CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WU875-04-AR
Oak Springs, LLC
12 Highland Street
Sorento, FL 32776-9620

623-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

05 HIR 22 HIRO 56

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

LAW OFFICES

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MARTIN S. FRIEDMAN, P.A. VALERIE L. LORD

March 21, 2005 VIA HAND DELIVERY

Tim Devlin, Director Division of Economic Regulation Florida Public Service Commission 2540 Shumard Oak Boulevard Tallahassee, FL 32399-0850

Re: Oak Springs LLC 2004 Annual Report

Our File No. 38021.01

Dear Mr. Devlin:

Attached are two copies of the Annual Report for Oak Springs, LLC, a utility certificated by the Commission by its Order No. PSC-04-1120-PAA-WU. That Order did not become final until December 6, 2004 and the tariffs allowing the utility to charge for service did not become effective until January 14, 2005. Therefore, the utility did not operate as a regulated utility during all but the last three weeks of 2004, and did not charge for service at all during the year. However, we have tried to fill out those portions of the Annual Report that would relate directly to the utility and its rate base during that period of time, even though the utility incurred no expenses as a regulated entity and collected no revenue.

Based upon these facts, we believe the Annual Report fully complies with the requirements of the Commission Rules with regard to Annual Reports. The 2005 Annual Report will include full revenue and expense information, even though the utility's first revenues will not be collected until May of this year, as previously disclosed to the staff because of other regulatory requirements concerning mobile home park regulation.

If you have any questions or concerns in this regard, please let me know.

Sincerely,

ROSE, SUNDSTROM & BENTLEY, LLF

F. Marshall Deterding For The Firm

FMD/tms

cc: Mike Campbell Gary Morse

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FINANCIAL SECTION

REPORT OF

	Oa		(Orange and La			
		(EXA	T NAME OF U	TILITY)		
12 Highland St. Sc	orrento, Florida 32776		Same as Mailin			ge/Lake County
	Mailing Address	3		Street Address		County
Telephone Number	352-383-5973	····	_ D	ate Utility First Organized		2004
Fax Number	<u>32</u> 1-837-0566		E	-mail Address <u>None</u>		
Sunshine State One-C	Call of Florida, Inc. M	ember No.				
Check the business e	ntity of the utility as fi	led with the Int	ernal Revenue S	ervice:		
Individual	Sub Chapter S	S Corporation		1120 Corporation	Х	Partnership
Name, Address and p 352-383-5973	phone where records	are located:	12 Highland St	. Sorrento, Florida 32776	5	
Name of subdivisions	where services are p	provided:	Oak Springs M	IHP		
		(CONTACTS:			
						Salary Charged
Nam			itle	Principle Business Add	ress	Utility
Person to send corres Mike Campbell	spondence.	Managing	Member	1886 Canova Street		\$
	41.:			Palm Bay, Florida 32	909	\$
Person who prepared Gary Morse	this report:	Utility Cons	sultant	1910 Lake Eustis Dr		\$
Officers and Manage	rs [.]			Eustis, Florida 32726	o l	\$
Mike Campbell		Managing	<u> Member</u>	1886 Canova Street		\$
				Palm Bay, Florida 32	909	\$
						\$
						\$
Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:						
		1	rcent			Salary
Nam	10		rship in Itility	Principle Business Add	dress	Charged Utility
Mike Campbell		100%		1886 Canova Street Palm Bay, Florida 32		\$ \$
				- ann bay, i ionaa oz		\$
			<u> </u>			\$
						\$
						\$

UTI	LI.	TY	NA	M	E:
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Oak Springs LLC

YEAR	OF	REPORT	
DECEN	ИΒЕ	R 31,	2004

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues Other (Specify)		\$		\$	\$ <u> </u>
Total Gross Revenue		\$0	\$0	\$	\$0
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$0	\$0	\$	\$0
Depreciation Expense	F-5	0_	0_		0
CIAC Amortization Expense_	F-8	0_	0		0
Taxes Other Than Income	F-7	0_	0		0
Income Taxes	F-7	0	0		0
Total Operating Expense		\$0	0		\$0
Net Operating Income (Loss)		\$0	\$0	\$	\$0
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$0	\$0	\$	\$0

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	\$429,105_	\$
Accumulated Depreciation and Amortization (108)	F-5,W-2,S-2	247,575	
Net Utility Plant		\$181,530_	\$
CashCustomer Accounts Receivable (141) Other Assets (Specify):			
Total Assets		\$ 181,530	\$ <u></u>
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6 F-6 F-6	32,245	
Total Capital		\$ 32,245	\$
Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify)	F-6	\$ 149,285 	\$
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$181,530	\$

YEAR OF F	REPORT	
DECEMBER	R 31,	2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$429,105_	\$	\$	\$ 429,105
Construction Work in				
Other (Specify)				
Total Utility Plant	\$ <u>429,105</u>	\$ <u> </u>	\$	\$ <u>429,105</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$232,957_	\$	\$	\$232,957_
Add Credits During Year: Accruals charged to depreciation account	\$ 14,618	\$	\$	\$ 14,618
SalvageOther Credits (specify)				——————————————————————————————————————
Total Credits	\$ 247,575	\$	\$	\$247,575
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$247,575_	\$	\$	\$247,575_

UTILITY NAME:	: Oak Springs LLC	

YEAR OF REPORT	
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CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year	\$	\$
Changes during the year (Specify):		
Balance end of year	\$	\$

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of yearChanges during the year (Specify): Retained Earnings Capital Contributions(Distributions)	\$	\$
Balance end of year	\$	\$

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest Rate # of Pymts	Principal per Balance Sheet Date
		\$149,285
Total		\$

TILITY NAME: Oak Springs LLC	

YEAR OF REPORT DECEMBER 31, 2004

TAX EXPENSE

(a)	Water	Wastewater	Other	Total
	(b)	(c)	(d)	(e)
Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax Local property tax Regulatory assessment fee Other (Specify) Payroll Tax Workers Comp Total Taxes Accrued	\$ 	\$ = = \$	\$ \$	\$

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service

Oak Springs L	_LC
---------------	-----

YEAR OF REPORT	
DECEMBER 31,	2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)		Water (b)	W	astewater (c)		Total (d)
1)	Balance first of yearAdd credits during year	\$ \$	-	\$ \$		\$ \$	-
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization		- - - -		- - - -		
7)	Net CIAC	\$	<u>-</u>	\$		\$	_

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

Report below all developers or co agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
	4.400			
Out Add			\$	\$
Sub-total			-	Φ
extension charges a	pacity charges, main and customer connect	ion		
charges received du		01		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agr	ee with line # 2 above	e.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of YearAdd Credits During Year:	\$	\$ <u> </u>	\$
Deduct Debits 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:	Oak Springs LLC	YEAR OF REPORT	
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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)		%	%	%
Total	\$	%		%

(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:	Oak Springs LLC	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)	\$ = = \$	\$ = = \$	\$ ================================	\$ ================================	\$ \$

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

WATER OPERATING SECTION

UTILITY NAME:

Oak Springs LLC

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	\$	\$ 10000	\$	\$ <u>10,000</u>
302	Franchises				
303	Land and Land Rights		3,750		3,750
304	Structures and Improvements		1,198		1,198
305	Collecting and Impounding				
	Reservoirs				
306	Lake, River and Other				
	Intakes				
307	Wells and Springs		88,110_		88,110
308	Infiltration Galleries and				
	Tunnels	******			
309	Supply Mains	**** **** ****	3,754		3,754
310	Power Generation Equipment		25,627		25,627
311	Pumping Equipment		41,945		41,945
320	Water Treatment Equipment		19,325_		19,325
330	Distribution Reservoirs and				
	Standpipes		61,889_		61,889
331	Transmission and Distribution				00.700
	Lines		62,738		62,738
333	Services		32,810_		32,810
334	Meters and Meter				62 700
	Installations		63,709		63,709
335	Hydrants		10,850		10,850
336	Backflow Prevention Devices		3,400		3,400
339	Other Plant and				
	Miscellaneous Equipment				
340	Office Furniture and				
	Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage				_
244	Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment Communication Equipment				
346 347	Miscellaneous Equipment				
347	Other Tangible Plant				
340	Outer rangible Flant				
	Total Water Plant	\$	\$ 429,105	\$	\$429,105

UTILITY NAME: Oak Springs LLC

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)
304 305 306 307 308 309 310 311 320 330 331 333 334 335 336 339 340 341 342 343 344 345 346 347 348	Structures and Improvements Collecting and Impounding Reservoirs Lake, River and Other Intakes Wells and Springs Infiltration Galleries & Tunnels Supply Mains Power Generating Equipment Pumping Equipment Uater Treatment Equipment Distribution Reservoirs & Standpipes Trans. & Dist. Mains Services Meter & Meter Installations Hydrants Backflow Prevention Devices Other Plant and Miscellaneous Equipment Office Furniture and Equipment Transportation Equipment Stores Equipment Tools, Shop and Garage Equipment Laboratory Equipment Power Operated Equipment Communication Equipment Miscellaneous Equipment Other Tangible Plant		%	2.50% 4.00%	\$ 1,198 74,300 3,584 8,288 21,171 19,325 11,689 44,796 27,163 13,111 7,856 476	\$	\$	\$ 1,198 76,416 3,701 9,795 23,327 19,325 13,750 46,365 28,102 16,857 8,127 612
	Totals				\$232,957	\$	\$14,618_	\$*

^{*} This amount should tie to Sheet F-5.

YEAR OF REPORT DECEMBER 31, 2004

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.	Account Name	Amount
No.	Account Name	Amount
601	Salaries and Wages - Employees	\$
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional (Contract Ops & Annual Report/Legal)	
	Testing	
į.	Other (Repair and Maintenance)	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	TANKS OF A MINISTER FOR	
	Total Water Operation And Maintenance Expense	• <u>-</u>
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Ac Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers	D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	311	311	311
Other (Specify)					
** D = Displacement C = Compound T = Turbine		Total	314	314	314

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PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's)	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 February March April May June July August September October November December				- - - - - - - - - - - - - - - - - - -	
				below:	

MAINS (FEET)

Kind of Pipe	Diameter	First of	Added	Removed or	End of
(PVC, Cast Iron,	of	First of	Added	· ·	Year
Coated Steel, etc.)	Pipe	Year		Abandoned	i eai
All PVC	2, 4, 6 inch	15,988	None	None	15,988
					

JTILITY NAME:

Oak Springs LLC

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WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing				

Depth of Wells				
Diameters of Wells Pump - GPM		***************************************		
Motor - HP Motor Type *				
Yields of Wells in GPD Auxiliary Power				
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated				

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				

JTILITY NAME:	Oak	Springs	LLC
5 TETT 107(ME:	- u.v	Op90	

YEAR OF REPORT
DECEMBER 31 2004

SOURCE OF SUPPLY

List for each source of supply (Gro	und, Surface, Purchased V	Vater etc.)	
Permitted Gals. per day			
Type of Source			
	WATER TREATMEN	IT EACH ITIES	
		IT FACILITIES	
List for each Water Treatment Facili	ty:		
Type			
Make			
Permitted Capacity (GPD)	<u></u>		
High service pumping			
Gallons per minute			
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq.Ft			
Disinfection	ĺ		
Chlorinator			
Ozone			
Other			
Auxiliary Power			

YEAR	OF REPORT	
DEC	2004	

GENERAL WATER SYSTEM INFORMATION

	Furnish information below for each system. A separate page should be supplied where necessary.
1.	Present ERC's * the system can efficiently serve.
2.	Maximum number of ERC's * which can be served.
3.	Present system connection capacity (in ERCs *) using existing lines.
4.	Future connection capacity (in ERCs *) upon service area buildout.
5.	Estimated annual increase in ERCs *.
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?
7.	Attach a description of the fire fighting facilities.
8.	Describe any plans and estimated completion dates for any enlargements or improvements of th
9.	When did the company last file a capacity analysis report with the DEP?
10	If the present system does not meet the requirements of DEP rules, submit the following:
	a. Attach a description of the plant upgrade necessary to meet the DEP rules.
	b. Have these plans been approved by DEP?
	c. When will construction begin?
	d. Attach plans for funding the required upgrading.
	e. Is this system under any Consent Order with DEP?
11	. Department of Environmental Protection ID #
12	. Water Management District Consumptive Use Permit #
	a. Is the system in compliance with the requirements of the CUP?
	b. If not, what are the utility's plans to gain compliance?
	 * An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 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 SER gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER

OPERATING

SECTION

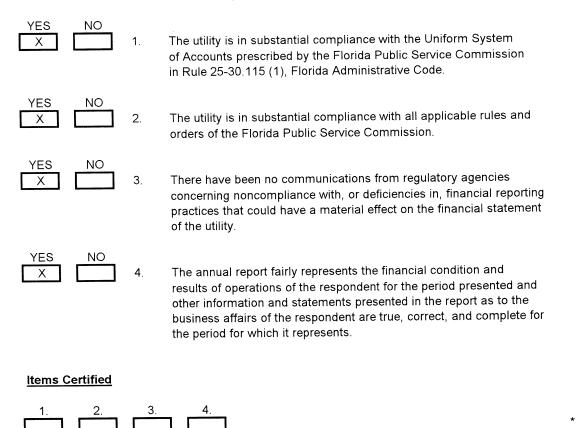
Note:

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

YEAR OF REPORT DECEMBER 31, 2004

CERTIFICATION OF ANNUAL REPORT

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



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

(signature of chief executive officer of the utility)

(signature of chief financial officer of the utility)

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.