

CLASS "C"

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MAY 10 2004

Office

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU663-03-AR
Mr. Keith J. Shamrock
Raintree Utilities, Inc.
2100 Lake Eustis Drive
Tavares, FL 32778-2064

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2003

04 MAY -3 AM 10:57
DIVISION OF
ECONOMIC REGULATION

04 MAY -3 AM 10:57

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION

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

Company: Raintree Utilities, Inc
For the Year Ended December 31, 2003

| (a) | (b) | (c) | (d) |
|--|-----------------------------------|-------------------------------------|----------------------|
| Accounts | Gross Water Revenues Per Sch. F-3 | Gross Water Revenues Per RAF Return | Difference (b) - (c) |
| Gross Revenue: | | | |
| Residential | \$ 43,791 | \$ 43,791 | \$ -- |
| Commercial | _____ | _____ | _____ |
| Industrial | _____ | _____ | _____ |
| Multiple Family | _____ | _____ | _____ |
| Guaranteed Revenues | _____ | _____ | _____ |
| Other | _____ | _____ | _____ |
| Total Water Operating Revenue | \$ 43,791 | \$ 43,791 | \$ -- |
| LESS: Expense for Purchased Water from FPSC-Regulated Utility | _____ | _____ | _____ |
| Net Water Operating Revenues | \$ 43,791 | \$ 43,791 | \$ -- |

Explanations:

RECEIVED
 FLORIDA PUBLIC SERVICE
 COMMISSION
 DIVISION OF
 ECONOMIC REGULATION
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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).

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FINANCIAL SECTION

REPORT OF

Rainetree Utilities, Inc.
(EXACT NAME OF UTILITY)

2100 Lake Eustis Dr.
Tavares, FL 32778

Mailing Address

Street Address

Lake
County

Telephone Number (352) 343-6677 EXT 18

Date Utility First Organized 12/21/87

Fax Number (352) 343-7378

E-mail Address fredbrown@shamrockhomes.com

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: Shamrock Homes, Inc., 2100 Lake Eustis Tavares, FL 32778 (352) 3436677

Name of subdivisions where services are provided: Rain tree Harbor

CONTACTS:

| Name | Title | Principle Business Address | Salary Charged Utility |
|---|-----------------------|-----------------------------|------------------------|
| Person to send correspondence: <u>Fred Brown</u> | <u>V.P.</u> | <u>2100 Lake Eustis Dr.</u> | |
| Person who prepared this report: <u>Fred Brown</u> | | | |
| Officers and Managers: <u>Kieth Shamrock</u> | <u>President</u> | <u>Same</u> | \$ <u>2,400</u> |
| <u>Gloria Smith</u> | <u>Office Manager</u> | <u>Same</u> | \$ <u>1,800</u> |
| <u>Fred Brown</u> | <u>V.P.</u> | <u>Same</u> | \$ <u>1,800</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>Kieth Shamrock</u> | <u>100</u> | <u>Same</u> | \$ <u>2,400</u> |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |

UTILITY NAME: Raintree Utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

INCOME STATEMENT

| Account Name | Ref. Page | Water | Wastewater | Other | Total Company |
|---|-----------|------------------|------------|----------|------------------|
| Gross Revenue: | | | | | |
| Residential_____ | | \$ 43,791 | \$ _____ | \$ _____ | \$ 43,791 |
| Commercial_____ | | _____ | _____ | _____ | _____ |
| Industrial_____ | | _____ | _____ | _____ | _____ |
| Multiple Family_____ | | _____ | _____ | _____ | _____ |
| Guaranteed Revenues_____ | | _____ | _____ | _____ | _____ |
| Other (Specify) <u>Int. Income</u> | | <u>38</u> | _____ | _____ | <u>38</u> |
| Total Gross Revenue_____ | | \$ <u>43,829</u> | \$ _____ | \$ _____ | \$ <u>43,829</u> |
| Operation Expense (Must tie to pages W-3 and S-3) | S-3 | \$ 30,913 | \$ _____ | \$ _____ | \$ 30,913 |
| Depreciation Expense_____ | F-5 | 2,019 | _____ | _____ | 2,019 |
| CIAC Amortization Expense_____ | F-8 | _____ | _____ | _____ | _____ |
| Taxes Other Than Income_____ | F-7 | 2,833 | _____ | _____ | 2,833 |
| Income Taxes_____ | F-7 | 737 | _____ | _____ | 737 |
| Total Operating Expense | | \$ <u>36,502</u> | _____ | _____ | \$ <u>36,502</u> |
| Net Operating Income (Loss) | | \$ <u>7,327</u> | \$ _____ | \$ _____ | \$ <u>7,327</u> |
| Other Income: | | | | | |
| Nonutility Income_____ | | \$ _____ | \$ _____ | \$ _____ | \$ _____ |
| Other Deductions: | | | | | |
| Miscellaneous Nonutility Expenses_____ | | \$ _____ | \$ _____ | \$ _____ | \$ _____ |
| Interest Expense_____ | | 4,000 | _____ | _____ | 4,000 |
| Net Income (Loss) | | \$ <u>3,327</u> | \$ _____ | \$ _____ | \$ <u>3,327</u> |

COMPARATIVE BALANCE SHEET

| ACCOUNT NAME | Reference Page | Current Year | Previous Year |
|--|----------------|--------------|---------------|
| Assets: | | | |
| Utility Plant in Service (101-105) ----- | F-5,W-1,S-1 | \$ 71,471 | \$ 65,719 |
| Accumulated Depreciation and Amortization (108) ----- | F-5,W-2,S-2 | 12,341 | 10,264 |
| Net Utility Plant ----- | | \$ 59,130 | \$ 55,455 |
| Cash ----- | | 14,747 | 18,457 |
| Customer Accounts Receivable (141) ----- | | 607 | (433) |
| Other Assets (Specify): ----- | | | |
| Utility Plant ACQ ADJ ----- | | 14,813 | 14,813 |
| ----- | | | |
| ----- | | | |
| Total Assets ----- | | \$ 89,297 | \$ 88,292 |
| Liabilities and Capital: | | | |
| Common Stock Issued (201) ----- | F-6 | 100 | 100 |
| Preferred Stock Issued (204) ----- | F-6 | | |
| Other Paid in Capital (211) ----- | | | |
| Retained Earnings (215) ----- | F-6 | 6,992 | 3,723 |
| Proprietary Capital (Proprietary and partnership only) (218) ----- | F-6 | | |
| Total Capital ----- | | \$ 7,092 | \$ 3,823 |
| Long Term Debt (224) ----- | F-6 | \$ | \$ |
| Accounts Payable (231) ----- | | | |
| Notes Payable (232) ----- | | | |
| Customer Deposits (235) ----- | | | |
| Accrued Taxes (236) ----- | | | |
| Other Liabilities (Specify) ----- | | | |
| Accrued Int. to shareholder ----- | | 14,034 | 10,034 |
| Accrued Rent, Prof services ----- | | 18,171 | 24,435 |
| Loan Due Officer ----- | | 50,000 | 50,000 |
| Advances for Construction ----- | | | |
| Contributions in Aid of Construction - Net (271-272) ----- | F-8 | | |
| Total Liabilities and Capital ----- | | \$ 89,297 | \$ 88,292 |

UTILITY NAME: Raintree utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

GROSS UTILITY PLANT

| Plant Accounts: (101 - 107) inclusive | Water | Wastewater | Plant other Than Reporting Systems | Total |
|--|-----------|------------|---|-----------|
| Utility Plant in Service (101) | \$ 71,471 | \$ | \$ | \$ 71,471 |
| Construction Work in Progress (105) _____ | _____ | _____ | _____ | _____ |
| Other (Specify) _____ _____ | _____ | _____ | _____ | _____ |
| Total Utility Plant _____ | \$ 71,471 | \$ | \$ | \$ 71,471 |

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

| Account 108 | Water | Wastewater | Other Than Reporting Systems | Total |
|---|-----------|------------|------------------------------------|-----------|
| Balance First of Year _____ | \$ 10,264 | \$ | \$ | \$ 10,264 |
| <u>Add Credits During Year:</u> | | | | |
| Accruals charged to depreciation account _____ | \$ 2,019 | \$ | \$ | \$ 2,019 |
| Salvage _____ | _____ | _____ | _____ | _____ |
| Other Credits (specify) _____ | _____ | _____ | _____ | _____ |
| <u>Prior year adjust</u> _____ | 58 | _____ | _____ | 58 |
| Total Credits _____ | \$ 2,077 | \$ | \$ | \$ 2,077 |
| <u>Deduct Debits During Year:</u> | | | | |
| Book cost of plant retired _____ | \$ | \$ | \$ | \$ |
| Cost of removal _____ | _____ | _____ | _____ | _____ |
| Other debits (specify) _____ | _____ | _____ | _____ | _____ |
| Total Debits _____ | \$ | \$ | \$ | \$ |
| Balance End of Year _____ | \$ 12,341 | \$ | \$ | \$ 12,341 |

UTILITY NAME: Raintree Utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

CAPITAL STOCK (201 - 204)

| | Common Stock | Preferred Stock |
|---|-----------------|--------------------|
| Par or stated value per share _____ | \$ 1.00 | _____ |
| Shares authorized _____ | 100 | _____ |
| Shares issued and outstanding _____ | 100 | _____ |
| Total par value of stock issued _____ | 100 | _____ |
| Dividends declared per share for year _____ | -0- | _____ |

RETAINED EARNINGS (215)

| | Appropriated | Un- Appropriated |
|-------------------------------------|--------------|---------------------|
| Balance first of year _____ | \$ _____ | \$ 3,723 |
| Changes during the year (Specify): | | |
| <u>Net Income</u> | _____ | 3,327 |
| <u>Prior Year Adjustment (DEPR)</u> | _____ | (58) |
| _____ | _____ | _____ |
| Balance end of year _____ | \$ _____ | \$ 6,992 |

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 | |
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Total _____ | | | \$ _____ |

UTILITY NAME: Raintree Utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

TAX EXPENSE

| (a) | Water (b) | Wastewater (c) | Other (d) | Total (e) |
|---------------------------------|--------------|-------------------|--------------|--------------|
| Income Taxes: | | | | |
| Federal income tax _____ | \$ 558 | \$ _____ | \$ _____ | \$ 558 |
| State income Tax _____ | 179 | _____ | _____ | 179 |
| Taxes Other Than Income: | | | | |
| State ad valorem tax _____ | 862 | _____ | _____ | 862 |
| Local property tax _____ | | _____ | _____ | |
| Regulatory assessment fee _____ | 1971 | _____ | _____ | 1971 |
| Other (Specify) _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| Total Tax Expense _____ | \$ 3,570 | \$ _____ | \$ _____ | \$ 3,570 |

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 |
|----------------------|--------------|-------------------|-------------------------|
| Wicks Consulting | \$ 2,922 | \$ _____ | Engr. Study- Permitting |
| Beemer, Pricher | \$ 1,400 | \$ _____ | Income Tax |
| Plant Technicians | \$ 6,447 | \$ _____ | Testing & other service |
| Utility Technicians | \$ 6,007 | \$ _____ | Billing, other serv. |
| Shamrock Homes, Inc. | \$ 16,500 | \$ _____ | Rent, Ins, Maint. |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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)

| | <u>Water</u> | <u>Wastewater</u> | <u>Total</u> |
|--|--------------|-------------------|--------------|
| 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: Raintree Utilities, Inc.

| |
|------------------------------------|
| YEAR OF REPORT DECEMBER 31 2003 |
|------------------------------------|

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: _____ |

**WATER
OPERATING
SECTION**

UTILITY NAME: Raintree Utilities, Inc

YEAR OF REPORT
DECEMBER 31 2003

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_____ | 5,740 | _____ | _____ | 5,740 |
| 304 | Structures and Improvements_____ | 1,260 | _____ | _____ | 1,260 |
| 305 | Collecting and Impounding Reservoirs_____ | 2,520 | _____ | _____ | 2,520 |
| 306 | Lake, River and Other Intakes_____ | _____ | _____ | _____ | _____ |
| 307 | Wells and Springs_____ | 3,360 | 24,436 | _____ | 27,796 |
| 308 | Infiltration Galleries and Tunnels_____ | _____ | _____ | _____ | _____ |
| 309 | Supply Mains_____ | 2,100 | _____ | _____ | 2,100 |
| 310 | Power Generation Equipment_____ | _____ | _____ | _____ | _____ |
| 311 | Pumping Equipment_____ | 6,300 | _____ | _____ | 6,300 |
| 320 | Water Treatment Equipment_____ | 315 | _____ | _____ | 315 |
| 330 | Distribution Reservoirs and Standpipes_____ | _____ | _____ | _____ | _____ |
| 331 | Transmission and Distribution Lines_____ | 12,790 | _____ | _____ | 12,790 |
| 333 | Services_____ | 5,290 | _____ | _____ | 5,290 |
| 334 | Meters and Meter Installations_____ | 2,825 | _____ | _____ | 2,825 |
| 335 | Hydrants_____ | 4,535 | _____ | _____ | 4,535 |
| 336 | Backflow Prevention Devices_____ | _____ | _____ | _____ | _____ |
| 339 | Other Plant and Miscellaneous Equipment_____ | _____ | _____ | _____ | _____ |
| 340 | Office Furniture and Equipment_____ | _____ | _____ | _____ | _____ |
| 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_____ | \$ 47,035 | \$ 24,436 | \$ _____ | \$ 71,471 |

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 | | % | | \$ 313 | \$ | \$ 31 | \$ 344 |
| 305 | Collecting and Impounding Reservoirs | | % | | 626 | | 62 | 688 |
| 306 | Lake, River and Other Intakes | | % | | | | | |
| 307 | Wells and Springs | | % | | 837 | | 1,137 | 1,974 |
| 308 | Infiltration Galleries & Tunnels | | % | | | | | |
| 309 | Supply Mains | | % | | 525 | | 51 | 576 |
| 310 | Power Generating Equipment | | % | | | | | |
| 311 | Pumping Equipment | | % | | 1,575 | | 152 | 1,727 |
| 320 | Water Treatment Equipment | | % | | 75 | | 9 | 84 |
| 330 | Distribution Reservoirs & Standpipes | | % | | | | | |
| 331 | Trans. & Dist. Mains | | % | | | | | |
| 333 | Services | | % | | 3,200 | | 307 | 3,507 |
| 334 | Meter & Meter Installations | | % | | 1,325 | | 127 | 1,452 |
| 335 | Hydrants | | % | | 651 | | 92 | 743 |
| 336 | Backflow Prevention Devices | | % | | 1,137 | | 109 | 1,246 |
| 339 | Other Plant and Miscellaneous Equipment | | % | | | | | |
| 340 | Office Furniture and Equipment | | % | | | | | |
| 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 | | % | | | | | |
| | Totals | | | | \$ 10,264 | \$ | \$ 2,077 | \$ 12,341 * |

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

| Acct. No. | Account Name | Amount |
|-----------|---|------------------------|
| 601 | Salaries and Wages - Employees | \$ _____ |
| 603 | Salaries and Wages - Officers, Directors, and Majority Stockholders | _____ |
| 604 | Employee Pensions and Benefits | _____ |
| 610 | Purchased Water | _____ |
| 615 | Purchased Power | 2,883 |
| 616 | Fuel for Power Production | _____ |
| 618 | Chemicals | 482 |
| 620 | Materials and Supplies | _____ |
| 630 | Contractual Services: | _____ |
| | Billing | 2,184 |
| | Professional | 10,522 |
| | Testing | 4,660 |
| | Other | 6,811 |
| 640 | Rents | 1,800 |
| 650 | Transportation Expense | _____ |
| 655 | Insurance Expense | 1,200 |
| 665 | Regulatory Commission Expenses (Amortized Rate Case Expense) | _____ |
| 670 | Bad Debt Expense | _____ |
| 675 | Miscellaneous Expenses | 371 |
| | Total Water Operation And Maintenance Expense | \$ 30,913 * |

* 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 | 106 | 117 | 117 |
| 3/4" | D | 1.5 | _____ | _____ | _____ |
| 1" | D | 2.5 | _____ | _____ | _____ |
| 1 1/2" | D,T | 5.0 | _____ | _____ | _____ |
| General Service | | | | | |
| 5/8" | D | 1.0 | _____ | _____ | _____ |
| 3/4" | D | 1.5 | _____ | _____ | _____ |
| 1" | D | 2.5 | _____ | _____ | _____ |
| 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 | 106 | 117 |

UTILITY NAME: Raintree Utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

| (a) | Water Purchased For Resale (Omit 000's) (b) | Finished Water From Wells (Omit 000's) (c) | Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d) | Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e) | Water Sold To Customers (Omit 000's) (f) |
|---------------------|--|---|--|--|---|
| January_____ | _____ | 1,261 | 2 | 1,259 | 1,172 |
| February_____ | _____ | 1,178 | 2 | 1,176 | 1,095 |
| March_____ | _____ | 1,247 | 2 | 1,245 | 1,158 |
| April_____ | _____ | 1,498 | 2 | 1,496 | 1,477 |
| May_____ | _____ | 2,980 | 3 | 2,977 | 2,937 |
| June_____ | _____ | 1,846 | 2 | 1,844 | 1,820 |
| July_____ | _____ | 1,961 | 3 | 1,958 | 1,844 |
| August_____ | _____ | 1,305 | 3 | 1,302 | 1,229 |
| September_____ | _____ | 1,742 | 3 | 1,739 | 1,641 |
| October_____ | _____ | 1,957 | 153 | 1,804 | 1,701 |
| November_____ | _____ | 1,631 | 153 | 1,478 | 1,418 |
| December_____ | _____ | 1,662 | 153 | 1,509 | 1,445 |
| Total for Year_____ | _____ | 20,268 | 481 | 19,787 | 18,937 |

If water is purchased for resale, indicate the following:

Vendor _____ N/A
 Point of delivery _____

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

_____ N/A

MAINS (FEET)

| Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.) | Diameter of Pipe | First of Year | Added | Removed or Abandoned | End of Year |
|---|------------------|---------------|-------|----------------------|-------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

UTILITY NAME: Raintree Utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

SYSTEM NAME: _____

WELLS AND WELL PUMPS

| (a) | (b) | (c) | (d) | (e) |
|---|------------------|------------------|------------------|-----|
| Year Constructed _____ | 1988 | 1988 | 2002 - 03 | |
| Types of Well Construction and Casing _____ | Comb, Blk Stl | Comp, Blk Stl | Comb, Blk Stl | |
| Depth of Wells _____ | 160' | 220' | 340' | |
| Diameters of Wells _____ | 4" | 8" | 4" | |
| Pump - GPM _____ | 90 | 600 | | |
| Motor - HP _____ | 5 | 50 | | |
| Motor Type * _____ | Cent | Cent | Cent | |
| Yields of Wells in GPD _____ | 129,600 | 864,000 | | |
| Auxiliary Power _____ | N/A | N/A | N/A | |
| * Submersible, centrifugal, etc. | | | | |

RESERVOIRS

| (a) | (b) | (c) | (d) | (e) |
|-------------------------------|-----------|-----|-----|-----|
| Description (steel, concrete) | Pneumatic | | | |
| Capacity of Tank _____ | 5000 Gal. | | | |
| Ground or Elevated _____ | Ground | | | |

HIGH SERVICE PUMPING

| (a) | (b) | (c) | (d) | (e) |
|--|-----|-----|-----|-----|
| Motors | | | | |
| Manufacturer _____ | | | | |
| Type _____ | | | | |
| Rated Horsepower _____ | | | | |
| Pumps | | | | |
| Manufacturer _____ | | | | |
| Type _____ | | | | |
| Capacity in GPM _____ | | | | |
| Average Number of Hours Operated Per Day _____ | | | | |
| Auxiliary Power _____ | | | | |

UTILITY NAME: Raintree Utilities, Inc.

| |
|-------------------------------------|
| YEAR OF REPORT DECEMBER 31, 2003 |
|-------------------------------------|

SOURCE OF SUPPLY

| | | | |
|--|----------------|-------|-------|
| List for each source of supply (Ground, Surface, Purchased Water etc.) | | | |
| Permitted Gals. per day_____ | <u>187,500</u> | _____ | _____ |
| Type of Source_____ | <u>Well</u> | _____ | _____ |

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_____ | _____ | _____ | _____ |
| Filtration | _____ | _____ | _____ |
| Pressure Sq. Ft._____ | _____ | _____ | _____ |
| Gravity GPD/Sq.Ft._____ | _____ | _____ | _____ |
| Disinfection | _____ | _____ | _____ |
| Chlorinator_____ | _____ | _____ | _____ |
| Ozone_____ | _____ | _____ | _____ |
| Other_____ | _____ | _____ | _____ |
| Auxiliary Power_____ | _____ | _____ | _____ |

UTILITY NAME: Raintree Utilities, Inc.

YEAR OF REPORT
DECEMBER 31, 2003

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. 119
2. Maximum number of ERCs * which can be served. 1851
3. Present system connection capacity (in ERCs *) using existing lines. 1851
4. Future connection capacity (in ERCs *) upon service area buildout. 1851
5. Estimated annual increase in ERCs *. Only 119 lots in subdivision- built out
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. Strategically located Fire Hydrants
Throughout subdivision
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None, plant complete
9. When did the company last file a capacity analysis report with the DEP? 2003
10. If the present system does not meet the requirements of DEP rules, submit the following: N/A
 - 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 # 3354687
12. Water Management District Consumptive Use Permit # 2782
 - 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? N/A

* 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

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

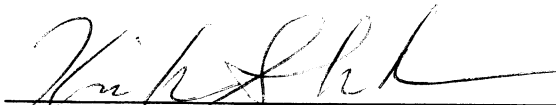
CERTIFICATION OF ANNUAL REPORT

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

- 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: 4/29/04

1. 2. 3. 4.

 *

(signature of chief financial officer of the utility)

Date: 4/29/04

* 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.