

OFFICIAL COPY
Public Service Commission
Do Not Remove from this Office

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WU864-04-AR
Gary A. Deremer
Virginia City Utility Company a Division of Community Util
P. O. Box 398
New Port Richey, FL 34656-0398

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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

April 27, 2005

Board of Directors
Virginia City Utility Company
New Port Richey, Florida

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

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

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

Respectfully submitted,



J. S. Baillie, Jr.
Certified Public Accountant

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

VIRGINIA CITY UTILITY COMPANY

(EXACT NAME OF UTILITY)

P.O. BOX 398 NEW PORT RICHEY, FL 34652	PASCO
Mailing Address	Street Address County

Telephone Number (727) 815-0737 Date Utility First Organized 01/01/94

Fax Number (727) 848-7701 E-mail Address _____

Sunshine State One-Call of Florida, Inc. Member No. _____

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

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: VICTORIA PENICK
(727) 815-0737

Name of subdivisions where services are provided: VIRGINIA CITY SUBDIVISION

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>GARY DEREMER</u>	<u>PRESIDENT</u>	<u>SAME</u>	
Person who prepared this report: <u>J. S. BAILLIE, JR., CPA</u>	<u>(SEE ACCOUNTANT'S COMPILATION REPORT)</u>		
Officers and Managers: <u>GARY DEREMER</u>	<u>PRESIDENT</u>	<u>SAME</u>	\$ <u>12,000</u>
<u>VICTORIA PENICK</u>	<u>ADMIN. SERVICES</u>	<u>SAME</u>	\$ <u>-</u>
_____	<u>DIRECTOR</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>COMMUNITY UTILITIES OF</u>	_____	_____	\$ _____
<u>FLORIDA, INC.</u>	<u>100%</u>	<u>SAME</u>	\$ <u>-</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 76,440	\$ N/A	\$ -	\$ 76,440
Commercial_-----		22,249			22,249
Industrial_-----					
Multiple Family_-----					
Guaranteed Revenues_-----					
Other (Specify)_-----		1,335			1,335
Total Gross Revenue_-----		\$ 100,024	N/A	-	100,024
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 102,608	\$	\$	\$ 102,608
Depreciation Expense_-----	F-5	4,023			4,023
CIAC Amortization Expense_-----	F-8	(611)			(611)
Taxes Other Than Income_-----	F-7	6,040			6,040
Income Taxes_-----	F-7				
Total Operating Expense		\$ 112,060	N/A	-	\$ 112,060
Net Operating Income (Loss)		\$ (12,036)	\$ N/A	\$ -	\$ (12,036)
Other Income:					
Nonutility Income_-----		\$	\$	\$ 4,780	\$ 4,780
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$	\$	\$	\$
Interest Expense_-----					
Amortization of Acquisition Adjustment				7,016	7,016
Net Income (Loss)		\$ (12,036)	\$ N/A	\$ (2,236)	\$ (14,272)

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>112,971</u>	\$ <u>104,152</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>50,839</u>	<u>46,816</u>
Net Utility Plant -----		\$ <u>62,132</u>	\$ <u>57,336</u>
Cash -----		<u>6,877</u>	<u>10,717</u>
Customer Accounts Receivable (141) -----		<u>8,287</u>	<u>10,566</u>
Other Assets (Specify): -----			
Unamortized Acquisition Adjustment -----		<u>105,247</u>	<u>105,247</u>
Accumulated Amortization -----		<u>(14,032)</u>	<u>(7,016)</u>
Total Assets -----		\$ <u>168,511</u>	\$ <u>176,850</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>1,000</u>	<u>1,000</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>139,000</u>	<u>139,000</u>
Retained Earnings (215) -----	F-6	<u>(23,586)</u>	<u>(9,314)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>116,414</u>	\$ <u>130,686</u>
Long Term Debt (224) -----	F-6	\$ <u>35,000</u>	\$ <u>29,415</u>
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----		<u>7,004</u>	<u>6,849</u>
Accrued Taxes (236) -----		<u>4,501</u>	<u>3,697</u>
Other Liabilities (Specify) -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>5,592</u>	<u>6,203</u>
Total Liabilities and Capital -----		\$ <u>168,511</u>	\$ <u>176,850</u>

UTILITY NAME VIRGINIA CITY UTILITY COMPANY

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>112,971</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>112,971</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>112,971</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>112,971</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>46,816</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>46,816</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>4,023</u>	\$ _____	\$ _____	\$ <u>4,023</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>4,023</u>	\$ _____	\$ _____	\$ <u>4,023</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>50,839</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>50,839</u>

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ N/A	\$ (9,314)
Changes during the year (Specify):		
Net Loss for the Year _____	_____	(14,272)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ N/A	\$ (23,586)

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

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

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	1,539	_____	_____	1,539
Regulatory assessment fee _____	4,501	_____	_____	4,501
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 6,040	\$ N/A	\$ N/A	\$ 6,040

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.S. WATER	\$ 35,230	\$ N/A	PROFESSIONAL SERVICES
U.S. WATER	\$ 3,969	\$ N/A	TESTING
U.S. WATER	\$ 7,157	\$ N/A	OTHER
GARY DEREMER	\$ 12,000	\$ N/A	MANAGEMENT FEES
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 17,159	\$ N/A	\$ 17,159
2) Add credits during year _____			
3) <u> Total </u> _____	<u>17,159</u>		<u>17,159</u>
4) Deduct charges during the year _____			
5) Balance end of year _____	17,159		17,159
6) Less Accumulated Amortization _____	11,567		11,567
7) Net CIAC _____	\$ <u>5,592</u>	\$ <u>N/A</u>	\$ <u>5,592</u>

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 _____				\$ <u>N/A</u>	\$ <u>N/A</u>
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.) _____				\$ <u>N/A</u>	\$ <u>N/A</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 10,956	\$ N/A	\$ 10,956
Add Debits During Year: _____	611		611
Deduct Credits During Year: _____			
Balance End of Year (Must agree with line #6 above.)	\$ <u>11,567</u>	\$ <u>N/A</u>	\$ <u>11,567</u>

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

UTILITY NAME VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

N/A
SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ <u>N/A</u>	<u> </u> %	<u> </u> %	<u>N/A</u> %
Preferred Stock	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Long Term Debt	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Customer Deposits	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Tax Credits - Zero Cost	<u> </u>	<u> </u> %	0.00 %	<u> </u> %
Tax Credits - Weighted Cost	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Deferred Income Taxes	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Other (Explain)	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Total	\$ <u><u>N/A</u></u>	<u><u>100.00</u></u> %		<u><u>N/A</u></u> %

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: <u> </u> %
Commission Order Number approving AFUDC rate: <u> </u>

WATER
OPERATING
SECTION

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

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	_____	_____	_____	_____
304	Structures and Improvements	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	<u>15,521</u>	<u>8,391</u>	_____	<u>23,912</u>
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	<u>10,588</u>	_____	_____	<u>10,588</u>
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	_____	<u>428</u>	_____	<u>428</u>
320	Water Treatment Equipment	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	<u>49,677</u>	_____	_____	<u>49,677</u>
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	<u>26,387</u>	_____	_____	<u>26,387</u>
335	Hydrants	<u>386</u>	_____	_____	<u>386</u>
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	<u>1,463</u>	_____	_____	<u>1,463</u>
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	<u>130</u>	_____	_____	<u>130</u>
	Total Water Plant	\$ <u>104,152</u>	<u>8,819</u>	<u>-</u>	<u>112,971</u>

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT
DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage 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		%		\$	\$		
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70	287		729	1,016
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	30	%	3.33	4,187		253	4,440
310	Power Generating Equipment		%					
311	Pumping Equipment	17	%	5.88	-		13	13
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	%	2.63	30,948		1,307	32,255
333	Services		%					
334	Meter & Meter Installations	17	%	5.88	10,544		1,552	12,096
335	Hydrants	40	%	2.50	321		10	331
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment	10	%	10.00	418		146	564
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	10	%	10.00	111		13	124
	Totals				\$ 46,816	\$ -	4,023	50,839 *

* 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	12,000
604	Employee Pensions and Benefits	
610	Purchased Water	4,826
615	Purchased Power	2,445
616	Fuel for Power Production	
618	Chemicals	3,343
620	Materials and Supplies	1,601
630	Contractual Services:	
	Billing	
	Professional	35,230
	Testing	3,969
	Other	7,157
640	Rents	29,981
650	Transportation Expense	
655	Insurance Expense	769
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,287
	Total Water Operation And Maintenance Expense	\$ 102,608 *

* 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	296	296	296
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	8	8	12
1"	D	2.5	4	4	10
1 1/2"	D,T	5.0	2	2	10
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			<u>312</u>	<u>312</u>	<u>344</u>

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January	0	1,985	1% 0	1,985	1,289
February	0	1,950	" 0	1,950	1,449
March	0	2,221	" 0	2,221	1,619
April	0	2,090	" 0	2,090	1,910
May	28	1,855	" 0	1,883	1,578
June	384	2,267	" 0	2,651	2,052
July	0	2,040	" 0	2,040	1,375
August	0	2,108	" 0	2,108	1,736
September	991	1,609	" 0	2,600	1,406
October	417	769	" 0	1,186	1,448
November	0	2,104	" 0	2,104	2,034
December	0	1,884	" 0	1,884	1,390
Total for Year	<u>1820</u>	<u>22,882</u>	<u>248 0</u>	<u>24,454</u>	<u>19,286</u>

If water is purchased for resale, indicate the following:
 Vendor Pasco County Florida
 Point of delivery Interconnect to Co. System.

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	1,365	0	0	1,365
PVC	4"	4,193	0	0	4,193
PVC	2.5"	6,180	0	0	6,180

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT DECEMBER 31, 2004

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	<u>2003</u>	_____	_____	_____
Types of Well Construction and Casing _____	<u>STEEL</u>	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	<u>98</u>	_____	_____	_____
Diameters of Wells _____	<u>8"</u>	_____	_____	_____
Pump - GPM _____	<u>240</u>	_____	_____	_____
Motor - HP _____	<u>15</u>	_____	_____	_____
Motor Type *	<u>SUBMERSIBLE</u>	_____	_____	_____
Yields of Wells in GPD _____	<u>163,000</u>	_____	_____	_____
Auxiliary Power _____	<u>NONE</u>	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

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

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

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>GROUNDWATER WELL</u>	<u>91,000 AVG 163,000 PEAK</u>	_____
Type of Source_ _ _ _ _	<u>PASCO COUNTY</u>	<u>AS NEEDED</u>	_____
	<u>PURCHASE</u>		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _	<u>PRIMARY TREATMENT</u>	_____	_____
Make_ _ _ _ _	<u>DISINFECT/STABILIZATION</u>	_____	_____
Permitted Capacity (GPD)_ _	<u>72,200</u>	_____	_____
High service pumping	<u>NONE</u>	_____	_____
Gallons per minute_ _ _	<u>N/A</u>	_____	_____
Reverse Osmosis_ _ _ _ _	<u>NONE</u>	_____	_____
Lime Treatment			
Unit Rating_ _ _ _ _	<u>N/A</u>	_____	_____
Filtration			
Pressure Sq. Ft._ _ _ _ _	<u>NONE</u>	_____	_____
Gravity GPD/Sq.Ft._ _ _ _	<u>N/A</u>	_____	_____
Disinfection			
Chlorinator_ _ _ _ _	<u>STENNER (LIQUID)</u>	_____	_____
Ozone_ _ _ _ _	<u>N/A</u>	_____	_____
Other_ _ _ _ _	<u>N/A</u>	_____	_____
Auxiliary Power_ _ _ _ _	<u>NONE</u>	_____	_____

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT
DECEMBER 31, 2004

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. 142
2. Maximum number of ERCs* which can be served. 152
3. Present system connection capacity (in ERCs *) using existing lines. 152
4. Future connection capacity (in ERCs *) upon service area buildout. 152
5. Estimated annual increase in ERCs *. 0
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? 500 GPM FOR 2 HR DURATION (MINIMUM)
7. Attach a description of the fire fighting facilities. HYDRANTS LOCATED THROUGHOUT SUBDIVISION. PRESSURE CONTROL REGULATOR AT PASCO COUNTY METER.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
INSTALLATION OF BACKUP WELL AND AUXILLARY POWER GENERATOR. PROJECT IS IN DESIGN PHASE. PROJECT COMPLETION DATE 2005.
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:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules. SEE #8
 - b. Have these plans been approved by DEP? NO
 - c. When will construction begin? ESTIMATED 2005
 - d. Attach plans for funding the required upgrading. PLANS IN PROGRESS.
 - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # 6511907
12. Water Management District Consumptive Use Permit # 20007745.002
 - 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

N/A
WATER UTILITY ONLY

UTILITY NAME: VIRGINIA CITY UTILITY COMPANY

YEAR OF REPORT
DECEMBER 31, 2004

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|

(signature of chief executive officer of the utility) *

Date: _____

4-27-05

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|

(signature of chief financial officer of the utility) *

Date: _____

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

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

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

Company: VIRGINIA CITY UTILITY COMPANY

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	\$ 76,440	\$ 76,440	\$ 0
Commercial	22,249	22,249	0
Industrial			
Multiple Family			
Guaranteed Revenues			
Other	1,335	1,335	0
Total Water Operating Revenue	\$ 100,024	\$ 100,024	\$ 0
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 100,024	\$ 100,024	\$ 0

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).