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**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

# ***ANNUAL REPORT***

OF

WU663-04-AR  
Raintree Utilities, Inc.  
2100 Lake Eustis Drive  
Tavares, FL 32778-2064

*Submitted To The*

***STATE OF FLORIDA***



**RECEIVED**

SEP 28 2005

Florida Public Service Commission  
Division of Water and Wastewater

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2004**

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# FINANCIAL SECTION

05 SEP 26 AM 10:41  
BUREAU OF  
ECONOMIC REGULATION

REPORT OF

RAINTREE UTILITIES INC.  
(EXACT NAME OF UTILITY)

2100 LAKE EUSTIS DRIVE TAVARES, FL 32775 LAKE  
Mailing Address Street Address County

Telephone Number 352-343-6677 EXT 18 Date Utility First Organized 3/10/1992

Fax Number 352-343-7375 E-mail Address FredBrown@ShamrockJames.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: 2100 LAKE EUSTIS DR. TAVARES FL 32775

Name of subdivisions where services are provided: RAINTREE HARBOR

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>FRED BROWN</u>	<u>V.P.</u>	_____	_____
Person who prepared this report: <u>FRED BROWN</u>	<u>V.P.</u>	_____	_____
Officers and Managers: <u>KEITH SHAMROCK</u> <u>FRED BROWN</u>	<u>Pres.</u> <u>V.P.</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	Principal Business Address	Salary Charged Utility
<u>KEITH SHAMROCK</u>	<u>100</u>	<u>2100 LAKE EUSTIS DR TAVARES, FL 32775</u>	\$ <u>2400</u> \$ _____ \$ _____ \$ _____ \$ _____ \$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

UTILITY NAME: RAINTREE UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ <u>46783</u>	\$ _____	\$ _____	\$ <u>46783</u>
Commercial -----		_____	_____	_____	_____
Industrial -----		_____	_____	_____	_____
Multiple Family -----		_____	_____	_____	_____
Guaranteed Revenues -----		_____	_____	_____	_____
Other (Specify) <u>INT INCOME</u>		<u>71</u>	_____	_____	<u>71</u>
Total Gross Revenue -----		\$ <u>46854</u>	\$ _____	\$ _____	\$ <u>46854</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>30765</u>	\$ _____	\$ _____	\$ <u>30765</u>
Depreciation Expense -----	F-5	<u>1858</u>	_____	_____	<u>1858</u>
CIAC Amortization Expense -----	F-8	_____	_____	_____	_____
Taxes Other Than Income -----	F-7	_____	_____	_____	_____
Income Taxes -----	F-7	<u>3027</u>	_____	_____	<u>3027</u>
Total Operating Expense -----		\$ <u>2060</u>	_____	_____	\$ <u>2060</u>
Net Operating Income (Loss)		\$ <u>37710</u>	\$ _____	\$ _____	\$ <u>37710</u>
Other Income:					
Nonutility Income -----		\$ <u>9144</u>	\$ _____	\$ _____	\$ <u>9144</u>
-----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense -----		_____	_____	_____	_____
<u>DIR SHAREHOLDER</u>		<u>4000</u>	_____	_____	<u>4000</u>
-----		_____	_____	_____	_____
-----		_____	_____	_____	_____
Net Income (Loss)		\$ <u>5144</u>	\$ _____	\$ _____	\$ <u>5144</u>

UTILITY NAME: RAINTREE UTILITIES, INC

YEAR OF REPORT DECEMBER 31, 2004
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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	\$ <u>71471</u>	\$ <u>71471</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>14199</u>	<u>12341</u>
Net Utility Plant -----		\$ <u>57272</u>	\$ <u>59130</u>
Cash -----		<u>38031</u>	<u>14747</u>
Customer Accounts Receivable (141) -----		<u>718</u>	<u>607</u>
Other Assets (Specify): -----		<u>14813</u>	<u>14813</u>
<u>UTILITY PLANT ACQ. ADJ.</u>			
Total Assets -----		\$ <u>110935</u>	\$ <u>89297</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	<u>100</u>	<u>100</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	<u>12135</u>	<u>6992</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>12235</u>	\$ <u>7092</u>
Long Term Debt (224) -----	F-6	\$	\$
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		<u>2060</u>	
Other Liabilities (Specify) -----		<u>96540</u>	<u>82205</u>
<u>SEE ATTACHED SCHEDULE</u>			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>110935</u>	\$ <u>89297</u>

Raintree Utilities, Inc.  
 Detail of Other Liabilities

Date of Report December 31, 2004

<u>Description</u>	<u>2004</u>	<u>2003</u>
	<u>Amount</u>	<u>Amount</u>
2004 Regulatory Assment Fee	\$ 2,105	\$ 1,971
Rent Due Related Company, 2003-2004	\$ 3,600	\$ 1,800
Bookkeeping Fees Due Related Company, 2003-2004	\$ 3,600	\$ 1,800
Officer Compensation Due Related Company, 2000-2004 (President)	\$ 10,800	\$ 8,400
Officer Compensation Due Related Company, 2003-2004 (Vice President)	\$ 3,600	\$ 1,800
Landscape Maint Due Related Company, 2003-2004	\$ 2,400	\$ 1,200
Insurance Premiums Due Related Company, 2003-2004	\$ 2,400	\$ 1,200
Interest Due on Officer Loan, 2000-2004	\$ 18,035	\$ 14,035
Loan Due Officer (President) from Initial Acquisition	\$ 50,000	\$ 50,000
<b>Total Other Liabilities</b>	<b>\$ 96,540</b>	<b>\$ 82,206</b>

UTILITY NAME: RAINTREE UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>71471</u>	\$ _____	\$ _____	\$ <u>71471</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>71471</u>	\$ _____	\$ _____	\$ <u>71471</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>12341</u>	\$ _____	\$ _____	\$ <u>12341</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>1858</u>	\$ _____	\$ _____	\$ <u>1858</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>1858</u>	\$ _____	\$ _____	\$ <u>1858</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>14199</u>	\$ _____	\$ _____	\$ <u>14199</u>



UTILITY NAME: PAINTREE UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2004

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>1.00</u>	_____
Shares authorized _____	<u>100</u>	_____
Shares issued and outstanding _____	<u>100</u>	_____
Total par value of stock issued _____	<u>100</u>	_____
Dividends declared per share for year _____	<u>0</u>	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>6992</u>
Changes during the year (Specify): _____ _____	_____ _____	<u>5143</u> _____
Balance end of year _____	\$ _____	\$ <u>12,135</u>

PROPRIETARY CAPITAL ( 218 )

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

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____	_____	_____	\$ _____

UTILITY NAME: PAINTREE UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2004

**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ <u>1629</u>	\$ _____	\$ _____	\$ <u>1629</u>
State income Tax _____	<u>431</u>	_____	_____	<u>431</u>
Taxes Other Than Income:				
State ad valorem tax _____	<u>922</u>	_____	_____	<u>922</u>
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	<u>2105</u>	_____	_____	<u>2105</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>5087</u>	\$ _____	\$ _____	\$ <u>5087</u>

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>BEEMER, PICHER, E.T. AL</u>	\$ <u>1470</u>	\$ _____	<u>TAX RETURN PREP. FEE</u>
<u>PLANT TECHNICIANS</u>	\$ <u>5035</u>	\$ _____	<u>TESTING</u>
<u>ROSE, SANDSTROM, BENTLY</u>	\$ <u>2207</u>	\$ _____	<u>LEGAL</u>
<u>UTILITY TECHNICIANS</u>	\$ <u>7225</u>	\$ _____	<u>BILLING SERVICES, REPAIRS</u>
<u>STAMPICK HOMES (ACCUMULATED):</u>	\$ <u>1800</u>	\$ _____	<u>BOOKKEEPING SERVICES</u>
"          "          "	\$ <u>2400</u>	\$ _____	<u>PRES. SALARY</u>
"          "          "	\$ <u>1500</u>	\$ _____	<u>V.P. SALARY</u>
"          "          "	\$ <u>1200</u>	\$ _____	<u>LDSCP SERVICES</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: KANIKHI UTILITIES, 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 _____	\$ _____	\$ _____	\$ _____
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)**

	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: WINN-DIXIE UTILITIES, INC

YEAR OF REPORT DECEMBER 31, 2004
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**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)	_____	_____ %	_____ %	_____ %
<b>Total</b>	<b>\$ _____</b>	<b>100.00 %</b>		<b>_____ %</b>

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

**APPROVED AFUDC RATE**

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

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

UTILITY NAME: PAINTEE UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2004

**SCHEDULE "B"**

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

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

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


**WATER  
OPERATING  
SECTION**

UTILITY NAME: PANHANDLE UTILITIES, INC

YEAR OF REPORT  
DECEMBER 31, 2004

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	<u>5740</u>	_____	_____	<u>5740</u>
304	Structures and Improvements	<u>1260</u>	_____	_____	_____
305	Collecting and Impounding Reservoirs	<u>2520</u>	_____	_____	<u>2520</u>
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	<u>2196</u>	_____	_____	<u>25845</u>
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	<u>2100</u>	_____	_____	<u>2145</u>
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	<u>6300</u>	_____	_____	<u>6434</u>
320	Water Treatment Equipment	<u>315</u>	_____	_____	<u>322</u>
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	<u>12990</u>	_____	_____	<u>13063</u>
333	Services	<u>5290</u>	_____	_____	<u>5403</u>
334	Meters and Meter Installations	<u>9025</u>	_____	_____	<u>2884</u>
335	Hydrants	<u>4535</u>	_____	_____	<u>4632</u>
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	\$ <u>71471</u>	\$ _____	\$ _____	\$ <u>71471</u>

YEAR OF REPORT  
DECEMBER 31, 2004

UTILITY NAME: RAIN WATER UTILITIES, INC.

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		%		\$ 3114	\$	\$ 27	\$ 371
305	Collecting and Impounding Reservoirs		%		688		54	742
306	Lake, River and Other Intakes		%		1914		1049	3023
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%		576		45	621
309	Supply Mains		%		1727		134	1861
310	Power Generating Equipment		%		34		7	41
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%		3507		213	3780
331	Trans. & Dist. Mains		%		1452		113	1565
333	Services		%		743		59	802
334	Meter & Meter Installations		%		1246		97	1343
335	Hydrants		%					
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		%					
	Totals				\$ 12341	\$	\$ 1658	\$ 14199 *

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



UTILITY NAME: RAINTREE UTILITIES, INC

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	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	<u>3450</u>
616	Fuel for Power Production	_____
618	Chemicals	<u>515</u>
620	Materials and Supplies	_____
630	Contractual Services:	
	Billing	<u>1755</u>
	Professional	<u>9937</u>
	Testing	<u>4450</u>
	Other	<u>7015</u>
640	Rents	<u>1500</u>
650	Transportation Expense	_____
655	Insurance Expense	<u>1200</u>
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	<u>343</u>
	Total Water Operation And Maintenance Expense	\$ <u>30765</u> *

\* 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	<u>117</u>	<u>119</u>	<u>119</u>
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	_____	_____	_____
3/4"	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	_____	_____

UTILITY NAME: RAINTREE UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2004

SYSTEM NAME: RAINTREE HARBOR

**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		1638	666	1572	1506
February		1443	666	1377	1319
March		1883	666	1817	1741
April		2479	666	2413	2288
May		2501	666	2435	2309
June		2026	666	1960	1855
July		2344	666	2274	2177
August		1708	666	1642	1572
September		1205	666	1142	1094
October		1940	666	1574	1691
November		1860	666	1794	1691
December		1705	666	1639	1479
Total for Year		22735	7966	21939	20653

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, 2004
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SYSTEM NAME: RAINTREE HARBOR

**WELLS AND WELL PUMPS**

(a)	WELL 1 (b)	WELL 2 (c)	WELL 3 (d)	(e)
Year Constructed _____	<u>1988</u>	<u>1988</u>	<u>2002-03</u>	_____
Types of Well Construction and Casing _____	<u>COMB, BLK STEEL</u>	<u>COMB, BLK STEEL</u>	<u>COMB, BLK STEEL</u>	_____
Depth of Wells _____	<u>160'</u>	<u>220'</u>	<u>340'</u>	_____
Diameters of Wells _____	<u>4"</u>	<u>8"</u>	<u>4"</u>	_____
Pump - GPM _____	<u>90</u>	<u>600</u>	<u>90</u>	_____
Motor - HP _____	<u>5</u>	<u>50</u>	<u>7.5</u>	_____
Motor Type * _____	<u>CENT</u>	<u>CENT</u>	<u>CENT</u>	_____
Yields of Wells in GPD _____	<u>129,600</u>	<u>864,000</u>	_____	_____
Auxiliary Power _____	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank _____ Ground or Elevated _____	<u>PNEUMATIC 5000 GAL GROUND</u>	_____	_____	_____

**HIGH SERVICE PUMPING**

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

UTILITY NAME: RAINTREE UTILITIES, INC

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

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day _____	<u>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, 2004

SYSTEM NAME: RAINTREE HARBOR

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 \*. 119 LOTS IN SUBD. - 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 # 3834657

12. Water Management District Consumptive Use Permit # 2782

a. Is the system in compliance with the requirements of the CUP? WENT OVER ANNUAL ALLOW 2004

b. If not, what are the utility's plans to gain compliance? HAVE DISTRIBUTED WATER CONSERVATION PAMPHLETS TO RESIDENTS.

\* 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.

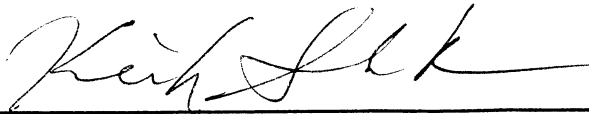
# CERTIFICATION OF ANNUAL REPORT

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: 9/22/2005

1.  2.  3.  4.

 \*

(signature of chief financial officer of the utility)

Date: 9/22/2005

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

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

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

Company: **RAINTREE UTILITIES, 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	\$ 46783	\$ 46672	\$ 111
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	<b>\$ 46783</b>	<b>\$ 46672</b>	<b>\$ 111</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	<b>\$ 46783</b>	<b>\$ 46672</b>	<b>\$ 111</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).