: Mobile Manon Water Company, Inc.	
--	--

YEAR OF REPORT DECEMBER 31, 2005

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 [cxd] (e)
Common Equity	\$	%	<u></u> %	%
Preferred Stock		%	%	%
Long Term Debt		<u></u> %	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	%	%
Tax Credits - Weighted Cost		%	%	·%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	<u>100.00</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:	9	%
Commission Order Number approving AFUDC rate:		

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

UTILITY NAME: Mobile Manor Water Company, Inc. YEAR OF REPOR

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)	\$ \$	\$ 	\$ \$	\$ = \$	\$ \$

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

		· · · · · · · · · · · · · · · · · · ·
<u> </u>		
	•	

WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$ MA	\$_N/A_	\$
302	Franchises		/	1	
303	Land and Land Rights		-		
304	Structures and Improvements	r /			
305	Collecting and Impounding				
	Reservoirs		1		
306	Lake, River and Other				
	Intakes		\	1	
307	Wells and Springs				
308	Infiltration Galleries and				
	Tunnels			\\·	
309		i e			
310	Power Generation Equipment				
311	Pumping Equipment	694			694
320	Water Treatment Equipment				
330	Distribution Reservoirs and				
	Standpipes				
331	Transmission and Distribution				
	Lines				
333	Services				
334	Meters and Meter		1 / .	1 /	
	Installations				
335	Hydrants		I ————		
336	Backflow Prevention Devices		l ———		
339	Other Plant and				
	Miscellaneous Equipment				
340	Office Furniture and				
044	Equipment				
341	Transportation Equipment		<u> </u>		
342	Stores Equipment				
343	Tools, Shop and Garage		\	\	
244	Equipment Laboratory Equipment		I ——	1 —	
344 345	Power Operated Equipment				
345	Communication Equipment				
346	Miscellaneous Equipment				
348	Other Tangible Plant			1 —	
340	Calci rangiolo i lanc				
	Total Water Plant	\$_694	\$	\$	\$ 694

UTILITY NAME: Mubile Manur Water Company, Inc.

YEAR OF REPORT DECEMBER 31, 2005

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Accum. Depr. Balance End of Year (f-g+h=i) (i)	* H59 \$
Credits (h)	\$
Debits (g)	
Accumulated Depreciation Balance Previous Year (f)	\$
Depr. Rate Applied (e)	% % % % % % % % % % % % % % % % % % %
Average Salvage in Percent (d)	*
Average Service Life in Years (c)	
Account (b)	Structures and Improvements— Collecting and Impounding Reservoirs————————————————————————————————————
Acct. No.	304 305 305 306 307 308 308 331 331 332 334 335 336 336 337 338 337 337 337 337 337 337 337 337

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	A count Name	Amount
No.	Account Name	Amount
601	Salaries and Wages - Employees	\$
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	18848
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional	1400
	Testing - Water	1073
1	l Other	
640	Rents Scrvicci / office Shering	26,400
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,756
	Total Water Operation And Maintenance Expense* * This amount should tie to Sheet F-3.	\$ <u>49,477</u> +

WATER CUSTOMERS

			Number of Act	ive Customers	Total Number of
	Type of	Equivalent	Start	End	Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	. (e)	(f)
Residential Service					
5/8"	D	1.0			
3/4"	D	1.5	314	PIC	471
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3" 3"	С	16.0			
3"	, T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement			2	2111	110
C = Compound		Total	<u> </u>		711
T = Turbine	*	4			l

ILITY NAME:	Mobile Menun	Veter Compe	y, In.	YEAR OF DECEMBER 31	REPORT 、 といり S
-	PUMPING	AND PURCHASE	D WATER STATIST	rics	Difference due
(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's)
January February March April May June July August September October November December Total for Year	847 775 866 791 609 456 485 485 503			849 775 866 751 609 456 485 485 637 586 503 625 7,665	572 651 712 654 623 604 317 651 623 214 221 638
Vendor	d for resale, indicate th Lee Cou	ty Utilities			
Point of delivery_	Beyshore	-Lemplighter Le	ne Master Meter		

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2"	<u>(No</u>	Changes Dur	ing the Year	.)
					· · · · · · · · · · · · · · · · · · ·

UTILITY NAME: SYSTEM NAME:	Venor Meter Comp	pery, Inc.	YEAR OF DECEMBER 31,	
	WELLS ANI	D WELL PUMPS		
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing				
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type *				
Yields of Wells in GPD Auxiliary Power Submersible, centrifugal, et	tc.			
	RES	ERVOIRS		
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated				·
	HIGH SER	VICE PUMPING		
(a) Motors Manufacturer Type Rated Horsepower	(b)	(c)	(d)	(E)
Pumps Manufacturer Type Capacity in GPM Average Number of Hears Operated Per Day Auxiliant Power				

UTILITY NAME: Mobile Manor Water Company Inc.

YEAR OF REPORT DECEMBER 31, 2005

SOURCE OF SUPPLY

List for each source of supply	(Ground, Surface, Purcha	sed Water etc.)	
Permitted Gals. per day Type of Source			

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:	
Type	

		-22
UTILITY NAME:	Mobile Manor Water Company, Inc.	YEAR OF REPORT
		DECEMBER 31, ZUOS
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.
2. Maximum number of ERCs * which can be served.
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. Is the utility required to have fire flow capacity? If so, how much capacity is required?
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
9. When did the company last file a capacity analysis report with the DEP?
10. If 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#
12. Water Management District Consumptive Use Permit #
a. Is the system in compliance with the requirements of the CUP?
b. If not, what are the utility's plans to gain compliance?
* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average
number of SFR customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:

WASTEWATER

OPERATING

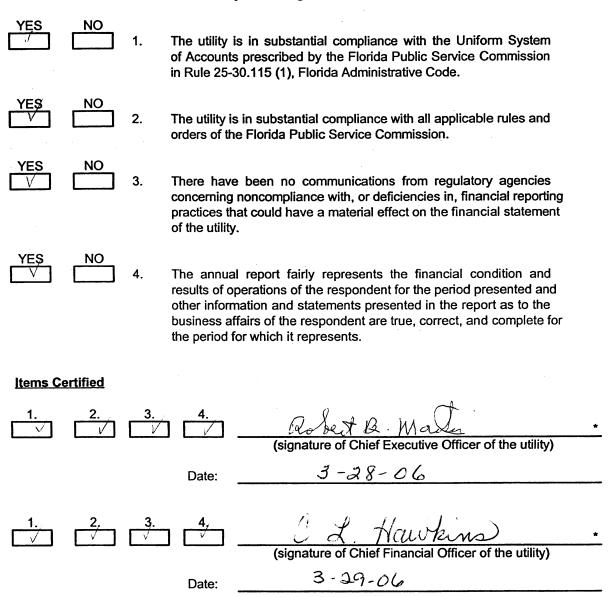
SECTION

Note:

This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

CERTIFICATION OF ANNUAL REPORT

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



* 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.