

CLASS "C"

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WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WU730-04-AR
Buccaneer Water Service
% Manufactured Home Communities, Inc.
2 North Riverside Plaza, Suite 800
Chicago, IL 60606-2682

366 - W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



05/11/04 10:11:04
COMMISSION REGISTRATION

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

Cronin, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

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March 15, 2005

To the Members
BE Utility Systems, LLC

We have compiled the 2004 Annual Report of BE Utility Systems, LLC 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 BE Utility Systems, LLC. We have not audited or reviewed the report referred to above and, accordingly, do not express an opinion or any form of assurance on it.

This report is presented in accordance with the requirements of the Florida Public Service Commission, which differ from generally accepted accounting principles. Accordingly, this report is not designed for those who are not informed about such differences.

Cronin, Jackson, Nixon & Wilson
CRONIN, JACKSON, NIXON & WILSON

FINANCIAL

SECTION

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REPORT OF

BE Utility Systems, LLC
(Exact name of utility)

2210 North Tamiami Trail

North Ft. Myers, Fl. 33903

Mailing Address

Street Address

Telephone Number 239-731-5155

Date Utility First Organized 10/01/81

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Location where books and records are located:

Two North Riverside Plaza
Chicago, Il 60606

Names of subdivisions where service is provided:

Buccaneer Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Robert C. Nixon	CPA	2560 Gulf-to-Bay Blvd. Ste.200 Clearwater, Fl. 33625	
Person who prepared this report: Cronin, Jackson, Nixon & Wilson	CPA's	2560 Gulf-to-Bay Blvd. Ste 200 Clearwater, Fl. 33625	
Officers and Managers: Don Barton	General Manager	2210 N. Tamiami Tr. N.Ft.Myers, Fl.	None
Roger Maynard	Regional Vice President	28050 US 19 North Clearwater, Fla.	None

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
BE Utility Systems, LLC	100%	2210 N. Tamiami Tr. N.Ft.Myers, Fl.	None

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 180,756			\$ 180,756
Commercial _____		6,072			6,072
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		186,828	N/A	N/A	186,828
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	150,802			150,802
Depreciation Expense _____	F-5	13,526			13,526
CIAC Amortization Expense _____	F-8	(5,588)			(5,588)
Taxes Other Than Income _____	F-7	11,743	-	-	11,743
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		170,483			170,483
Net Operating Income (Loss)		16,345		-	16,345
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____		80			80
Interest Expense _____		-			-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ 16,265		N/A	\$ 16,265

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 428,164	\$ 423,101
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(230,871)	(217,345)
Net Utility Plant _____		197,293	205,756
Cash _____		87,430	52,887
Customer Accounts Receivable (141) _____		(1)	
Other Assets (Specify):			
Total Assets _____		\$ 284,722	\$ 258,643
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		7,822	
Retained Earnings (215) _____	F-6	-	
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	116,332	100,067
Total Capital _____		124,154	100,067
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _ (Associated Company) _____		115,239	93,565
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	8,406	7,820
Other Liabilities (Specify):			
Miscellaneous Current Accrued Liabilities		-	14,680
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	36,923	42,511
Total Liabilities and Capital _____		\$ 284,722	\$ 258,643

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 428,164	N/A	N/A	\$ 428,164
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 428,164	N/A	N/A	\$ 428,164

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 217,345	N/A	N/A	\$ 217,345
Add Credits During Year:				
Accruals charged to depreciation account _____	13,526			13,526
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
_____	-	-		-
Total credits _____	13,526			13,526
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-			-
Other debits (specify) _____				-
_____				-
Total debits _____	-	-		-
Balance End of Year _____	\$ 230,871	-		\$ 230,871

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
Shares authorized _____		
Shares 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 _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	-

Balance end of year _____	\$	

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ 100,067	N/A
Charges during the year (specify):		
Current year income _____	16,265	-

Balance end of year _____	\$ 116,332	

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%		\$ -
_____	%		-
_____	%		-
_____	%		
Total _____			N/A

TAXES ACCRUED (236)

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	N/A	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____		-		
Regulatory assessment fee _____	8,407			8,407
Other (Specify): _____				

Total taxes accrued _____	\$ 8,407			\$ 8,407

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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
MHC Inc.	\$ 40,000		Management, Operations, Billing, Accounting Services

UTILITY NAME: BE Utility Systems, LLC

YEAR OF REPORT
December 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	\$ 179,089	N/A	\$ 179,089
2. Add credits during year:	-	-	
3. Total _____	179,089		179,089
4. Deduct charges during year _____			-
5. Balance end of year _____	179,089		179,089
6. Less Accumulated Amortization _____	(142,166)		(142,166)
7. Net CIAC _____	\$ 36,923		\$ 36,923

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 _____		NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
None			

Total Credits During Year (Must agree with line # 2 above) _____		\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year _____	\$ 136,578	N/A	\$ 136,578
Add Debits During Year: _____	5,588	-	5,588
_____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ 142,166	\$ -	\$ 142,166

UTILITY NAME: BE Utility Systems, LLC

YEAR OF REPORT December 31, 2004
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SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

CLASS OF CAPITAL (a)	Dollar Amount (1) (b)	Percentage of Capital 0	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	N/A	%	%	%
Preferred Stock	-	%	%	%
Long Term Debt	-	%	%	%
Customer Deposits	-	%	%	%
Tax Credits - Zero Cost	-	%	%	%
Tax Credits - Weighted Cost	-	%	%	%
Deferred Income Taxes	-	%	%	%
Other (Explain)	-	%	%	%
Total	\$ -	%		%

- (1) Should equal amounts on schedule B, Column (f), Page F-10.
- (2) 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>None</u> %
Commission order approving AFUDC rate:	_____

UTILITY NAME: BE Utility Systems, LLC

YEAR OF REPORT
December 31, 2004

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

CLASS OF CAPITAL (a)	PER BOOK BALANCE (b)	0 ADJUSTMENTS (c)	NON-JURIS. ADJUSTMENTS	OTHER (1) ADJUSTMENTS (e)	CAPITAL STRUCTURE USED FOR AFUDC CALCULATION (f)
Common Equity	N/A				-
Preferred Stock	-				-
Long Term Debt					-
Customer Deposits					-
Tax Credits - Zero Cost					-
Tax Credits - Weighted Cost					-
Deferred Income Taxes					-
Other (Explain)					-
Total	-	-	-	-	-

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

**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_____	\$ -	\$ -	\$ -	\$ -
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	-	-	-	-
304	Structure and Improvements_____	-	-	-	-
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	-	-	-	-
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	-	-	-	-
310	Power Generation Equipment_____	-	-	-	-
311	Pumping Equipment_____	-	-	-	-
320	Water Treatment Equipment_____	-	-	-	-
330	Distribution Reservoirs and Standpipes_____	-	-	-	-
331	Transmission and Distribution Mains_____	354,341	4,611	-	358,952
333	Services_____	-	-	-	-
334	Meters and Meter Installations_____	57,058	452	-	57,510
335	Hydrants_____	-	-	-	-
339	Other Plant and Miscellaneous Equipment_____	8,459	-	-	8,459
340	Office Furniture and Equipment_____	-	-	-	-
341	Transportation Equipment_____	3,243	-	-	3,243
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equipr_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 423,101	\$ 5,063	\$ -	\$ 428,164

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (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)
301	Organization	40	-	2.50%	\$	\$	\$	\$
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	40	-	2.50%	-	-	-	-
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	27	-	3.70%	-	-	-	-
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13%	-	-	-	-
310	Power Generation Equipment	17	-	5.88%	-	-	-	-
311	Pumping Equipment	17	-	5.88%	-	-	-	-
320	Water Treatment Equipment	17	-	5.88%	-	-	-	-
330	Distribution Reservoirs and Standpipes	30	-	3.33%	-	-	-	-
331	Transmission and Distribution Mains	38	-	2.63%	166,405	-	9,380	175,785
333	Services	35	-	2.86%	-	-	-	-
334	Meters and Meter Installations	12	-	8.33%	46,924	-	3,368	50,292
335	Hydrants	40	-	2.50%	-	-	-	-
339	Other Plant and Miscellaneous Equipment	20	-	5.00%	1,128	-	423	1,551
340	Office Furniture and Equipment	10	-	10.00%	-	-	-	-
341	Transportation Equipment	5	-	20.00%	2,888	-	355	3,243
342	Stores Equipment	-	-	-	-	-	-	-
343	Tools, Shop and Garage Equipment	10	-	10.00%	-	-	-	-
344	Laboratory Equipment	-	-	-	-	-	-	-
345	Power Operated Equipment	-	-	-	-	-	-	-
346	Communication Equipment	-	-	-	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-	-	-	-
348	Other Tangible Plant	5	-	20.00%	-	-	-	-
	Totals				\$ 217,345	\$	\$ 13,526	\$ 230,871

* This amount should tie to Sheet F-5

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 14,838
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	17,660
610	Purchased Water _____	69,969
615	Purchased Power _____	
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	42,838
	Testing _____	100
	Other _____	4,614
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	733
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	50
	Total Water Operation and Maintenance Expense _____	\$ 150,802 *

* 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	956	946	946	
3/4"	D	1.5				
1"	D	2.5				
1 1/2"	D,T	5.0				
General Service						
5/8"	D	1.0	2	2	2	
3/4"	D	1.5				
1"	D	2.5				
1 1/2"	D,T	5.0				
2"	D,C,T	8.0	2	2	16	
3"	D	15.0				
3"	C	16.0				
3"	T	17.5				
Unmetered Customers		1.0				
Other (Specify):						
** D = Displacement C = Compound T = Turbine			Total	960	950	964

PUMPING AND PURCHASED WATER STATISTICS

MONTH (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	2,240	-	500	1,740	2,035
February	3,524	-	500	3,024	2,598
March	2,752	-	500	2,252	2,522
April	3,142	-	-	3,142	2,542
May	3,349	-	-	3,349	3,328
June	2,359	-	-	2,359	2,545
July	2,080	-	-	2,080	2,278
August	1,969	-	-	1,969	1,679
September	1,726	-	500	1,226	1,618
October	1,547	-	250	1,297	1,542
November	1,948	-	500	1,448	1,294
December	2,385	-	500	1,885	2,232
Total for year	29,021	N/A	3,250	25,771	26,213

If water is purchased for resale, indicate the following:

Vendor N/A
 Point of Delivery N/A

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

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
N/A			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-

WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	N/A			
Types of Well Construction and Casing _____				

Depth of Wells _____				
Diameters of Wells _____				
Pump - GPM _____				
Motor - HP _____				
Motor Type * _____				
Yeilds of Wells in GPD _____				
Auxillary Power _____				
* Submersable, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	N/A			
Capacity of Tank _____				
Ground of Elevated _____				

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
<u>PUMPS</u>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	79,292	-	
Type of source _____	Purchased		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type _____	N/A		
Make _____			
Permitted Capacity (GPD)			
High service pumping			
Gallons per minute _____ See Page W-5 _____			
Reverse Osmosis _____			
Lime treatment			
Unit Rating _____			
Filtration			
Pressure Sq. Ft. _____			
Gravity GPD/Sq. Ft. _____			
Disinfection			
Chlorinator _____			
Ozone _____			
Other _____			
Auxiliary Power _____			

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1.	Present ERC's * the system can efficiently serve	<u>964</u>
2.	Maximum number of ERC's * which can be served	<u>964</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>964</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>964</u>
5.	Estimated annual increase in ERC's*	<u>None - System is built-out</u>
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>No</u>
7.	Attach a description of the fire fighting facilities	<u>1 Hydrant</u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9.	When did the company last file a capacity analysis report with the DEP?	<u>None</u>
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 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 #	<u>N/A</u>
12.	Water Management District Consumptive Use Permit #	<u>N/A</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>N/A</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

* 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 available are available for 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:

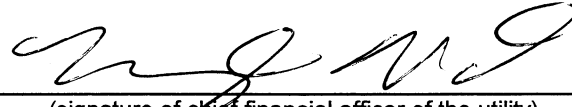
- | | | |
|--------------|-----------|--|
| YES
(X) | NO
() | 1. The utility is in substantial compliance with the Uniform System Of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | 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
(X) | 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. (X)	2. (X)	3. (X)	4. (X)
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(signature of chief executive officer of the utility) *

1. ()	2. ()	3. ()	4. ()
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 (signature of chief financial officer of the utility) *

* 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:

BE Utility Systems, LLC

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	\$ 180,756	\$ 180,756	\$ -
Commercial	6,072	6,072	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other			
Total Water Operating Revenue	\$ 186,828	\$ 186,828	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	-
Net Water Operating Revenues	\$ 186,828	\$ 186,828	\$ -

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).