

ORIGINAL

DOCKET NO. 050281-SU

Application of PLANTATION BAY UTILITY COMPANY,  
for an increase in water and wastewater  
rates in Volusia County, Florida

EXHIBIT 2

Utility's Financial, Rate and Engineering Minimum Filing

Sixteen Copies

CMP 5

COM \_\_\_\_\_

CTR \_\_\_\_\_

ECR \_\_\_\_\_

GCL 1

OPC 1

RCA \_\_\_\_\_

SCR \_\_\_\_\_

SGA \_\_\_\_\_

SEC 1

OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

07649 AUG-8 8

FPSC-COMMISSION CLERK

**CLASS B  
WATER AND/OR WASTEWATER UTILITIES**

**FINANCIAL, RATE  
AND ENGINEERING  
MINIMUM FILING  
REQUIREMENTS**

**OF**

**Plantation Bay Utility Company**

Exact Legal Name of Utility

**VOLUME I**



**FOR THE**

**Test Year Ended: 12/31/2004**

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

*JAMES L. CARLSTEDT, C.P.A.*  
*JOHN H. CRONIN, JR., C.P.A.*  
*PAUL E. DECHARIO, C.P.A.*  
*ROBERT H. JACKSON, C.P.A.*  
*ROBERT C. NIXON, C.P.A.*  
*JEANETTE SUNG, C.P.A.*  
*HOLLY M. TOWNER, C.P.A.*  
*REBECCA G. VOITTEIN, C.P.A.*  
*JAMES L. WILSON, C.P.A.*

2560 GULF-TO-BAY BOULEVARD  
SUITE 200  
CLEARWATER, FLORIDA 33765-4432  
(727) 791-4020  
FACSIMILE  
(727) 797-3602  
e-Mail  
[cpas@ejnw.net](mailto:cpas@ejnw.net)

August 1, 2005

Officers & Directors  
Plantation Bay Utility Company

We have compiled the rate case Financial, Rate, and Engineering Minimum Filing Requirements of Plantation Bay Utility Company, for the test year ended December 31, 2004 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 Plantation Bay Utility Company. 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

**CLASS A AND B WATER AND/OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
MINIUM FILING REQUIREMENTS**

**INDEX**

<u>SCHEDULE</u>	<u>PAGE(S)</u>	<u>DESCRIPTION OF SCHEDULE</u>
		Accountants Letter
		<u>RATE BASE</u>
A-1	1	Water Rate Base - Final
A-1(a)	2	Water Rate Base - Interim
A-2	3	Wastewater Rate Base - Final
A-2(a)	4	Wastewater Rate Base - Interim
A-3	5	Adjustments to Rate Base - Final
A-3(a)	6	Adjustments to Rate Base - Interim
A-4	7	Annual Plant Additions and Balances
A-5	8 - 9	Water Plant in Service by Primary Account
A-6	10 - 11	Wastewater Plant in Service by Primary Account
A-7	12 - 13	Summary of Non-Used & Useful Plant
A-8	14	Annual Accumulated Depreciation Additions and Balances
A-9	15 - 16	Water Accumulated Depreciation by Primary Account
A-10	17 - 18	Wastewater Accumulated Depreciation by Primary Account
A-11	19	Annual Additions and Balances to CIAC
A-12	20 - 21	CIAC by Type and Classification
A-13	22	Annual Additions and Balances of Amortization of CIAC
A-14	23 - 24	Accumulated Amortization of CIAC by Type and Classification
A-15	25	Schedule of AFUDC Rates Used
A-16	26	Annual Additions and Balances of Advances for Construction
A-17	27	Working Capital Allowance Calculation
A-18	28	Balance Sheet - Assets
A-19	29	Balance Sheet - Liabilities & Owners' Equity
		<u>NET OPERATING INCOME</u>
B-1	30	Net Operating Income Statement - Water - Final
B-1(a)	31	Net Operating Income Statement - Water - Interim
B-2	32	Net Operating Income Statement - Wastewater - Final
B-2(a)	33	Net Operating Income Statement - Wastewater - Interim
B-3	34 - 35	Adjustments to Net Operating Income - Final
B-3(a)	36 - 37	Adjustments to Net Operating Income - Interim
B-4	38	Test Year Operating Revenues
B-5	39 - 40	Water O&M Expenses by Month
B-6	41 - 42	Wastewater O&M Expenses by Month
B-7	43	Comparative O&M Expenses - Water
B-8	44	Comparative O&M Expenses - Wastewater
B-9	45	Analysis of Contractual Services
B-10	46	Rate Case Expense Analysis
B-11	47	Analysis of Maintenance Expense
B-12	48	Schedule of Allocated Expenses
B-13	49 - 50	Net Depreciation Expense - Water
B-14	51 - 52	Net Depreciation Expense - Wastewater
B-15	53 - 54	Taxes Other than Income

CLASS A AND B WATER AND/OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
MINIUM FILING REQUIREMENTS

INDEX

<u>SCHEDULE</u>	<u>PAGE(S)</u>	<u>DESCRIPTION OF SCHEDULE</u>
<u>INCOME TAX</u>		
C-1	55	Reconciliation of Total Income Tax Provision - Final
C-1(a)	56	Reconciliation of Total Income Tax Provision - Interim
C-2	57	State and Federal Income Tax Calculation - Current -Final
C-2(a)	58	State and Federal Income Tax Calculation - Current - Interim
C-3	59	Schedule of Interest in Tax Expense Calculation
C-4	60	Book/Tax Differences - Permanent
C-5	61	Deferred Tax Expense - Final
C-5(a)	62	Deferred Tax Expense - Interim
C-6	63 - 65	Accumulated Deferred Income Taxes
C-7	66 - 69	Investment Tax Credits
C-8	70	Parent(s) Debt Information
C-9	71	Income Tax Returns
C-10	72	Miscellaneous Tax Information
<u>COST OF CAPITAL</u>		
D-1	73	Requested Cost of Capital - Final
D-1(a)	74	Requested Cost of Capital - Interim
D-2	75	Reconciliation of Capital Structure to Rate Base - Final
D-2(a)	76	Reconciliation of Capital Structure to Rate Base - Interim
D-3	77	Preferred Stock Outstanding
D-4	78	Simple Average Cost Short-Term Debt
D-5	79	Long-Term Debt - Beginning & End of Year Average (Final)
D-5(a)	80	Long-Term Debt - Beginning & End of Year Average (Interim)
D-6	81	Variable Rate Long-Term Debt Beginning & End of Year Average
D-7	82	Customer Deposits
<u>RATE SCHEDULES</u>		
E-1	83 - 84	Rate Schedule - Present, Interim, and Final
E-2	85 - 86	Revenues at Test Year Rates
E-2(a)	87 - 88	Revenues at Proposed Rates
E-3	89 - 90	Customer Monthly Billing Schedule
E-4	91 - 92	Miscellaneous Service Charges
E-5	93 - 94	Miscellaneous Service Charge Revenue
E-6	95	Public Fire Hydrants Schedule
E-7	96	Private Fire Protection Service
E-8	97	Contracts and Agreements
E-9	98	Tax or Franchise Fee
E-10	99 - 100	Service Availability Charges
E-11	101	Guaranteed Revenues Received
E-12	102	Class A Utility Cost of Service Study
E-13	103	Projected Test Year Revenue Calculation
E-14	104	Billing Analysis (contained in Volume II)

CLASS A AND B WATER AND/OR SEWER UTILITIES  
FINANCIAL, RATE AND ENGINEERING  
MINIUM FILING REQUIREMENTS

INDEX

<u>SCHEDULE</u>	<u>PAGE(S)</u>	<u>DESCRIPTION OF SCHEDULE</u>
<u>ENGINEERING SCHEDULES</u>		
F-1	105	Gallons of Water Pumped, Sold & Unaccounted For
F-2	106	Gallons of Wastewater Treated
F-3	107	Water Treatment Plant Data
F-4	108	Wastewater Treatment Plant Data
F-5	109 - 110	Used and Useful Calculations - Water (Final)
F-5(a)	111	Used and Useful Calculations - Water (Interim)
F-6	112 - 113	Used and Useful Calculations - Wastewater (Final)
F-6(a)	114	Used and Useful Calculations - Wastewater (Interim)
F-7	115	Used and Useful Calculations - Water Distribution System and Wastewater Collection System
F-8	116	Margin Reserve Calculations - Water and Wastewater
F-9	117	Equivalent Residential Connections - Water
F-10	118	Equivalent Residential Connections - Wastewater

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-1  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Balance Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant in Service	\$ 3,530,574		\$ 3,530,574	A-5
2	Utility Land & Land Rights	58,949		58,949	A-5
3	Less: Non-Used & Useful Plant	(21,859)		(21,859)	A-7
4	Construction Work in Progress	-		-	-
5	Less: Accumulated Depreciation	(1,517,433)	380 (A)	(1,517,053)	A-9
6	Less: CIAC	(1,778,771)		(1,778,771)	A-12
7	Accumulated Amortization of CIAC	541,501	(5,914) (B)	535,587	A-14
8	Acquisition Adjustments				-
9	Accum. Amort. of Acq. Adjustments				-
10	Advances For Construction				A-16
11	Deferred Taxes - Net		242,729 (C)	242,729	
12	Working Capital Allowance	23,821	1,557 (D)	25,378	A-17
13	Total Rate Base	\$ 836,782	\$ 238,752	\$ 1,075,534	

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: A-1(a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Balance Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant in Service	\$ 3,530,574		\$ 3,530,574	A-5
2	Utility Land & Land Rights	58,949		58,949	A-5
3	Less: Non-Used & Useful Plant	(101,168)		(101,168)	A-7
4	Construction Work in Progress	-		-	-
5	Less: Accumulated Depreciation	(1,517,433)	380 (A)	(1,517,053)	A-9
6	Less: CIAC	(1,778,771)		(1,778,771)	A-12
7	Accumulated Amortization of CIAC	541,501	(5,914) (B)	535,587	A-14
8	Acquisition Adjustments				-
9	Accum. Amort. of Acq. Adjustments				-
10	Advances For Construction				A-16
11	Deferred Taxes - Net		242,729 (C)	242,729	
12	Working Capital Allowance	23,821	(414) (D)	23,407	A-17
13	Total Rate Base	<u>\$ 757,473</u>	<u>\$ 236,781</u>	<u>\$ 994,254</u>	



Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-2  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Balance Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant in Service	\$ 4,163,818		\$ 4,163,818	A-6
2	Utility Land & Land Rights	50,631		50,631	A-6
3	Less: Non-Used & Useful Plant	-		-	A-7
4	Construction Work in Progress	-		-	-
5	Less: Accumulated Depreciation	(1,378,580)	7,166 (A)	(1,371,414)	A-10
6	Less: CIAC	(2,274,871)		(2,274,871)	A-12
7	Accumulated Amortization of CIAC	782,352	188,024 (B)	970,376	A-14
8	Acquisition Adjustments				-
9	Accum. Amort. of Acq. Adjustments				-
10	Advances For Construction				A-16
11	Deferred Taxes - Net		455,267 (C)	455,267	
12	Working Capital Allowance	<u>24,059</u>	<u>2,310 (D)</u>	<u>26,369</u>	A-17
13	Total Rate Base	<u>\$ 1,367,409</u>	<u>\$ 652,767</u>	<u>\$ 2,020,176</u>	

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: A-2(a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Balance Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant in Service	\$ 4,163,818		\$ 4,163,818	A-6
2	Utility Land & Land Rights	50,631		50,631	A-6
3	Less: Non-Used & Useful Plant	(109,086)		(109,086)	A-7
4	Construction Work in Progress	-		-	-
5	Less: Accumulated Depreciation	(1,378,580)	7,166 (A)	(1,371,414)	A-10
6	Less: CIAC	(2,274,871)		(2,274,871)	A-12
7	Accumulated Amortization of CIAC	782,352	188,024 (B)	970,376	A-14
8	Acquisition Adjustments				-
9	Accum. Amort. of Acq. Adjustments				-
10	Advances For Construction				A-16
11	Deferred Taxes - Net		455,267 (C)	455,267	
12	Working Capital Allowance	<u>24,059</u>	<u>414</u> (D)	<u>24,473</u>	A-17
13	Total Rate Base	<u>\$ 1,258,323</u>	<u>\$ 650,871</u>	<u>\$ 1,909,194</u>	

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-3  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

Line No.	Description	Water	Wastewater
1	<u>(A) Accumulated Depreciation of Utility Plant in Service</u>		
2	1) Record adjustments per Order No. PSC-02-1449-PAA-WS not on books	\$ 380	\$ 7,166
3	<u>(B) Accumulated Amortization of CIAC</u>		
4	1) Record adjustments per Order No. PSC-02-1449-PAA-WS not on books	\$ (5,914)	\$ 188,024
5	<u>(C) Deferred Taxes</u>		
6	(1) Record net deferred tax asset	\$ 242,729	\$ 455,267
7	<u>(D) Working Capital</u>		
8	Total adjustments to O & M Expense	\$ 12,458	\$ 18,483
9	Factor	8	8
10	Total adjustment	\$ 1,557	\$ 2,310

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: A-3(a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

Line No.	Description	Water	Wastewater
1	<u>(A) Accumulated Depreciation of Utility Plant in Service</u>		
2	1) Record adjustments per Order No. PSC-02-1449-PAA-WS not on books	\$ 380	\$ 7,166
3	<u>(B) Accumulated Amortization of CIAC</u>		
4	1) Record adjustments per Order No. PSC-02-1449-PAA-WS not on books	\$ (5,914)	\$ 188,024
5	<u>(C) Deferred Taxes</u>		
6	(1) Record net deferred tax asset	\$ 242,729	\$ 455,267
7	<u>(D) Working Capital</u>		
8	Total adjustments to O & M Expense	\$ (3,312)	\$ 3,312
9	Factor	8	8
10	Total adjustment	\$ (414)	\$ 414

Schedule of Water and Wastewater Plant in Service  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: December 31, 2004

Schedule: A-4  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the annual balance of the original cost of plant in service, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	12/31/01 Balance per Order No. PSC-02-1449-PAA-WS	\$ 2,598,407	\$ 2,713,545
2	2002 Additions	494,253	651,815
3	2002 Retirements	(18,632)	
4	2002 Adjustments		
5	12/31/02 Balance	3,111,292	3,365,360
6	2003 Additions	327,825	413,557
7	2003 Retirements		
8	2003 Adjustments		
9	12/31/03 Balance	3,439,117	3,778,917
10	2004 Additions	300,809	871,058
11	2004 Retirements		
12	2004 Adjustments		
13	12/31/04 Balance	\$ 3,739,926	\$ 4,649,975

Supporting Schedules: A-5, A-6  
Recap Schedules: A-18

Schedule of Water Plant in Service By Primary Account-Final Rates  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [ ] Final [X]  
Historic [X] Projected [ ]

Explanation: Provide the ending balances and average of  
plant in service for the prior year and the test year by  
primary account. Also show non-used & useful amounts  
by account.

Schedule: A-5  
Page 1 of 2  
Preparer: CJN&W

Recap Schedules: A-1, A-4

No.	(1) Line Account No. and Name	(2) Test Year 12/31/03	(3) Test Year 12/31/04	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	301.1 Organization	\$ 16,808	\$ 16,808	\$ 16,808		\$ 16,808		
3	302.1 Franchises							
4	339.1 Other Plant & Misc. Equipment							
5	SOURCE OF SUPPLY AND PUMPING PLANT							
6	303.2 Land & Land Rights							
7	304.2 Structures & Improvements							
8	305.2 Collect. & Impound. Reservoirs							
9	306.2 Lake, River & Other Intakes							
10	307.2 Wells & Springs	227,129	227,129	227,129		227,129		
11	308.2 Infiltration Galleries & Tunnels							
12	309.2 Supply Mains							
13	310.2 Power Generation Equipment	87,625	87,625	87,625		87,625		
14	311.2 Pumping Equipment	201,774	201,774	201,774		201,774		
15	339.2 Other Plant & Misc. Equipment							
16	WATER TREATMENT PLANT							
17	303.3 Land & Land Rights							
18	304.3 Structures & Improvements	167,858	173,372	170,615		170,615		
19	320.3 Water Treatment Equipment	640,209	644,423	642,316		642,316		
20	339.3 Other Plant & Misc. Equipment							
21	TRANSMISSION & DISTRIBUTION PLANT							
22	303.4 Land & Land Rights	58,949	58,949	58,949		58,949		
23	304.4 Structures & Improvements							
24	330.4 Distr. Reservoirs & Standpipes	230,505	297,404	263,955		263,955	15.70%	41,441
25	331.4 Transm. & Distribution Mains	1,329,707	1,477,857	1,403,782		1,403,782		
26	333.4 Services	164,881	174,453	169,667		169,667		
27	334.4 Meters & Meter Installations	94,440	119,898	107,169		107,169		
28	335.4 Hydrants	200,620	228,571	214,596		214,596		
29	339.4 Other Plant & Misc. Equipment							
30	GENERAL PLANT							
31	303.5 Land & Land Rights							
32	304.5 Structures & Improvements							
33	340.5 Office Furniture & Equipment	184	184	184		184		
34	341.5 Transportation Equipment							
35	342.5 Stores Equipment							
36	343.5 Tools, Shop & Garage Equipment							
37	344.5 Laboratory Equipment	847	847	847		847		
38	345.5 Power Operated Equipment							
39	346.5 Communication Equipment	688	688	688		688		
40	347.5 Miscellaneous Equipment	16,893	29,944	23,419		23,419		
41	348.5 Other Tangible Plant							
42	TOTAL	\$ 3,439,117	\$ 3,739,926	\$ 3,589,523	\$ -	\$ 3,589,523		\$ 41,441

43 Note: All plant except storage is 100% used and useful. See Section F.

Schedule of Water Plant in Service By Primary Account-Interim Rates  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim  Final   
Historic  Projected

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Schedule: A-5  
Page 2 of 2  
Preparer: CJN&W

Recap Schedules: A-1, A-4

No.	(1) Line Account No. and Name	(2) Test Year 12/31/02	(3) Test Year 12/31/03	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	301.1 Organization	\$ 16,808	\$ 16,808	\$ 16,808		\$ 16,808		
3	302.1 Franchises							
4	339.1 Other Plant & Misc. Equipment							
5	SOURCE OF SUPPLY AND PUMPING PLANT							
6	303.2 Land & Land Rights							
7	304.2 Structures & Improvements							
8	305.2 Collect. & Impound. Reservoirs							
9	306.2 Lake, River & Other Intakes							
10	307.2 Wells & Springs	227,129	227,129	227,129		227,129	22.53%	51,172
11	308.2 Infiltration Galleries & Tunnels							
12	309.2 Supply Mains							
13	310.2 Power Generation Equipment	87,625	87,625	87,625		87,625		
14	311.2 Pumping Equipment	201,774	201,774	201,774		201,774	22.53%	45,460
15	339.2 Other Plant & Misc. Equipment							
16	WATER TREATMENT PLANT							
17	303.3 Land & Land Rights							
18	304.3 Structures & Improvements	167,858	173,372	170,615		170,615	22.53%	38,440
19	320.3 Water Treatment Equipment	640,209	644,423	642,316		642,316	22.53%	144,714
20	339.3 Other Plant & Misc. Equipment							
21	TRANSMISSION & DISTRIBUTION PLANT							
22	303.4 Land & Land Rights	58,949	58,949	58,949		58,949		
23	304.4 Structures & Improvements							
24	330.4 Distr. Reservoirs & Standpipes	230,505	297,404	263,955		263,955	22.53%	59,469
25	331.4 Transm. & Distribution Mains	1,329,707	1,477,857	1,403,782		1,403,782		
26	333.4 Services	164,881	174,453	169,667		169,667		
27	334.4 Meters & Meter Installations	94,440	119,898	107,169		107,169		
28	335.4 Hydrants	200,620	228,571	214,596		214,596		
29	339.4 Other Plant & Misc. Equipment							
30	GENERAL PLANT							
31	303.5 Land & Land Rights							
32	304.5 Structures & Improvements							
33	340.5 Office Furniture & Equipment	184	184	184		184		
34	341.5 Transportation Equipment							
35	342.5 Stores Equipment							
36	343.5 Tools, Shop & Garage Equipment							
37	344.5 Laboratory Equipment	847	847	847		847		
38	345.5 Power Operated Equipment							
39	346.5 Communication Equipment	688	688	688		688		
40	347.5 Miscellaneous Equipment	16,893	29,944	23,419		23,419		
41	348.5 Other Tangible Plant							
42	TOTAL	\$ 3,439,117	\$ 3,739,926	\$ 3,589,523	\$ -	\$ 3,589,523		\$ 339,255

Schedule of Wastewater Plant in Service By Primary Account-Final Rates  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [ ] Final [X]  
Historic [X] Projected [ ]

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Schedule: A-6  
Page 1 of 2  
Preparer: CJN&W

Recap Schedules: A-2, A-4

No.	(1) Line Account No. and Name	(2) Test Year 12/31/02	(3) Test Year 12/31/03	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	351.1 Organization	\$ 16,808	\$ 16,808	\$ 16,808		\$ 16,808		
3	352.1 Franchises							
4	389.1 Other Plant & Misc. Equipment							
5	COLLECTION PLANT							
6	353.2 Land & Land Rights							
7	354.2 Structures & Improvements							
8	360.2 Collection Sewers - Force	296,835	363,704	330,270		330,270		
9	361.2 Collection Sewers - Gravity	2,187,447	2,851,845	2,519,646		2,519,646		
10	362.2 Special Collecting Structures							
11	363.2 Services to Customers	186,922	194,044	190,483		190,483		
12	364.2 Flow Measuring Devices	5,210	5,210	5,210		5,210		
13	365.2 Flow Measuring Installations							
14	389.2 Other Plant & Misc. Equipment							
15	SYSTEM PUMPING PLANT							
16	353.3 Land & Land Rights							
17	354.3 Structures & Improvements							
18	370.3 Receiving Wells							
19	371.3 Pumping Equipment	243,460	330,657	287,059		287,059		
20	389.3 Other Plant & Misc. Equipment							
21	TREATMENT AND DISPOSAL PLANT							
22	353.4 Land & Land Rights	50,631	50,631	50,631		50,631		
23	354.4 Structures & Improvements	148,265	151,254	149,760		149,760		
24	355.4 Power Generation Equipment							
25	380.4 Treatment & Disposal Equipment(1)	607,605	607,605	607,605		607,605		
26	381.4 Plant Sewers	7,211	17,224	12,218		12,218		
27	382.4 Outfall Sewer Lines	28,340	60,810	44,575		44,575		
28	389.4 Other Plant & Misc. Equipment							
29	GENERAL PLANT							
30	353.5 Land & Land Rights							
31	354.5 Structures & Improvements							
32	390.5 Office Furniture & Equipment	184	184	184		184		
33	391.5 Transportation Equipment							
34	392.5 Stores Equipment							
35	393.5 Tools, Shop & Garage Equipment							
36	394.5 Laboratory Equipment							
37	395.5 Power Operated Equipment							
38	396.5 Communication Equipment							
39	397.5 Miscellaneous Equipment							
40	398.5 Other Tangible Plant							
41	TOTAL	\$ 3,778,918	\$ 4,649,976	\$ 4,214,449	\$ -	\$ 4,214,449		\$ -



Schedule of Wastewater Plant in Service By Primary Account - Interim Rates  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Comp  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 20  
Interim  Final   
Historic  Projected

Explanation: Provide the ending balances and average of plant in service for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Schedule: A-6  
Page 2 of 2  
Preparer: CJN&W

Recap Schedules: A-2, A-4

No.	(1) Line Account No. and Name	(2) Test Year 12/31/02	(3) Test Year 12/31/03	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	351.1 Organization	\$ 16,808	\$ 16,808	\$ 16,808		\$ 16,808		
3	352.1 Franchises							
4	389.1 Other Plant & Misc. Equipment							
5	COLLECTION PLANT							
6	353.2 Land & Land Rights							
7	354.2 Structures & Improvements							
8	360.2 Collection Sewers - Force	296,835	363,704	330,270		330,270		
9	361.2 Collection Sewers - Gravity	2,187,447	2,851,845	2,519,646		2,519,646		
10	362.2 Special Collecting Structures							
11	363.2 Services to Customers	186,922	194,044	190,483		190,483		
12	364.2 Flow Measuring Devices	5,210	5,210	5,210		5,210		
13	365.2 Flow Measuring Installations							
14	389.2 Other Plant & Misc. Equipment							
15	SYSTEM PUMPING PLANT							
16	353.3 Land & Land Rights							
17	354.3 Structures & Improvements							
18	370.3 Receiving Wells							
19	371.3 Pumping Equipment	243,460	330,657	287,059		287,059		
20	389.3 Other Plant & Misc. Equipment							
21	TREATMENT AND DISPOSAL PLANT							
22	353.4 Land & Land Rights	50,631	50,631	50,631		50,631		
23	354.4 Structures & Improvements	148,265	151,254	149,760		149,760	70.60%	105,731
24	355.4 Power Generation Equipment							
25	380.4 Treatment & Disposal Equipment	607,605	607,605	607,605		607,605	70.60%	428,969
26	381.4 Plant Sewers	7,211	17,224	12,218		12,218	70.60%	8,626
27	382.4 Outfall Sewer Lines	28,340	60,810	44,575		44,575	70.60%	31,470
28	389.4 Other Plant & Misc. Equipment							
29	GENERAL PLANT							
30	353.5 Land & Land Rights							
31	354.5 Structures & Improvements							
32	390.5 Office Furniture & Equipment	184	184	184		184		
33	391.5 Transportation Equipment							
34	392.5 Stores Equipment							
35	393.5 Tools, Shop & Garage Equipment							
36	394.5 Laboratory Equipment							
37	395.5 Power Operated Equipment							
38	396.5 Communication Equipment							
39	397.5 Miscellaneous Equipment							
40	398.5 Other Tangible Plant							
41	TOTAL	\$ 3,778,918	\$ 4,649,976	\$ 4,214,449	\$ -	\$ 4,214,449		\$ 574,796

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-7  
 Page 1 of 2  
 Preparer: CJN&W

Explanation: Provide a summary of the items included in non-used and useful plant for the test year. Provide additional support schedules, if necessary.

Line No.	(1) Description	(2) Average Amount Per Books	(3) Utility Adjustments	(4) Balance Per Utility
<b>WATER</b>				
1	Plant in Service	\$ 3,530,574	\$ (41,441)	\$ 3,489,133
2	Land	58,949	-	58,949
3	Accumulated Depreciation	(1,517,053)	19,582	(1,497,471)
4	Other (Explain)			
5	<b>Total</b>	<u>\$ 2,072,470</u>	<u>\$ (21,859)</u>	<u>\$ 2,050,611</u>
<b>WASTEWATER</b>				
6	Plant in Service	\$ 4,163,818	\$ -	\$ 4,163,818
7	Land	50,631	-	50,631
8	Accumulated Depreciation	(1,371,414)	-	(1,371,414)
9	Other (Explain)			
10	<b>Total</b>	<u>\$ 2,843,035</u>	<u>\$ -</u>	<u>\$ 2,843,035</u>

Supporting Schedules: A-5, A-6, A-9, A-10  
 Recap Schedules: A-1, A-2

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: A-7  
 Page 2 of 2  
 Preparer: CJN&W

Explanation: Provide a summary of the items included in non-used and useful plant for the test year. Provide additional support schedules, if necessary.

Line No.	(1) Description	(2) Average Amount Per Books	(3) Utility Adjustments	(4) Balance Per Utility
<b>WATER</b>				
1	Plant in Service	\$ 3,530,574	\$ (339,255)	\$ 3,191,319
2	Land	58,949	-	58,949
3	Accumulated Depreciation	(1,517,053)	238,087	(1,278,966)
4	Other (Explain)			
5	<b>Total</b>	<u>\$ 2,072,470</u>	<u>\$ (101,168)</u>	<u>\$ 1,971,302</u>
<b>WASTEWATER</b>				
6	Plant in Service	\$ 4,163,818	\$ (574,796)	\$ 3,589,022
7	Land	50,631	-	50,631
8	Accumulated Depreciation	(1,371,414)	465,710	(905,704)
9	Other (Explain)			
10	<b>Total</b>	<u>\$ 2,843,035</u>	<u>\$ (109,086)</u>	<u>\$ 2,733,949</u>

Supporting Schedules: A-5, A-6, A-9, A-10  
 Recap Schedules: A-1, A-2

Schedule of Water and Wastewater Accumulated Depreciation  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: December 31, 2004

Schedule: A-8  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the annual balance of accumulated depreciation, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	12/31/01 Balance per Order No. PSC-02-1449-PAA-WS	\$ 1,276,991	\$ 1,090,833
2	2002 Additions	90,690	73,297
3	2002 Retirements	(18,632)	
4	Remove rate case adjustment not recorded by Company (1)	380	7,166
5	12/31/02 Balance	1,349,429	1,171,296
6	2003 Additions	109,128	128,838
7	2003 Retirements		
8	2003 Adjustments		
9	12/31/03 Balance		
10	2004 Additions	1,458,557	1,300,134
11	2004 Retirements	117,749	156,885
12	2004 Adjustments		
13	12/31/04 Balance	\$ 1,576,306	\$ 1,457,019
14	Note (1): The Company did not record rate case adjustments for this account. Removal of the adjustments		
15	embedded in the Order balance is necessary to show the ending balances per books. Specific adjustments		
16	for these items are made on Schedules A-1, A-2, A-3, A-9, and A-10.		

Supporting Schedules: A-9, A-10  
Recap Schedules: A-18

Schedule of Water Accumulated Depreciation By Primary Account - Final  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [ ] Final [X]  
Historic [X] Projected [ ]

Explanation: Provide the ending balances and average of accumulated depreciation for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Schedule: A-9  
Page 1 of 2  
Preparer: CJN&W

Recap Schedules: A-1, A-8

No.	(1) Line Account No. and Name	(2) Test Year 12/31/02	(3) Test Year 12/31/03	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	301.1 Organization	\$ 7,351	\$ 7,772	\$ 7,562	\$ (380)	\$ 7,182		
3	302.1 Franchises							
4	339.1 Other Plant & Misc. Equipment							
5	SOURCE OF SUPPLY AND PUMPING PLANT							
7	304.2 Structures & Improvements							
8	305.2 Collect. & Impound. Reservoirs							
9	306.2 Lake, River & Other Intakes							
10	307.2 Wells & Springs	74,187	81,751	77,969		77,969		
11	308.2 Infiltration Galleries & Tunnels							
12	309.2 Supply Mains							
13	310.2 Power Generation Equipment	(6,931)	(1,779)	(4,355)		(4,355)		
14	311.2 Pumping Equipment	178,884	188,973	183,929		183,929		
15	339.2 Other Plant & Misc. Equipment							
16	WATER TREATMENT PLANT							
18	304.3 Structures & Improvements	85,872	91,125	88,499		88,499		
19	320.3 Water Treatment Equipment	566,978	596,300	581,639		581,639		
20	339.3 Other Plant & Misc. Equipment							
21	TRANSMISSION & DISTRIBUTION PLANT							
23	304.4 Structures & Improvements							
24	330.4 Distr. Reservoirs & Standpipes	120,708	128,738	124,723		124,723	15.70%	19,582
25	331.4 Transm. & Distribution Mains	305,494	339,928	322,711		322,711		
26	333.4 Services	42,631	46,992	44,812		44,812		
27	334.4 Meters & Meter Installations	41,580	47,575	44,578		44,578		
28	335.4 Hydrants	36,863	41,937	39,400		39,400		
29	339.4 Other Plant & Misc. Equipment							
30	GENERAL PLANT							
32	304.5 Structures & Improvements							
33	340.5 Office Furniture & Equipment	184	184	184		184		
34	341.5 Transportation Equipment							
35	342.5 Stores Equipment							
36	343.5 Tools, Shop & Garage Equipment							
37	344.5 Laboratory Equipment	703	759	731		731		
38	345.5 Power Operated Equipment							
39	346.5 Communication Equipment	688	688	688		688		
40	347.5 Miscellaneous Equipment	3,364	5,361	4,363		4,363		
41	348.5 Other Tangible Plant							
42	TOTAL	\$ 1,458,556	\$ 1,576,304	\$ 1,517,433	\$ (380)	\$ 1,517,053		\$ 19,582

43 Note: All plant except storage is 100% used and useful. See Section F.

Schedule of Water Accumulated Depreciation By Primary Account - Interim  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim  Final   
Historic  Projected

Explanation: Provide the ending balances and average of accumulated depreciation for the prior year and the test year by primary account. Also show non-used & useful amounts by account.

Schedule: A-9  
Page 2 of 2  
Preparer: CJN&W

Recap Schedules: A-1, A-8

No.	(1) Line Account No. and Name	(2) Test Year 12/31/03	(3) Test Year 12/31/04	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	301.1 Organization	\$ 7,351	\$ 7,772	\$ 7,562	\$ (380)	\$ 7,182		
3	302.1 Franchises							
4	339.1 Other Plant & Misc. Equipment							
5	SOURCE OF SUPPLY AND PUMPING PLANT							
7	304.2 Structures & Improvements							
8	305.2 Collect. & Impound. Reservoirs							
9	306.2 Lake, River & Other Intakes							
10	307.2 Wells & Springs	74,187	81,751	77,969		77,969	22.53%	17,566
11	308.2 Infiltration Galleries & Tunnels							
12	309.2 Supply Mains							
13	310.2 Power Generation Equipment	(6,931)	(1,779)	(4,355)		(4,355)		
14	311.2 Pumping Equipment	178,884	188,973	183,929		183,929	22.53%	41,439
15	339.2 Other Plant & Misc. Equipment							
16	WATER TREATMENT PLANT							
18	304.3 Structures & Improvements	85,872	91,125	88,499		88,499	22.53%	19,939
19	320.3 Water Treatment Equipment	566,978	596,300	581,639		581,639	22.53%	131,043
20	339.3 Other Plant & Misc. Equipment							
21	TRANSMISSION & DISTRIBUTION PLANT							
23	304.4 Structures & Improvements							
24	330.4 Distr. Reservoirs & Standpipes	120,708	128,738	124,723		124,723	22.53%	28,100
25	331.4 Transm. & Distribution Mains	305,494	339,928	322,711		322,711		
26	333.4 Services	42,631	46,992	44,812		44,812		
27	334.4 Meters & Meter Installations	41,580	47,575	44,578		44,578		
28	335.4 Hydrants	36,863	41,937	39,400		39,400		
29	339.4 Other Plant & Misc. Equipment							
30	GENERAL PLANT							
32	304.5 Structures & Improvements							
33	340.5 Office Furniture & Equipment	184	184	184		184		
34	341.5 Transportation Equipment							
35	342.5 Stores Equipment							
36	343.5 Tools, Shop & Garage Equipment							
37	344.5 Laboratory Equipment	703	759	731		731		
38	345.5 Power Operated Equipment							
39	346.5 Communication Equipment	688	688	688		688		
40	347.5 Miscellaneous Equipment	3,364	5,361	4,363		4,363		
41	348.5 Other Tangible Plant							
42	TOTAL	\$ 1,458,556	\$ 1,576,304	\$ 1,517,433	\$ (380)	\$ 1,517,053		\$ 238,087

Schedule of Wastewater Accumulated Depreciation By Primary Account - Final  
 Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Com  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31,  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Explanation: Provide the ending balances and average  
 of accumulated depreciation for the prior year and the  
 test year by primary account. Also show non-used &  
 useful amounts by account.

Schedule: A-10  
 Page 1 of 2  
 Preparer: CJN&W

Recap Schedules: A-1, A-8

No.	(1) Line Account No. and Name	(2) Test Year 12/31/02	(3) Test Year 12/31/03	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	351.1 Organization	\$ 7,351	\$ 7,772	\$ 7,562		\$ 7,562		
3	352.1 Franchises							
4	389.1 Other Plant & Misc. Equipment							
5	COLLECTION PLANT							
7	354.2 Structures & Improvements							
8	360.2 Collection Sewers - Force	143,743	155,854	149,799		149,799		
9	361.2 Collection Sewers - Gravity	388,708	465,225	426,967		426,967		
10	362.2 Special Collecting Structures							
11	363.2 Services to Customers	48,315	56,076	52,196		52,196		
12	364.2 Flow Measuring Devices	4,535	4,535	4,535		4,535		
13	365.2 Flow Measuring Installations							
14	389.2 Other Plant & Misc. Equipment							
15	SYSTEM PUMPING PLANT							
17	354.3 Structures & Improvements							
18	370.3 Receiving Wells							
19	371.3 Pumping Equipment	59,132	77,516	68,324		68,324		
20	389.3 Other Plant & Misc. Equipment							
21	TREATMENT AND DISPOSAL PLANT							
23	354.4 Structures & Improvements	82,080	86,814	84,447	(6,450)	77,997		
24	355.4 Power Generation Equipment							
25	380.4 Treatment & Disposal Equipment(1)	547,934	581,717	564,826		564,826		
26	381.4 Plant Sewers	16,526	18,551	17,539	(716)	16,823		
27	382.4 Outfall Sewer Lines							
28	389.4 Other Plant & Misc. Equipment							
29	GENERAL PLANT							
31	354.7 Structures & Improvements							
32	390.7 Office Furniture & Equipment	184	184	184		184		
33	391.7 Transportation Equipment							
34	392.7 Stores Equipment							
35	393.7 Tools, Shop & Garage Equipment							
36	394.7 Laboratory Equipment							
37	395.7 Power Operated Equipment							
38	396.7 Communication Equipment							
39	397.7 Miscellaneous Equipment	1,626	2,775	2,201		2,201		
40	398.7 Other Tangible Plant							
41	TOTAL	\$ 1,300,134	\$ 1,457,019	\$ 1,378,580	\$ (7,166)	\$ 1,371,414		\$ -

Schedule of Wastewater Accumulated Depreciation By Primary Account - Interim  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Com Explanation: Provide the ending balances and average  
Docket No.: 050281-WS of accumulated depreciation for the prior year and the  
Schedule Year Ended: December 31, test year by primary account. Also show non-used &  
Interim  Final  useful amounts by account.  
Historic  Projected

Schedule: A-10  
Page 2 of 2  
Preparer: CJN&W

Recap Schedules: A-1, A-8

No.	(1) Line Account No. and Name	(2) Test Year 12/31/02	(3) Test Year 12/31/03	(4) Average	(5) Test Year Adjustments	(6) Test Year Total	(7) Non-Used & Useful %	(8) Non-Used & Amount
1	INTANGIBLE PLANT							
2	351.1 Organization	\$ 7,351	\$ 7,772	\$ 7,562		\$ 7,562		
3	352.1 Franchises							
4	389.1 Other Plant & Misc. Equipment							
5	COLLECTION PLANT							
7	354.2 Structures & Improvements							
8	360.2 Collection Sewers - Force	143,743	155,854	149,799		149,799		
9	361.2 Collection Sewers - Gravity	388,708	465,225	426,967		426,967		
10	362.2 Special Collecting Structures							
11	363.2 Services to Customers	48,315	56,076	52,196		52,196		
12	364.2 Flow Measuring Devices	4,535	4,535	4,535		4,535		
13	365.2 Flow Measuring Installations							
14	389.2 Other Plant & Misc. Equipment							
15	SYSTEM PUMPING PLANT							
17	354.3 Structures & Improvements							
18	370.3 Receiving Wells							
19	371.3 Pumping Equipment	59,132	77,516	68,324		68,324		
20	389.3 Other Plant & Misc. Equipment							
21	TREATMENT AND DISPOSAL PLANT							
23	354.4 Structures & Improvements	82,080	86,814	84,447	(6,450)	77,997	70.60%	55,066
24	355.4 Power Generation Equipment							
25	380.4 Treatment & Disposal Equipment	547,934	581,717	564,826		564,826	70.60%	398,767
26	381.4 Plant Sewers	16,526	18,551	17,539	(716)	16,823	70.60%	11,877
27	382.4 Outfall Sewer Lines							
28	389.4 Other Plant & Misc. Equipment							
29	GENERAL PLANT							
31	354.7 Structures & Improvements							
32	390.7 Office Furniture & Equipment	184	184	184		184		
33	391.7 Transportation Equipment							
34	392.7 Stores Equipment							
35	393.7 Tools, Shop & Garage Equipment							
36	394.7 Laboratory Equipment							
37	395.7 Power Operated Equipment							
38	396.7 Communication Equipment							
39	397.7 Miscellaneous Equipment	1,626	2,775	2,201		2,201		
40	398.7 Other Tangible Plant							
41	TOTAL	<u>\$ 1,300,134</u>	<u>\$ 1,457,019</u>	<u>\$ 1,378,580</u>	<u>\$ (7,166)</u>	<u>\$ 1,371,414</u>		<u>\$ 465,710</u>



Schedule of Water and Wastewater Contributions in Aid of Construction  
 Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004

Schedule: A-11  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the annual balance of contributions in aid of construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions, retirements, and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected annual additions and/or retirements specifically identifying those amounts.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	12/31/01 Balance per Order No. PSC-02-1449-PAA-WS	\$ 1,487,264	\$ 2,146,102
2	2002 Additions	80,947	58,380
3	2002 Retirements		
4	2002 Adjustments		
5	12/31/02 Balance	1,568,211	2,204,482
6	2003 Additions	100,526	62,862
7	2003 Retirements		
8	2003 Adjustments		
9	12/31/03 Balance	1,668,737	2,267,344
10	2004 Additions	220,067	15,054
11	2004 Retirements		
12	2004 Adjustments		
13	12/31/04 Balance	\$ 1,888,804	\$ 2,282,398

Supporting Schedules: A-12  
 Recap Schedules: A-19

Schedule of Contributions in Aid of Construction By Classification  
 Beginning and End of Year Average - Water and Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: A-12  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the ending balances and average of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) Test Year 12/31/03	(3) Test Year 12/31/04	(4) Average
<b>WATER</b>				
1	Plant Capacity Charges	\$ 670,885	\$ 788,523	\$ 729,704
2	Tap-in Fees/System Connection Fees			-
3	Line/Main Extension Fees			-
4	Service Connection fees			-
5	Meter Installation Fees	106,149	208,578	157,364
6	Contributed Property			
7	Mains	650,223	650,223	650,223
8	Services	101,062	101,062	101,062
9	Hydrants	140,418	140,418	140,418
10	Other (Describe)			
11	<b>Total</b>	<u>\$ 1,668,737</u>	<u>\$ 1,888,804</u>	<u>\$ 1,778,771</u>
<b>WASTEWATER</b>				
12	Plant Capacity Fees	\$ 550,194	\$ 565,248	557,721
13	Tap-in Fees/System Connection Fees			
14	Line/Main Extension Fees			
15	Contributed Lines			
16	Force Mains	124,989	124,989	124,989
17	Gravity Mains	948,849	948,849	948,849
18	Manholes	330,495	330,495	330,495
19	Services to Customers	142,042	142,042	142,042
20	Pumping Equip	170,775	170,775	170,775
21	Other (Describe)	-	-	-
22	<b>Total</b>	<u>\$ 2,267,344</u>	<u>\$ 2,282,398</u>	<u>\$ 2,274,871</u>

Recap Schedules: A-1,A-2,A-11

Schedule of Contributions in Aid of Construction By Classification  
Beginning and End of Year Average - Water and Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim  Final   
Historic  Projected

Schedule: A-12  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the ending balances and average of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) Test Year 12/31/03	(3) Test Year 12/31/04	(4) Average
<b>WATER</b>				
1	Plant Capacity Charges	\$ 670,885	\$ 788,523	\$ 729,704
2	Tap-in Fees/System Connection Fees			-
3	Line/Main Extension Fees			-
4	Service Connection fees			-
5	Meter Installation Fees	106,149	208,578	157,364
6	Contributed Property			
7	Mains	650,223	650,223	650,223
8	Services	101,062	101,062	101,062
9	Hydrants	140,418	140,418	140,418
10	Other (Describe)			
11	<b>Total</b>	<u>\$ 1,668,737</u>	<u>\$ 1,888,804</u>	<u>\$ 1,778,771</u>
<b>WASTEWATER</b>				
12	Plant Capacity Fees	\$ 550,194	\$ 565,248	557,721
13	Tap-in Fees/System Connection Fees			
14	Line/Main Extension Fees			
15	Contributed Lines			
16	Force Mains	124,989	124,989	124,989
17	Gravity Mains	948,849	948,849	948,849
18	Manholes	330,495	330,495	330,495
19	Services to Customers	142,042	142,042	142,042
20	Pumping Equip	170,775	170,775	170,775
21	Other (Describe)	-	-	-
22	<b>Total</b>	<u>\$ 2,267,344</u>	<u>\$ 2,282,398</u>	<u>\$ 2,274,871</u>

Recap Schedules: A-1,A-2,A-11

Schedule of Water and Wastewater Accumulated Amortization of CIAC  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: December 31, 2004

Schedule: A-13  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the annual balance of accumulated amortization of CIAC, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements specifically identifying those amounts. Show any retirements as adjustments.

Line No.	Description	Year-End Balance	
		Water	Wastewater
1	12/31/01 Balance per Order No. PSC-02-1449-PAA-WS	\$ 389,221	\$ 808,524
2	2002 Additions	53,379	64,192
3	2002 Retirements		
4	Remove rate case adjustment not recorded by Company (1)	5,914	(188,024)
5	12/31/02 Balance	448,514	684,692
6	2003 Additions	58,978	64,193
7	2003 Retirements		
8	2003 Adjustments		
9	12/31/03 Balance	507,492	748,885
10	2004 Additions	68,016	66,931
11	2004 Retirements		
12	2004 Adjustments		
13	12/31/04 Balance	\$ 575,508	\$ 815,816
14	Note (1): The Company did not record rate case adjustments for this account. Removal of the adjustments		
15	embedded in the Order balance is necessary to show the ending balances per books. Specific adjustments		
16	for these items are made on Schedules A-1, A-2, A-3, and A-14.		

Supporting Schedules: A-14  
Recap Schedules: A-19

Schedule of Accumulated Amortization of CIAC By Classification  
Beginning and End of Year Average - Water and Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [ ] Final [X]  
Historic [X] Projected [ ]

Schedule: A-14  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the ending balances and average of accumulated amortization of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) Test Year 12/31/03	(3) Test Year 12/31/04	(4) Average	(5) Test Year Adjustments	(6) Total Test Year
<b>WATER</b>						
1	Plant Capacity Charges	\$ 146,854	\$ 176,502	\$ 161,678	(5,914)	\$ 155,764
2	Tap-in Fees/System Connection Fees			-		-
3	Line/Main Extension Fees			-		-
4	Service Connection fees			-		-
5	Meter Installation Fees	105,052	115,481	110,267		110,267
6	Contributed Property					
7	Mains	186,243	206,616	196,430		196,430
8	Services	33,349	36,515	34,932		34,932
9	Hydrants	35,994	40,394	38,194		38,194
10	Other (Describe)					
11	<b>Total</b>	<u>\$ 507,492</u>	<u>\$ 575,508</u>	<u>\$ 541,501</u>	<u>(5,914)</u>	<u>\$ 535,587</u>
<b>WASTEWATER</b>						
12	Plant Capacity Fees	\$ 264,566	\$ 279,149	271,858	188,024	459,882
13	Tap-in Fees/System Connection Fees					
14	Line/Main Extension Fees					
15	Contributed Lines					
16	Force Mains	46,964	50,774	48,869		48,869
17	Gravity Mains	233,616	262,542	248,079		248,079
18	Manholes	117,347	127,422	122,385		122,385
19	Services to Customers	45,745	50,045	47,895		47,895
20	Pumping Equip	40,647	45,884	43,266		43,266
21	Other (Describe)					
22	<b>Total</b>	<u>\$ 748,885</u>	<u>\$ 815,816</u>	<u>\$ 782,352</u>	<u>\$ 188,024</u>	<u>\$ 970,376</u>

Recap Schedules: A-1,A-2,A-11

Schedule of Accumulated Amortization of CIAC By Classification  
Beginning and End of Year Average - Water and Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [X] Final [ ]  
Historic [X] Projected [ ]

Schedule: A-14  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the ending balances and average of accumulated amortization of CIAC, by classification for the prior year and the test year. If a projected year is employed, provide breakdown for base year and intermediate year also.

Line No.	(1) Description	(2) Test Year 12/31/03	(3) Test Year 12/31/04	(4) Average	(5) Test Year Adjustments	(6) Total Test Year
<b>WATER</b>						
1	Plant Capacity Charges	\$ 146,854	\$ 176,502	\$ 161,678	(5,914)	\$ 155,764
2	Tap-in Fees/System Connection Fees			-		-
3	Line/Main Extension Fees			-		-
4	Service Connection fees			-		-
5	Meter Installation Fees	105,052	115,481	110,267		110,267
6	Contributed Property					
7	Mains	186,243	206,616	196,430		196,430
8	Services	33,349	36,515	34,932		34,932
9	Hydrants	35,994	40,394	38,194		38,194
10	Other (Describe)					
11	<b>Total</b>	<u>\$ 507,492</u>	<u>\$ 575,508</u>	<u>\$ 541,501</u>	<u>(5,914)</u>	<u>\$ 535,587</u>
<b>WASTEWATER</b>						
12	Plant Capacity Fees	\$ 264,566	\$ 279,149	271,858	188,024	459,882
13	Tap-in Fees/System Connection Fees					-
14	Line/Main Extension Fees					-
15	Contributed Lines					
16	Force Mains	46,964	50,774	48,869		48,869
17	Gravity Mains	233,616	262,542	248,079		248,079
18	Manholes	117,347	127,422	122,385		122,385
19	Services to Customers	45,745	50,045	47,895		47,895
20	Pumping Equip	40,647	45,884	43,266		43,266
21	Other (Describe)					-
22	<b>Total</b>	<u>\$ 748,885</u>	<u>\$ 815,816</u>	<u>\$ 782,352</u>	<u>\$ 188,024</u>	<u>\$ 970,376</u>

Recap Schedules: A-1,A-2,A-11

Company: Plantation Bay Utility Company

Schedule: A-15

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: December 31, 2004

Preparer: CJN&W

Explanation: Provide the annual AFUDC rates used since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously. Include a description of practices and authority of rate(s) used.

---

Line  
No.

1 The Company is not authorized to charge AFUDC; therefore, this schedule is not applicable.

Schedule of Water and Wastewater Advances For Construction  
Annual Balances Subsequent to Last Established Rate Base

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: December 31, 2004

Schedule: A-16  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide the annual balance of Advances For Construction, for water and sewer separately, for all years since either rate base was last established by this Commission, or the date of inception of utility service if rate base has not been established previously by this Commission; and yearly additions and adjustments by dollar amount up to the end of the test year. Provide an additional page if necessary. If a projected test year is used, include the projected additions and/or retirements, specifically identifying those amounts. Also provide a brief description of the applicant's policy regarding advances.

Line No.	Description	Year-End Balance	
		Water	Wastewater

1 The Company does not collect Advances for Construction; therefore, this Schedule is not applicable

Recap Schedules: A-1, A-2, A-19



Company: Plantation Bay Utility Company

Docket No.: 050281-WS

Test Year Ended: December 31, 2004

Schedule: A-17

Page 1 of 1

Preparer: CJN&amp;W

Recap Schedule: A-1, A-2

Explanation: Provide the calculation of working capital using the formula method. This is calculated by taking the balance of O&M Expenses divided by 8.

Line No		Water	Sewer
1	<u>Final Rates - 12/31/04</u>		
2	Total O & M Expense	\$ 190,567	\$ 192,469
3	Adjustments to O & M expense per B-1 and B-2	<u>12,458</u>	<u>18,483</u>
4	Total adjusted O & M expense	203,025	210,952
5	Divide by 8	<u>8</u>	<u>8</u>
6	Equals working capital	<u>\$ 25,378</u>	<u>\$ 26,369</u>
7	<u>Interim Rates - 12/31/04</u>		
8	Total O & M Expense	\$ 190,567	\$ 192,469
9	Adjustments to O & M expense per B-1(a) and B-2(a)	<u>(3,312)</u>	<u>3,312</u>
10	Total adjusted O & M expense	187,255	195,781
11	Divide by 8	<u>8</u>	<u>8</u>
12	Equals working capital	<u>\$ 23,407</u>	<u>\$ 24,473</u>

Comparative Balance Sheet - Assets

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004

Schedule: A-18  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Line No.	(1) ASSETS	(2) Test Year Ended 12/31/04	(3) Historic Year Ended 12/31/03
1	Utility Plant in Service	\$ 8,389,902	\$ 7,218,035
2	Construction Work in Progress		
3	Other Utility Plant Adjustments		
4	GROSS UTILITY PLANT	8,389,902	7,218,035
5	Less: Accumulated Depreciation	(3,033,323)	(2,758,690)
6	NET UTILITY PLANT	5,356,579	4,459,345
7	Cash	57,214	61,609
8	Accounts Rec'b - trade	51,759	44,138
9	Notes Receivable		
10	Accts. Rec'b - Assoc. Cos.		
11	Notes Rec'b - Assoc. Cos.		
12	Accts. Rec'b - Other		
13	Accrued Interest Rec'b		
14	Allowance for Bad Debts		
15	Materials & Supplies		
16	Prepayments		
17	Temporary Cash Investments		3,686
18	Miscellaneous Current & Accrued Assets	2,295	1,795
19	TOTAL CURRENT ASSETS	111,268	111,228
20	Net nonutility property		
21	Unamortized Debt Discount & Exp.		
22	Prelim. Survey & Investigation Charges		
23	Clearing Accounts		
24	Deferred Rate Case Expense	3,809	7,618
25	Other Miscellaneous Deferred Debits	10,116	21,852
26	Accum. Deferred Income Taxes		
29	TOTAL OTHER ASSETS	13,925	29,470
30	TOTAL ASSETS	\$ 5,481,772	\$ 4,600,043

Company: Plantation Bay Utility Company

Schedule: A-19

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: December 31, 2004

Preparer: CJN&amp;W

Explanation: Provide a balance sheet for years requested. Provide same for historical base or intermediate years, if not already shown.

Line No.	(1) EQUITY CAPITAL & LIABILITIES	(2) Test Year Ended 12/31/04	(3) Historic Year Ended 12/31/03
1	Common Stock Issued	\$ 1,000	\$ 1,000
2	Preferred Stock Issued		
3	Additional Paid in Capital		
4	Retained Earnings	(2,703,158)	(2,514,491)
5	Other Equity Capital		
6	<b>TOTAL EQUITY CAPITAL</b>	<u>(2,702,158)</u>	<u>(2,513,491)</u>
7	Bonds		
8	Reacquired Bonds		
9	Advances From Associated Companies	3,571,367	3,571,367
10	Other Long-Term Debt	1,525,442	
11	<b>TOTAL LONG-TERM DEBT</b>	<u>5,096,809</u>	<u>3,571,367</u>
12	Accounts Payable	211,591	808,444
13	Notes Payable		
14	Notes & Accounts Payable - Assoc. Cos.		
15	Customer Deposits	32,190	24,730
16	Accrued Taxes	13,054	22,297
17	Current Portion Long Term Debt		
18	Accrued Dividends		
19	Misc. Current and Accrued Liabilities	50,408	6,992
20	<b>TOTAL CURRENT &amp; ACCRUED LIABILITIES</b>	<u>307,243</u>	<u>862,463</u>
21	Advances for Construction		
22	Prepaid Capacity Charges		
23	Accum. Deferred ITC's		
24	Operating Reserves		
25	<b>TOTAL DEFERRED CREDITS &amp; OPER. RESERVES</b>	<u>-</u>	<u>-</u>
26	Contributions in Aid of Construction	4,171,202	3,936,081
27	Less: Accum. Amortization of CIAC	(1,391,324)	(1,256,377)
28	Accumulated Deferred Income Taxes		
29	Refuse, Rolloff and Other Indiantown Company		
30	NonUtility Liabilities		
31	<b>Total Equity Capital and Liabilities</b>	<u>\$ 5,481,772</u>	<u>\$ 4,600,043</u>

Schedule of Water Net Operating Income

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-1  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 346,238		\$ 346,238	\$ 107,153 (D)	\$ 453,391	B-4, E-13
2	Operation & Maintenance	190,567	12,458 (A)	203,025		203,025	B-5, B-3
3	Depreciation, net of CIAC Amort.	49,731	(1,261) (B)	48,470		48,470	B-13, B-3
4	Amortization					-	B-3
5	Taxes Other Than Income	50,399	(404) (C)	49,995	4,822 (E)	54,817	B-15, B-3
6	Provision for Income Taxes (1)		-	-	37,375 (F)	37,375	C-1, B-3
7	OPERATING EXPENSES	290,697	10,793	301,490	42,197	343,687	
8	NET OPERATING INCOME	\$ 55,541	\$ (10,793)	\$ 44,748	\$ 64,956	\$ 109,704	
9	RATE BASE	\$ 836,782		\$ 1,075,534		\$ 1,075,534	
10	RATE OF RETURN	6.64 %		4.16 %		10.20 %	

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-1 (a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 346,238		\$ 346,238	\$ 62,900 (D)	\$ 409,138	B-4, E-13
2	Operation & Maintenance	190,567	(3,312) (A)	187,255		187,255	B-5, B-3(a)
3	Depreciation, net of CIAC Amort.	49,731	(12,392) (B)	37,339		37,339	B-13, B-3(a)
4	Amortization						B-3(a)
5	Taxes Other Than Income	50,399	(3,375) (C)	47,024	2,830 (E)	49,854	B-15, B-3(a)
6	Provision for Income Taxes (1)	-	-	-	34,071 (F)	34,071	C-1(a), B-3(a)
7	OPERATING EXPENSES	290,697	(19,079)	271,618	36,901	308,519	
8	NET OPERATING INCOME	\$ 55,541	\$ 19,079	\$ 74,620	\$ 25,999	\$ 100,619	
9	RATE BASE	\$ 757,473		\$ 994,254		\$ 994,254	
10	RATE OF RETURN	7.33 %		7.51 %		10.12 %	

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-2  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 224,920		\$ 224,920	\$ 403,749 (D)	\$ 628,669	B-4, E-13
2	Operation & Maintenance	192,469	18,483 (A)	210,952		210,952	B-6, B-3
3	Depreciation, net of CIAC Amort.	89,955	-	89,955		89,955	B-14, B-3
4	Amortization					-	B-3
5	Taxes Other Than Income	33,334	-	33,334	18,169 (E)	51,503	B-15, B-3
6	Provision for Income Taxes		-	-	70,201 (F)	70,201	C-1, B-3
7	OPERATING EXPENSES	315,758	18,483	334,241	88,370	422,611	
8	NET OPERATING INCOME	\$ (90,838)	\$ (18,483)	\$ (109,321)	\$ 315,379	\$ 206,058	
9	RATE BASE	\$ 1,367,409		\$ 2,020,176		\$ 2,020,176	
10	RATE OF RETURN	--	%	--	%	10.20	%

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-2 (a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 224,920		\$ 224,920	\$ 333,074 (D)	\$ 557,994	B-4, E-13
2	Operation & Maintenance	192,469	3,312 (A)	195,781		195,781	B-6, B-3
3	Depreciation, net of CIAC Amort.	89,955	(28,624) (B)	61,331		61,331	B-14, B-3
4	Amortization						B-3(a)
5	Taxes Other Than Income	33,334	(6,074) (C)	27,260	14,989 (E)	42,249	B-15, B-3(a)
6	Provision for Income Taxes	-	-	-	65,423 (F)	65,423	C-1, B-3(a)
7	OPERATING EXPENSES	315,758	(31,386)	284,372	80,412	364,784	
8	NET OPERATING INCOME	\$ (90,838)	\$ 31,386	\$ (59,452)	\$ 252,662	\$ 193,210	
9	RATE BASE	\$ 1,258,323		\$ 1,909,194		\$ 1,909,194	
10	RATE OF RETURN	-- %		-- %		10.12 %	

Company: Plantation Bay Utility Company  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-3  
 Page 1 of 2  
 Docket No.: 050281-WS  
 Preparer: CJN&W

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1	(A) <u>Operations &amp; Maintenance (O &amp; M) Expenses</u>		
2	<u>Adjustments and reclassifications to test year expenses</u>		
3	1) Reclassify sewer Chemicals	\$ (3,312)	\$ 3,312
4	2) Amortization of rate case expense (666, 766)		
5	Amortization per Schedule B-10	17,674	17,076
6	Less: Test year amortization per Schedule B-5 and B-6	(1,904)	(1,905)
7	Net rate case amortization	15,770	15,171
8	Total adjustments to O & M Expense	\$ 12,458	\$ 18,483
9	(B) <u>Depreciation Expense</u>		
10	1) Adjust depreciation expense for non-used and		
11	useful depreciation per B-13	\$ (1,261)	\$ -
13	Total Depreciation expense adjustments	\$ (1,261)	\$ -
14	(C) <u>Taxes Other Than Income</u>		
15	Property taxes		
16	Total plant per A-1 and A-2	\$ 3,589,523	
17	Remove intangible plant		
18	Organization Costs	(16,808)	
19	Gross plant for property tax	\$ 3,572,715	
20	Total Non-used and useful plant	\$ 41,441	
21	Percent of nonused and useful plant to gross plant	1.16%	
22	Total property taxes paid 2004	34,818	
23	Total nonused and useful property taxes	\$ 404	
24	(D) <u>Final Revenue Increase</u>		
25	Increase in revenue required by the Utility to realize a 10.2%		
26	rate of return	\$ 107,153	\$ 403,749



Company: Plantation Bay Utility Company  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-3  
 Page 2 of 2  
 Docket No.: 050281-WS  
 Preparer: CJN&W

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1	(E) <u>Taxes Other Than Income</u>		
2	(1) Regulatory Assessment Fees (RAF's)		
3	Total revenue requested	\$ 453,391	\$ 628,669
4	RAF rate	<u>0.045</u>	<u>0.045</u>
5	Total RAF's	20,403	28,290
6	Adjusted test year RAF's	<u>(15,581)</u>	<u>(10,121)</u>
7	Adjustment required	<u>\$ 4,822</u>	<u>\$ 18,169</u>
8	(F) <u>Provision for Income Taxes</u>		
9	Rate Base Per A-1 & A-2	\$ 1,075,534	\$ 2,020,176
10	Weighted cost of equity per D-1	<u>0.0576</u>	<u>0.0576</u>
11	After tax net income	61,951	116,362
12	Pretax expansion factor	<u>1.6033</u>	<u>1.6033</u>
13	Income before income taxes	99,326	186,563
14	Net income per above	<u>(61,951)</u>	<u>(116,362)</u>
15	Provision for income taxes	<u>\$ 37,375</u>	<u>\$ 70,201</u>

Company: Plantation Bay Utility Company  
 Schedule Year Ended: December 31, 2004  
 Interim [X] Final [ ]  
 Historic [X] Projected [ ]

Schedule: B-3 (a)  
 Page 1 of 2  
 Docket No.: 050281-WS  
 Preparer: CJN&W

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1 (A)	<u>Operations &amp; Maintenance (O &amp; M) Expenses</u>		
2	<u>Reclassifications</u>		
3	Reclassify sewer Chemicals between accounts	\$ (3,312)	\$ 3,312
4	Total adjustments to test year expenses	\$ (3,312)	\$ 3,312
5 (B)	<u>Depreciation Expense</u>		
6	Adjust depreciation expense for non-used and		
7	useful depreciation per B-13	\$ (12,392)	\$ (28,624)
8	Total Depreciation expense adjustments	\$ (12,392)	\$ (28,624)
9 (C)	<u>Taxes Other Than Income</u>		
10	Property taxes		
11	Total plant per A-1 and A-2	\$ 3,589,523	\$ 4,214,449
12	Remove intangible plant		
13	Organization Costs	(16,808)	(16,808)
14	Gross plant for property tax	\$ 3,572,715	\$ 4,197,641
15	Total Non-used and useful plant	\$ 339,255	\$ 574,796
16	Percent of nonused and useful plant to gross plant	9.50%	13.69%
17	Total property taxes paid 2004	35,528	44,366
18	Total nonused and useful property taxes	\$ 3,375	\$ 6,074
19 (D)	<u>Interim Revenue Increase</u>		
20	Interim increase in revenue required by the Utility to realize a		
21	10.12% rate of return.	\$ 62,900	\$ 333,074
22 (E)	<u>Taxes Other Than Income</u>		
23	Regulatory Assessment Fees (RAF's)		
24	Total revenue requested	\$ 409,138	\$ 557,994
25	RAF rate	0.045	0.045
26	Total RAF's	18,411	25,110
27	Adjusted test year RAF's	(15,581)	(10,121)
28	Adjustment required	\$ 2,830	\$ 14,989

Company: Plantation Bay Utility Company  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-3 (a)  
 Page 2 of 2  
 Docket No.: 050281-WS  
 Preparer: CJN&W

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

Line No.	Description	Water	Wastewater
1	(E) <u>Provision for Income Taxes</u>		
2	Rate Base Per A-1 & A-2	\$ 994,254	\$ 1,909,194
3	Weighted cost of equity per D-1(a)	<u>0.0568</u>	<u>0.0568</u>
4	After tax net income	56,474	108,442
5	Pretax expansion factor	<u>1.6033</u>	<u>1.6033</u>
6	Income before income taxes	90,545	173,865
7	Net income per above	<u>(56,474)</u>	<u>(108,442)</u>
8	Provision for income taxes	<u>\$ 34,071</u>	<u>\$ 65,423</u>

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [X] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-4  
 Page 1 of 1  
 Preparer: CJN&W  
 Recap Schedules: B-1,B-2

Explanation: Complete the following revenue schedule for the historical test year or base year. If general service revenues not accounted for by sub-account, then show the total amount under metered-or measured-commercial and provide an explanation.

WATER SALES		(1)	SEWER SALES		(2)
No.	Line Account No. and Description	Total Water	Account No. and Description	Total Wastewater	
1	460 Unmetered Water Revenue		521.1 Flat Rate - Residential		
2	461.1 Metered - Residential	\$ 330,125	521.2 Flat Rate - Commercial		
3	461.2 Metered - Commercial	9,583	521.3 Flat Rate - Industrial		
4	461.3 Metered - Industrial		521.4 Flat Rate - Public Authorities		
5	461.4 Metered - Public Authorities		521.5 Flat Rate - Multi-Family		
6	461.5 Metered - Multi-Family		521.6 Flat Rate - Other		
7	462.1 Public Fire Protection		522.1 Measured - Residential	\$ 216,491	
8	462.2 Private Fire Protection		522.2 Measured - Commercial	8,429	
9	464 Other Sales - Public Authorities		522.3 Measured - Industrial		
10	465 Irrigation Customers		522.4 Measured - Public Authority		
11	466 Sales for Resale		522.5 Measured - Multi-Family		
12	467 Interdepartmental Sales		523 Other Sales - Public Authorities		
13			524 Revenues from Other Systems		
14	<b>TOTAL WATER SALES</b>	<u>339,708</u>	525 Interdepartmental Sales		
15	<b>OTHER WATER REVENUES</b>		<b>TOTAL SEWER SALES</b>	<u>224,920</u>	
16	470 Forfeited Discounts		<b>OTHER SEWER REVENUES</b>		
17	471 Misc. Service Revenues		531 Sale of Sludge		
18	472 Rents From Water Property		532 Forfeited Discounts		
19	473 Interdepartmental Rents		534 Rents From Sewer Property		
20	474 Other Water Revenues	<u>6,530</u>	535 Interdepartmental Rents		
21			536 Other Sewer Revenues	<u>0</u>	
22	<b>TOTAL OTHER</b>		<b>TOTAL OTHER</b>		
23	<b>WATER REVENUES</b>	<u>6,530</u>	<b>SEWER REVENUES</b>	<u>0</u>	
24					
25					
26		<u>\$ 346,238</u>			
27			<b>TOTAL SEWER</b>		
28			<b>OPERATING REVENUES</b>	<u>\$ 224,920</u>	

Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-5  
 Page 1 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-1

Line No.	(1) Account No. and Name	(2) JANUARY 2004	(3) FEBRUARY 2004	(4) MARCH 2004	(5) APRIL 2004	(6) MAY 2004	(7) JUNE 2004	(8) JULY 2004	(9) AUGUST 2004	(10) SEPTEMBER 2004	(11) OCTOBER 2004	(12) NOVEMBER 2004	(13) DECEMBER 2004	(14) Total Annual	(15) Test Year Adjustments	(16) Adjusted Annual
1	601 Salaries & Wages - Employees													\$ -		
2	603 Salaries & Wages - Officers, Etc.													-		
3	604 Employee Pensions & Benefits													-		
4	610 Purchased Water													-		
5	615 Purchased Power		2,317	1,919	1,406	2,021	2,105	1,352	1,913	2,394	2,004	2,069	4,191	23,691		23,691
6	616 Fuel for Power Purchased													-		
7	618 Chemicals	4,056	1,368	560	560	1,368	1,200	1,408	3,946	600	600	1,558	5,393	22,617	(3,312)	19,305
8	620 Materials & Supplies		920	507	(6,678)		270	400	3,478	2,751	1,631	2,615	2,806	8,700		8,700
9	631 Contractual Services - Engr.	588	609	1,339	1,585	588	420	210	294	1,176	630	135	2,635	10,209		10,209
10	632 Contractual Services - Acct.				944					359	699			2,002		2,002
11	633 Contractual Services - Legal					101		121		202			43	467		467
12	634 Contractual Services - Mgmt. Fees		6,480	1,440	5,040	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	38,880		38,880
13	635 Contractual Services - Testing			572		275	612	1,010			430	275	490	3,664		3,664
14	636 Contractual Services - Other		4,302	4,881	3,851	3,931	3,775	5,606	3,123	12,117	4,754	3,153	7,815	57,308		57,308
15	641 Rental of Building/Real Prop.													-		
16	642 Rental of Equipment													-		
17	650 Transportation Expenses													-		
18	656 Insurance - Vehicle													-		
19	657 Insurance - General Liability								7,853					7,853		7,853
20	658 Insurance - Workman's Comp.													-		
21	659 Insurance - Other													-		
22	660 Advertising Expense													-		
23	666 Reg. Comm. Exp. - Rate Case Amort.												1,904	1,904	15,770	17,674
24	667 Reg. Comm. Exp. - Other													-		
25	670 Bad Debt Expense													-		
26	675 Miscellaneous Expenses	296	70	40	54	65	186	256	6,229	59	842	62	5,113	13,272	-	13,272
27	TOTAL	\$ 4,940	\$ 16,066	\$ 11,258	\$ 6,762	\$ 11,589	\$ 11,808	\$ 13,603	\$ 22,223	\$ 30,751	\$ 14,830	\$ 13,107	\$ 33,630	\$ 190,567	\$ 12,458	\$ 203,025

Detail of Operation & Maintenance Expenses By Month - Water

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-5  
 Page 2 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-1

Line No.	(1) Account No. and Name	(2) JANUARY 2004	(3) FEBRUARY 2004	(4) MARCH 2004	(5) APRIL 2004	(6) MAY 2004	(7) JUNE 2004	(8) JULY 2004	(9) AUGUST 2004	(10) SEPTEMBER 2004	(11) OCTOBER 2004	(12) NOVEMBER 2004	(13) DECEMBER 2004	(14) Total Annual	(15) Test Year Adjustments	(16) Adjusted Annual
1	601 Salaries & Wages - Employees													\$ -		
2	603 Salaries & Wages - Officers, Etc.													-		
3	604 Employee Pensions & Benefits													-		
4	610 Purchased Water													-		
5	615 Purchased Power		2,317	1,919	1,406	2,021	2,105	1,352	1,913	2,394	2,004	2,069	4,191	23,691		23,691
6	616 Fuel for Power Purchased													-		
7	618 Chemicals	4,056	1,368	560	560	1,368	1,200	1,408	3,946	600	600	1,558	5,393	22,617	(3,312)	19,305
8	620 Materials & Supplies		920	507	(6,678)		270	400	3,478	2,751	1,631	2,615	2,806	8,700		8,700
9	631 Contractual Services - Engr.	588	609	1,339	1,585	588	420	210	294	1,176	630	135	2,635	10,209		10,209
10	632 Contractual Services - Acct.				944					359	699			2,002		2,002
11	633 Contractual Services - Legal					101		121		202			43	467		467
12	634 Contractual Services - Mgmt. Fees		6,480	1,440	5,040	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	38,880		38,880
13	635 Contractual Services - Testing			572		275	612	1,010			430	275	490	3,664		3,664
14	636 Contractual Services - Other		4,302	4,881	3,851	3,931	3,775	5,606	3,123	12,117	4,754	3,153	7,815	57,308		57,308
15	641 Rental of Building/Real Prop.													-		
16	642 Rental of Equipment													-		
17	650 Transportation Expenses													-		
18	656 Insurance - Vehicle													-		
19	657 Insurance - General Liability								7,853					7,853		7,853
20	658 Insurance - Workman's Comp.													-		
21	659 Insurance - Other													-		
22	660 Advertising Expense													-		
23	666 Reg. Comm. Exp. - Rate Case Amort.												1,904	1,904		1,904
24	667 Reg. Comm. Exp. - Other													-		
25	670 Bad Debt Expense													-		
26	675 Miscellaneous Expenses	296	70	40	54	65	186	256	6,229	59	842	62	5,113	13,272		13,272
27	TOTAL	\$ 4,940	\$ 16,066	\$ 11,258	\$ 6,762	\$ 11,589	\$ 11,808	\$ 13,603	\$ 22,223	\$ 30,751	\$ 14,830	\$ 13,107	\$ 33,630	\$ 190,567	\$ (3,312)	\$ 187,255

Detail of Operation & Maintenance Expenses By Month - Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company

Docket No.: 050281-WS

Schedule Year Ended: December 31, 2004

Interim [ ] Final [X]

Historic [X] Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-6

Page 1 of 2

Preparer: CJN&W

Recap Schedules: B-2

Line No.	(1) Account No. and Name	(2) JANUARY 2004	(3) FEBRUARY 2004	(4) MARCH 2004	(5) APRIL 2004	(6) MAY 2004	(7) JUNE 2004	(8) JULY 2004	(9) AUGUST 2004	(10) SEPTEMBER 2004	(11) OCTOBER 2004	(12) NOVEMBER 2004	(13) DECEMBER 2004	(14) Total Annual	(15) Test Year Adjustments	(16) Adjusted Annual
1	701 Salaries & Wages - Employees													\$ -	-	-
2	703 Salaries & Wages - Officers, Etc.													-	-	-
3	704 Employee Pensions & Benefits													-	-	-
4	710 Purchased Sewage Treatment													-	-	-
5	711 Sludge Removal Expense	2,880	1,440	2,880	1,920	2,400	2,320	5,344	13,575	5,257	3,538	5,151	7,449	54,154	-	54,154
6	715 Purchased Power		1,540	1,239	2,750	1,493	1,512	1,476	1,994	1,824	1,187	1,930	4,264	21,209	-	21,209
7	716 Fuel for Power Purchased													-	-	-
8	718 Chemicals													-	3,312	3,312
9	720 Materials & Supplies			458	536		180	75	72	72	120		389	1,902	-	1,902
10	731 Contractual Services - Engr.	392	406	126		392	280	140	196	784	420	90	990	4,216	-	4,216
11	732 Contractual Services - Acct.				629					239	466			1,334	-	1,334
12	733 Contractual Services - Legal					67				134			30	231	-	231
13	734 Contractual Services - Mgmt. Fees		4,320	960	3,360	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	25,920	-	25,920
14	735 Contractual Service - Testing	175												175	-	175
15	736 Contractual Services - Other		3,486	2,926	5,179	6,731	5,087	4,889	5,186	14,885	1,667	4,699	9,920	64,655	-	64,655
16	741 Rental of Building/Real Prop.													-	-	-
17	742 Rental of Equipment													-	-	-
18	750 Transportation Expenses													-	-	-
19	756 Insurance - Vehicle													-	-	-
20	757 Insurance - General Liability									5,236				5,236	-	5,236
21	758 Insurance - Workman's Comp.													-	-	-
22	759 Insurance - Other													-	-	-
23	760 Advertising Expense													-	-	-
24	766 Reg. Comm. Exp. - Rate Case Amort.												1,905	1,905	15,171	17,076
25	767 Reg. Comm. Exp. - Other													-	-	-
26	770 Bad Debt Expense													-	-	-
27	775 Miscellaneous Expenses	198	23	45	36	300	142	188	2,965	57	549	41	6,988	11,532	-	11,532
28	TOTAL	\$ 3,645	\$ 11,215	\$ 8,634	\$ 14,410	\$ 13,543	\$ 11,681	\$ 14,272	\$ 26,148	\$ 30,648	\$ 10,107	\$ 14,071	\$ 34,095	\$ 192,469	\$ 18,483	\$ 210,952

Detail of Operation & Maintenance Expenses By Month - Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [X] Final [ ]  
 Historic [X] Projected [ ]

Explanation: Provide a schedule of operation and maintenance expenses by primary account for each month of the test year. If schedule has to be continued on 2nd page, reprint the account titles and numbers.

Schedule: B-6  
 Page 2 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-2

Line No.	(1) Account No. and Name	(2) JANUARY 2004	(3) FEBRUARY 2004	(4) MARCH 2004	(5) APRIL 2004	(6) MAY 2004	(7) JUNE 2004	(8) JULY 2004	(9) AUGUST 2004	(10) SEPTEMBER 2004	(11) OCTOBER 2004	(12) NOVEMBER 2004	(13) DECEMBER 2004	(14) Total Annual	(15) Test Year Adjustments	(16) Adjusted Annual
1	701 Salaries & Wages - Employees													\$	-	-
2	703 Salaries & Wages - Officers, Etc.														-	-
3	704 Employee Pensions & Benefits														-	-
4	710 Purchased Sewage Treatment														-	-
5	711 Sludge Removal Expense	2,880	1,440	2,880	1,920	2,400	2,320	5,344	13,575	5,257	3,538	5,151	7,449	54,154		54,154
6	715 Purchased Power		1,540	1,239	2,750	1,493	1,512	1,476	1,994	1,824	1,187	1,930	4,264	21,209		21,209
7	716 Fuel for Power Purchased															
8	718 Chemicals													-	3,312	3,312
9	720 Materials & Supplies			458	536		180	75	72	72	120		389	1,902		1,902
10	731 Contractual Services - Engr.	392	406	126		392	280	140	196	784	420	90	990	4,216		4,216
11	732 Contractual Services - Acct.				629					239	466			1,334		1,334
12	733 Contractual Services - Legal					67							30	231		231
13	734 Contractual Services - Mgmt. Fees		4,320	960	3,360	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	25,920		25,920
14	735 Contractual Service - Testing	175												175		175
15	736 Contractual Services - Other		3,488	2,926	5,179	6,731	5,087	4,889	5,186	14,885	1,667	4,699	9,920	64,655		64,655
16	741 Rental of Building/Real Prop.															
17	742 Rental of Equipment															
18	750 Transportation Expenses															
19	756 Insurance - Vehicle															
20	757 Insurance - General Liability									5,236				5,236		5,236
21	758 Insurance - Workman's Comp.															
22	759 Insurance - Other															
23	760 Advertising Expense															
24	766 Reg. Comm. Exp. - Rate Case Amort.												1,905	1,905		1,905
25	767 Reg. Comm. Exp. - Other															
26	770 Bad Debt Expense															
27	775 Miscellaneous Expenses	198	23	45	36	300	142	188	2,965	57	549	41	6,988	11,532		11,532
28	TOTAL	\$ 3,645	\$ 11,215	\$ 8,634	\$ 14,410	\$ 13,543	\$ 11,681	\$ 14,272	\$ 26,148	\$ 30,648	\$ 10,107	\$ 14,071	\$ 34,095	\$ 192,469	\$ 3,312	\$ 195,781



Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004

Schedule: B-7  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

43

Line No.	(1) Account No. and Name	(2) Prior TY 12/31/01	(3) Current TY 12/31/04	(4) TY Adj.'s per B-3(a)	(5) Adjusted TY 12/31/03	(8) \$ Difference	(9) % Difference	(10) Explanation
1	601 Salaries & Wages - Employees				-			
2	603 Salaries & Wages - Officers, Etc.				-			
3	604 Employee Pensions & Benefits				-			
4	610 Purchased Water				-			
5	615 Purchased Power	\$ 13,315	\$ 23,691		\$ 23,691	\$ 10,376	77.93 %	Inflationary increases greater than benchmark
6	616 Fuel for Power Purchased				-			
7	618 Chemicals	13,130	22,617		22,617	9,487	72.25	Inflationary increases greater than benchmark
9	620 Materials & Supplies		8,700		8,700	8,700	100.00	No such account in prior rate investigation; amounts included elsewhere
10	631 Contractual Services - Engr.	11,041	10,209		10,209	(832)	(7.54)	
11	632 Contractual Services - Acct.	4,063	2,002		2,002	(2,061)	(50.73)	
12	633 Contractual Services - Legal		467		467	467	100.00	Dollar amount immaterial; no legal in prior rate proceeding
13	634 Contractual Services - Mgmt. Fees	30,240	38,880		38,880	8,640	28.57	
14	635 Contractual Services - Testing	9,911	3,664		3,664	(6,247)	(63.03)	
15	636 Contractual Services - Other	51,742	57,308		57,308	5,566	10.76	
16	641 Rental of Building/Real Prop.				-			
17	642 Rental of Equipment				-			
18	650 Transportation Expenses				-			
19	656 Insurance - Vehicle				-			
20	657 Insurance - General Liability	4,585	7,835		7,835	3,250	70.88	Inflationary increases greater than benchmark
21	658 Insurance - Workman's Comp.				-			
22	659 Insurance - Other				-			
23	660 Advertising Expense				-			
24	666 Reg. Comm. Exp. - Rate Case Amort.		1,904	15,770	17,674	17,674	100.00	Rate case expense not in last rate proceeding
25	667 Reg. Comm. Exp. - Other				-			
26	670 Bad Debt Expense				-			
27	675 Miscellaneous Expenses	4,838	13,272	-	13,272	8,434	174.33	Deferred amortization not in last rate proceeding
28	TOTAL	\$ 142,865	\$ 190,549	\$ 15,770	\$ 206,319	\$ 63,454	44.42 %	
29	Total Customers (ERC's)	834			1,273	439	52.64 %	
30	Consumer Price Index - U	490.92			530.06	39.14	7.97 %	
31	Benchmark Index: Change in Customer ERC's					1.5264		
32	Increase in CPI					1.0797		
33						1.6481		

Operation & Maintenance Expense Comparison - Wastewater

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004

Schedule: B-8  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

Line No.	(1) Account No. and Name	(2) Prior TY 06/30/99	(3) Current TY 12/31/03	(4) TY Adj.'s per B-3(a)	(5) Adjusted TY 12/31/03	(8) \$ Difference	(9) % Difference	(10) Explanation
1	701 Salaries & Wages - Employees			-	-			
2	703 Salaries & Wages - Officers, Etc.							
3	704 Employee Pensions & Benefits							
4	710 Purchased Sewage Treatment							
5	711 Sludge Removal Expense	\$ 11,275	\$ 54,154		\$ 54,154	\$ 42,879	380.30 %	Inflationary increases greater than benchmark
6	715 Purchased Power	15,728	21,208		21,208	5,480	34.84	
7	716 Fuel for Power Purchased							
8	718 Chemicals	2,798		3,312	3,312	514	18.37	
9	720 Materials & Supplies		1,902		1,902	1,902	100.00	No such account in prior rate investigation; amounts included elsewhere
10	731 Contractual Services - Engr.	2,576	4,216		4,216	1,640	63.66	Inflationary increases greater than benchmark
11	732 Contractual Services - Acct.	4,063	1,335		1,335	(2,728)	(67.14)	
12	733 Contractual Services - Legal		231		231	231	100.00	Dollar amount immaterial; no legal in prior rate proceeding
13	734 Contractual Services - Mgmt. Fees	19,760	25,920		25,920	6,160	31.17	
14	735 Contractual Services - Testing		175		175	175	100.00	No such account in prior rate investigation; amounts included elsewhere; dollar amount immaterial
15	736 Contractual Services - Other	37,070	64,655		64,655	27,585	74.41	Increased operator costs; increase in maintenance requirements
16	741 Rental of Building/Real Prop.							
17	742 Rental of Equipment							
18	750 Transportation Expenses							
19	756 Insurance - Vehicle							
20	757 Insurance - General Liability	2,996	5,236		5,236	2,240	74.77	Inflationary increases greater than benchmark
21	758 Insurance - Workman's Comp.							
22	759 Insurance - Other							
23	760 Advertising Expense							
24	766 Reg. Comm. Exp. - Rate Case Amort.		1,905	15,171	17,076	17,076	100.00	Rate case expense not in last rate proceeding
25	767 Reg. Comm. Exp. - Other							
26	770 Bad Debt Expense							
27	775 Miscellaneous Expenses	2,108	11,532		11,532	9,424	447.06	Deferred amortization not in last rate proceeding
28	TOTAL	\$ 98,374	\$ 192,469	\$ 18,483	\$ 210,952	\$ 112,578	114.44 %	
29	Total Customers (ERC's)	834			1,230	396	47.48 %	
30	Consumer Price Index - U	490.92			530.06	39.14	7.97 %	
31	Benchmark Index: Increase in Customer ERC's					1.4748		
32	Increase in CPI					1.0797		
33						1.5923		

44

34

Company: Plantation Bay Utility Company

Schedule: B-9

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: December 31, 2004

Preparer: CJN&W

Explanation: Provide a complete list of outside services which were incurred during the test year. List by type of service, such as accounting, engineering or legal, and provide specific detail of work performed by each consultant and the associated cost breakdown by items. Provide amounts separated by system and method of allocation if appropriate. Specific detail is not necessary for charges which are less than 2% of the test year revenues for that system. Do not include rate case expense charges.

(1) Line No.	(2) Consultant	(3) Type of Service	(4) Amount	(5) Description of Work Performed	
1	ICI	Management, labor	\$ 38,880	Water - 60%	
2		Accounting, etc	25,920	Wastewater - 40%	
3				Company has no employees. ICI provides billing, accounting, management salaries, and computer hardware support. ICI also provides all office space and supplies and all administrative support labor, materials and equipment.	
4					
5					
6					
7					
8					Allocation based on revenue
9	Wetherell Treatment	Plant operation and	47,865		Water
10	Systems	maintenance	54,706	Wastewater	
11				Provides all plant and field operation, maintenance, and limited testing. Contract is a specific amount for water, wastewater, and lift station operation and routine maintenance. Costs for maintenance above the contracted amount is billed separately by job.	
12					
13					
14					
15					

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004

Schedule: B-10  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a list of each firm providing services for the applicant, the individuals for each firm assisting in the application, including each individual's hourly rate, and an estimate of the total charges to be incurred by each firm, as well as a description of the type of services provided. Also provide the additional information for amortization and allocation method, including support behind this determination.

Line No.	(1) Firm or Vendor Name	(2) Counsel, Consultant or Witness	(3) Hourly Rate Per Person	(4) Total Estimate of Charges by Firm	(5) Type of Service Rendered	
1	Cronin Jackson Nixon	Robert C. Nixon, CPA	\$ 180		Accounting and preparation of MFR's	
2	And Wilson, CPA's	Paul E. DeChario	115	\$ 75,000		
3	Rose Sundstrom & Bentley	Martin Friedman	250		Legal	
4		Valerie Lord	250	45,000		
5	M&R Consultants, Inc.	F. Seidman	100	11,000	Used and useful; MFR 'F' section	
6	Filing fees			4,000		
7	Notices			4,000		
8				<u>\$ 139,000</u>		
9	Estimate Through					
10	<input checked="" type="checkbox"/> PAA					
11	<input type="checkbox"/> Commission Hearing					
12	Amortization Period 4 Years					
13	Explanation if different from Section 367.0816, Florida					
14	Amortization of Rate Case Expense:					
15				(A) Water	(B) Wastewater	(C) Total
16	Prior unamortized rate case expense					
17	Current rate case expense					
18	Total projected rate case expense					
19	Annual amortization over 4 years					
20	Method of allocation between systems:					
21	(Provide calculation)					
22	Total ERC's at 12/31/04					
23	Percentage of total ERC's at 12/31/04					

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: December 31, 2004

Schedule: B-11  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide an analysis of all maintenance projects greater than 2% of test year revenues per system which occurred during the 2 years prior to the test year, the test year, and the budgeted amount for 1 year subsequent to the test year. For each project, provide a description, the total cost or budgeted amount and how often the project should be repeated.

---

Line  
No.

- 1 There were no maintenance projects during the prior two years, the test year, or budgeted for the one
- 2 year subsequent to the test year which were greater than 2% of test year revenues.

Allocation of Expenses

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-12  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a schedule detailing expenses which are subject to allocation between systems (water, sewer & gas, etc.) showing allocation percentages, gross amounts, amounts allocated, and a detailed description of the method of allocation. Provide a description of all systems other than water and sewer.

Line No.	Acct. No.	(1) (2) (3) Allocation Percentages			(4) Total	(5) Description of Allocation Method	(6) (7) (8) Amounts Allocated			(9) Total
		Water	Sewer	Other			Water	Sewer	Other	
1	620/720	60%	40%		100%	Continental Utility Solutions				
2						Annual revenue	\$ 144	\$ 96	\$ -	\$ 240
3	620/720	60%	40%		100%	Couchman Printing				
4						Annual revenue	1,275	799		2,074
5	632/732	60%	40%		100%	Cronin Jackson Nixon & Wilson, CPA's				
6						Annual revenue	2,002	1,334		3,336
7	633/733	60%	40%		100%	Rose Sundstrom & Bentley: Specific Identification				
8						& annual revenue	468	230		698
9										
10	634/734	60%	40%		100%	ICI				
11						Annual revenue	38,880	25,920		64,800
12	657/757	60%	40%		100%	General Liability Insurance				
13						Annual revenue	7,853	5,236		13,089
14										

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-13  
 Page 1 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-1

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account

No.	(1) Line Account No. and Name	(2) Test Year 12/31/03	(3) Adjustments	(4) Adjusted Balance	(5) Non-Used & Useful %	(6) Non-Used & Amount
1	INTANGIBLE PLANT					
2	301.1 Organization	\$ 421		421		
3	302.1 Franchises					
4	339.1 Other Plant & Misc. Equipment					
5	SOURCE OF SUPPLY AND PUMPING PLANT					
6	303.2 Land & Land Rights					
7	304.2 Structures & Improvements					
8	305.2 Collect. & Impound. Reservoirs					
9	306.2 Lake, River & Other Intakes					
10	307.2 Wells & Springs	7,564		7,564		
11	308.2 Infiltration Galleries & Tunnels					
12	309.2 Supply Mains					
13	310.2 Power Generation Equipment	5,152		5,152		
14	311.2 Pumping Equipment	10,089		10,089		
15	339.2 Other Plant & Misc. Equipment					
16	WATER TREATMENT PLANT					
17	303.3 Land & Land Rights					
18	304.3 Structures & Improvements					
19	320.3 Water Treatment Equipment	29,321		29,321		
20	339.3 Other Plant & Misc. Equipment					
21	TRANSMISSION & DISTRIBUTION PLANT					
22	303.4 Land & Land Rights					
23	304.4 Structures & Improvements	5,253		5,253		
24	330.4 Distr. Reservoirs & Standpipes	8,030		8,030	15.70%	1,261
25	331.4 Transm. & Distribution Mains	34,434		34,434		
26	333.4 Services	4,361		4,361		
27	334.4 Meters & Meter Installations	5,995		5,995		
28	335.4 Hydrants	5,074		5,074		
29	339.4 Other Plant & Misc. Equipment					
30	GENERAL PLANT					
31	303.5 Land & Land Rights					
32	304.5 Structures & Improvements					
33	340.5 Office Furniture & Equipment					
34	341.5 Transportation Equipment					
35	342.5 Stores Equipment					
36	343.5 Tools, Shop & Garage Equipment					
37	344.5 Laboratory Equipment	56		56		
38	345.5 Power Operated Equipment					
39	346.5 Communication Equipment					
40	347.5 Miscellaneous Equipment	1,997		1,997		
41	348.5 Other Tangible Plant	-	-	-		-
42	TOTAL	117,747	-	117,747		1,261
43	LESS: AMORTIZATION OF CIAC	(68,016)		(68,016)		
44	NET DEPRECIATION EXPENSE - WATER	\$ 49,731	\$ -	\$ 49,731		\$ 1,261

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-13  
 Page 2 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-1

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account

No.	(1) Line Account No. and Name	(2) Test Year 12/31/04	(3) Adjustments	(4) Adjusted Balance	(5) Non-Used & Useful %	(6) Non-Used & Amount
1	INTANGIBLE PLANT					
2	301.1 Organization	\$ 421		\$ 421		
3	302.1 Franchises					
4	339.1 Other Plant & Misc. Equipment					
5	SOURCE OF SUPPLY AND PUMPING PLANT					
6	303.2 Land & Land Rights					
7	304.2 Structures & Improvements					
8	305.2 Collect. & Impound. Reservoirs					
9	306.2 Lake, River & Other Intakes					
10	307.2 Wells & Springs	7,564		7,564	22.53%	1,704
11	308.2 Infiltration Galleries & Tunnels					
12	309.2 Supply Mains					
13	310.2 Power Generation Equipment	5,152		5,152		
14	311.2 Pumping Equipment	10,089		10,089	22.53%	2,273
15	339.2 Other Plant & Misc. Equipment					
16	WATER TREATMENT PLANT					
17	303.3 Land & Land Rights					
18	304.3 Structures & Improvements					
19	320.3 Water Treatment Equipment	29,321		29,321	22.53%	6,606
20	339.3 Other Plant & Misc. Equipment					
21	TRANSMISSION & DISTRIBUTION PLANT					
22	303.4 Land & Land Rights					
23	304.4 Structures & Improvements	5,253		5,253		
24	330.4 Distr. Reservoirs & Standpipes	8,030		8,030	22.53%	1,809
25	331.4 Transm. & Distribution Mains	34,434		34,434		
26	333.4 Services	4,361		4,361		
27	334.4 Meters & Meter Installations	5,995		5,995		
28	335.4 Hydrants	5,074		5,074		
29	339.4 Other Plant & Misc. Equipment					
30	GENERAL PLANT					
31	303.5 Land & Land Rights					
32	304.5 Structures & Improvements					
33	340.5 Office Furniture & Equipment					
34	341.5 Transportation Equipment					
35	342.5 Stores Equipment					
36	343.5 Tools, Shop & Garage Equipment					
37	344.5 Laboratory Equipment	56		56		
38	345.5 Power Operated Equipment					
39	346.5 Communication Equipment					
40	347.5 Miscellaneous Equipment	1,997		1,997		
41	348.5 Other Tangible Plant	-	-			-
42	TOTAL	117,747	-	117,747		12,392
43	LESS: AMORTIZATION OF CIAC	(68,016)	-	(68,016)		
44	NET DEPRECIATION EXPENSE - WATER	\$ 49,731	\$ -	\$ 49,731		\$ 12,392



Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-14  
 Page 1 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-2

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account

No.	(1) Line Account No. and Name	(2) Test Year 12/31/03	(3) Adjustments	(4) Adjusted Balance	(5) Non-Used & Useful %	(6) Non-Used & Amount
1	INTANGIBLE PLANT					
2	351.1 Organization	\$ 421		\$ 421		
3	352.1 Franchises					
4	389.1 Other Plant & Misc. Equipment					
5	COLLECTION PLANT					
6	353.2 Land & Land Rights					
7	354.2 Structures & Improvements					
8	360.2 Collection Sewers - Force	12,111		12,111		
9	361.2 Collection Sewers - Gravity	76,517		76,517		
10	362.2 Special Collecting Structures					
11	363.2 Services to Customers	7,761		7,761		
12	364.2 Flow Measuring Devices					
13	365.2 Flow Measuring Installations					
14	389.2 Other Plant & Misc. Equipment					
15	SYSTEM PUMPING PLANT					
16	353.3 Land & Land Rights					
17	354.3 Structures & Improvements					
18	370.3 Receiving Wells					
19	371.3 Pumping Equipment	18,384		18,384		
20	389.3 Other Plant & Misc. Equipment					
21	TREATMENT AND DISPOSAL PLANT					
22	353.4 Land & Land Rights					
23	354.4 Structures & Improvements	4,734		4,734		
24	355.4 Power Generation Equipment					
25	380.4 Treatment & Disposal Equipment	33,784		33,784		
26	381.4 Plant Sewers					
27	382.4 Outfall Sewer Lines	2,025		2,025		
28	389.4 Other Plant & Misc. Equipment					
29	GENERAL PLANT					
30	353.7 Land & Land Rights					
31	354.7 Structures & Improvements					
32	390.7 Office Furniture & Equipment					
33	391.7 Transportation Equipment					
34	392.7 Stores Equipment					
35	393.7 Tools, Shop & Garage Equipment					
36	394.7 Laboratory Equipment					
37	395.7 Power Operated Equipment					
38	396.7 Communication Equipment					
39	397.7 Miscellaneous Equipment	1,149		1,149		
40	398.7 Other Tangible Plant	-	-	-		-
41	TOTAL	156,886	-	156,886		-
42	LESS: AMORTIZATION OF CIAC	(66,931)	-	(66,931)		-
43	NET DEPRECIATION EXPENSE - SEWER	\$ 89,955	\$ -	\$ 89,955		\$ -

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-14  
 Page 2 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-2

Explanation: Provide a schedule of test year non-used and useful depreciation expense by primary account

No.	(1) Line Account No. and Name	(2) Test Year 06/30/99	(3) Adjustments	(4) Adjusted Balance	(5) Non-Used & Useful %	(6) Non-Used & Amount
1	INTANGIBLE PLANT					
2	351.1 Organization	\$ 421		421		
3	352.1 Franchises					
4	389.1 Other Plant & Misc. Equipment					
5	COLLECTION PLANT					
6	353.2 Land & Land Rights					
7	354.2 Structures & Improvements					
8	360.2 Collection Sewers - Force	12,111		12,111		
9	361.2 Collection Sewers - Gravity	76,517		76,517		
10	362.2 Special Collecting Structures					
11	363.2 Services to Customers	7,761		7,761		
12	364.2 Flow Measuring Devices					
13	365.2 Flow Measuring Installations					
14	389.2 Other Plant & Misc. Equipment					
15	SYSTEM PUMPING PLANT					
16	353.3 Land & Land Rights					
17	354.3 Structures & Improvements					
18	370.3 Receiving Wells					
19	371.3 Pumping Equipment	18,384		18,384		
20	389.3 Other Plant & Misc. Equipment					
21	TREATMENT AND DISPOSAL PLANT					
22	353.4 Land & Land Rights					
23	354.4 Structures & Improvements	4,734		4,734	70.60%	3,342
24	355.4 Power Generation Equipment					
25	380.4 Treatment & Disposal Equipment	33,784		33,784	70.60%	23,852
26	381.4 Plant Sewers					
27	382.4 Outfall Sewer Lines	2,025		2,025	70.60%	1,430
28	389.4 Other Plant & Misc. Equipment					
29	GENERAL PLANT					
30	353.7 Land & Land Rights					
31	354.7 Structures & Improvements					
32	390.7 Office Furniture & Equipment					
33	391.7 Transportation Equipment					
34	392.7 Stores Equipment					
35	393.7 Tools, Shop & Garage Equipment					
36	394.7 Laboratory Equipment					
37	395.7 Power Operated Equipment					
38	396.7 Communication Equipment					
39	397.7 Miscellaneous Equipment	1,149		1,149		
40	398.7 Other Tangible Plant	-	-	-		-
41	TOTAL	156,886	-	156,886		28,624
42	LESS: AMORTIZATION OF CIAC	(66,931)	-	(66,931)		-
43	NET DEPRECIATION EXPENSE - SEWER	\$ 89,955	\$ -	\$ 89,955		\$ 28,624

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: B-15  
 Page 1 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-1, B-2

Explanation: Complete the following schedule of all taxes other than income. For all allocations, provide description of allocation and calculations.

(1)	(2)	(3)	(4)	(5)	(6)
No.	Regulatory Assessment Fees (RAFTs)	Payroll Taxes	Real Estate & Personal Property	Other	Total
<b>WATER</b>					
1	Test Year Per Books	\$ 15,581		\$ 34,818	\$ 50,399
2	Adjustments to Test Year (Explain)				
3	Nonused & Useful property taxes		(404)		(404)
4	Total Test Year Adjustments	-	-	(404)	(404)
5	Adjusted Test Year	15,581	-	34,414	49,995
6	RAFTs Assoc. with Revenue Increase	4,822	-	-	4,822
7	Total Balance	\$ 20,403	\$ -	\$ 34,414	\$ 54,817
<b>SEWER</b>					
8	Test Year Per Books	\$ 10,121		\$ 23,213	\$ 33,334
9	Adjustments to Test Year (Explain)		-	-	-
10	Total Test Year Adjustments	-	-	-	-
11	Adjusted Test Year	10,121	-	23,213	33,334
12	RAFTs Assoc. with Revenue Increase	18,169	-	-	18,169
13	Total Balance	\$ 28,290	\$ -	\$ 23,213	\$ 51,503

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: B-15  
 Page 2 of 2  
 Preparer: CJN&W  
 Recap Schedules: B-1, B-2

Explanation: Complete the following schedule of all taxes other than income. For all allocations, provide description of allocation and calculations.

(1)	(2)	(3)	(4)	(5)	(6)	
No.	Regulatory Assessment Fees (RAFTs)	Payroll Taxes	Real Estate & Personal Property	Other	Total	
<b>WATER</b>						
1	Test Year Per Books	15,581	-	34,818	-	50,399
2	Adjustments to Test Year (Explain)					
3	Nonused & Useful property taxes			(3,375)		(3,375)
4	Total Test Year Adjustments	-	-	(3,375)	-	(3,375)
5	Adjusted Test Year	15,581	-	31,443	-	47,024
6	RAFTs Assoc. with Revenue Increase	2,830	-	-	-	2,830
7	Total Balance	\$ 18,411	\$ -	\$ 31,443	\$ -	\$ 49,854
<b>SEWER</b>						
8	Test Year Per Books	10,121	-	23,213	-	33,334
9	Adjustments to Test Year (Explain)					
10	Nonused & Useful property taxes			(6,074)		(6,074)
11						
12	Total Test Year Adjustments	-	-	(6,074)	-	(6,074)
13	Adjusted Test Year	10,121	0	17,139	-	27,260
14	RAFTs Assoc. with Revenue Increase	14,989	-	-	-	14,989
15	Total Balance	\$ 25,110	\$ -	\$ 17,139	\$ -	\$ 42,249

Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: C-1  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a reconciliation between the total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	Description	Ref.	Total Per Books	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Current Tax Expense	C-2	\$ (45,359)	\$ 139,277	\$ 93,918	\$ 34,188	\$ 59,730
2	Deferred Income Tax Expense	C-5	28,211		28,211	11,528	16,683
3	ITC Realized This Year	C-7					
4	ITC Amortization	C-7					
5	(3% ITC and IRC 46(f)(2))						
6	Parent Debt Adjustment	C-8	-	-	-	-	-
7	<b>Total Income Tax Expense</b>		<u>\$ (17,148)</u>	<u>\$ 139,277</u>	<u>\$ 122,129</u>	<u>\$ 45,716</u>	<u>\$ 76,413</u>

8 Note: The income tax provisions calculated in this section are presented solely because they are an MFR  
 9 requirement. See Schedule B-3 and B-3(a) for the calculation of the tax provisions requested in this proceeding

Supporting Schedules: C-2, C-5, C-8, C-9  
 Recap Schedules: B-1, B-2

Reconciliation of Total Income Tax Provision

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: C-1(a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a reconciliation between the total operating income tax provision and the currently payable income taxes on operating income for the test year.

Line No.	Description	Ref.	Total Per Books	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Current Tax Expense	C-2(a)	\$ (45,359)	\$ 131,024	\$ 85,665	\$ 30,779	\$ 54,886
2	Deferred Income Tax Expense	C-5(a)	28,211		28,211	11,528	16,683
3	ITC Realized This Year	C-7					
4	ITC Amortization	C-7					
5	(3% ITC and IRC 46(f)(2))						
6	Parent Debt Adjustment	C-8	-	-	-	-	-
7	<b>Total Income Tax Expense</b>		<u>\$ (17,148)</u>	<u>\$ 131,024</u>	<u>\$ 113,876</u>	<u>\$ 42,307</u>	<u>\$ 71,569</u>

8 Note: The income tax provisions calculated in this section are presented solely because they are an MFR  
 9 requirement. See Schedule B-3 and B-3(a) for the calculation of the tax provisions requested in this proceeding

Supporting Schedules: C-2, C-5, C-8, C-9  
 Recap Schedules: B-1, B-2

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: C-2  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.		Total Per Books	Utility Adjustments(1)	Utility Adjusted	Water	Sewer
1	Net Utility Operating Income (Sch. B-1 & B-2)	\$ (35,297)	\$ 351,059	\$ 315,762	\$ 109,704	\$ 206,058
2	Add: Income Tax Expense Per Books (Sch. B-1)	-	-	-	-	-
3	Subtotal	(35,297)	351,059	315,762	109,704	206,058
4	Less: Interest Charges (Sch. C-3)	(155,213)	19,062	(136,151)	(47,667)	(88,484)
5	Taxable Income Per Books	(190,510)	370,121	179,611	62,037	117,574
6	Schedule M Adjustments:					
7	Permanent Differences (From Sch. C-4)	-	-	-	-	-
8	Timing Differences (From Sch. C-5)	74,971	-	74,971	30,636	44,335
9	Total Schedule M Adjustments	74,971	-	74,971	30,636	44,335
10	Taxable Income Before State Taxes	(115,539)	370,121	254,582	92,673	161,909
11	Less: State Income Tax Exemption (\$5,000)	5,000	-	5,000	1,820	3,180
12	State Taxable Income	(120,539)	370,121	249,582	90,853	158,729
13	State Income Tax (5.5% of Line 12)*	(6,630)	20,357	13,727	4,997	8,730
14	Emergency Excise Tax					
15	Credits					
16	Current State Income Taxes	(6,630)	20,357	13,727	4,997	8,730
17	Federal Taxable Income (Line 9 - Line 15)	(113,909)	349,764	235,855	85,856	149,999
18	Federal Income Tax Rate	0.34	0.34	0.34	0.34	0.34
19	Federal Income Taxes (Line 16 x Line 17)	(38,729)	118,920	80,191	29,191	51,000
20	Less: Investment Tax Credit Realized					
21	This Year (Sch. C-8)	-	-	-	-	-
22	Current Federal Inc. Taxes (Line 18 - Line 19)	(38,729)	118,920	80,191	29,191	51,000
23	Summary:					
24	Current State Income Taxes (Line 15)	(6,630)	20,357	13,727	4,997	8,730
25	Current Federal Income Taxes (Line 20)	(38,729)	118,920	80,191	29,191	51,000
26	Total Current Income Tax Expense (To C-1)	\$ (45,359)	\$ 139,277	\$ 93,918	\$ 34,188	\$ 59,730

27 Note (1): Adjustments to test year operating income are shown on Schedules B-1, B-2, B-3 and C-5.

Supporting Schedules: B-1,B-2,C-3,C-4,C-5,C-8  
 Recap Schedules: C-1

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: C-2(a)  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the calculation of state and federal income taxes for the test year. Provide detail on adjustments to income taxes and investment tax credits generated.

Line No.		Total Per Books	Utility Adjustments(1)	Utility Adjusted	Water	Sewer
1	Net Utility Operating Income (Sch. B-1 & B-2)	\$ (35,297)	\$ 329,126	\$ 293,829	\$ 100,619	\$ 193,210
2	Add: Income Tax Expense Per Books (Sch. B-1)	-	-	-	-	-
3	Subtotal	(35,297)	329,126	293,829	100,619	193,210
4	Less: Interest Charges (Sch. C-3)	(155,213)	19,062	(136,151)	(47,667)	(88,484)
5	Taxable Income Per Books	(190,510)	348,188	157,678	52,952	104,726
6	Schedule M Adjustments:					
7	Permanent Differences (From Sch. C-4)	-	-	-	-	-
8	Timing Differences (From Sch. C-5(a))	74,971	-	74,971	30,636	44,335
9	Total Schedule M Adjustments	74,971	-	74,971	30,636	44,335
10	Taxable Income Before State Taxes	(115,539)	348,188	232,649	83,588	149,061
11	Less: State Income Tax Exemption (\$5,000)	5,000		5,000	1,796	3,204
12	State Taxable Income	(120,539)	348,188	227,649	81,792	145,857
13	State Income Tax (5.5% of Line 11)*	(6,630)	19,151	12,521	4,499	8,022
14	Emergency Excise Tax					
15	Credits					
16	Current State Income Taxes	(6,630)	19,151	12,521	4,499	8,022
17	Federal Taxable Income (Line 9 - Line 15)	(113,909)	329,037	215,128	77,293	137,835
18	Federal Income Tax Rate	0.34	0.34	0.34	0.34	0.34
19	Federal Income Taxes (Line 16 x Line 17)	(38,729)	111,873	73,144	26,280	46,864
20	Less: Investment Tax Credit Realized					
21	This Year (Sch. C-8)	-	-	-	-	-
22	Current Federal Inc. Taxes (Line 18 - Line 19)	(38,729)	111,873	73,144	26,280	46,864
23	Summary:					
24	Current State Income Taxes (Line 15)	(6,630)	19,151	12,521	4,499	8,022
25	Current Federal Income Taxes (Line 20)	(38,729)	111,873	73,144	26,280	46,864
26	Total Current Income Tax Expense (To C-1)	\$ (45,359)	\$ 131,024	\$ 85,665	\$ 30,779	\$ 54,886
27	Note (1): Adjustments to test year operating income for interim rates are shown on Schedules B-1(a), B-2(a) and B-3(a).					

Supporting Schedules: B-1,B-2,C-3,C-4,C-5,C-8  
 Recap Schedules: C-1



Schedule of Interest In Tax Expense Calculation

Florida Public Service Commission

Schedule: C-3

Company: Plantation Bay Utility Company

Page 1 of 1

Docket No.: 050281-WS

Preparer: CJN&W

Schedule Year Ended: December 31, 2004

Interim [ ] Final [X]

Historic [X] Projected [ ]

Explanation: Provide the amount of interest expense used to calculate income taxes on Schedule No. C-2. Explain any changes in interest expense in detail giving amount of change and reason for change. If the basis for allocating interest used in the tax calculation differs from the basis used in allocating current income taxes payable, the differing bases should be clearly identified.

Line No.	Description	Total Per Books	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Interest on Long-Term Debt	\$ 154,654	\$ (19,062)	\$ 135,592	\$ 47,108	\$ 88,484
2	Amortization of Debt Premium, Disc. and Expense Net			-		
3	Interest on Short-Term Debt					
4	Other Interest Expense	559		559	559	
5	AFUDC			-		
6	ITC Interest Synchronization (IRC 46(f)(2) only - See below)	N/A		-	-	-
7	<b>Total Used For Tax Calculation</b>	<u>\$ 155,213</u>	<u>\$ (19,062)</u>	<u>\$ 136,151</u>	<u>\$ 47,667</u>	<u>\$ 88,484</u>

Note: Interest expense has been reconciled to rate base as follows:

	Water	Wastewater	Total
Rate Base	\$ 1,075,534	\$ 2,020,176	\$ 3,095,710
Weighted Cost of Debt	4.38	4.38	4.38
Annual Interest Expense	<u>\$ 47,108</u>	<u>\$ 88,484</u>	135,592
Interest per books			<u>154,654</u>
Adjustment required			<u>\$ (19,062)</u>

Company: Plantation Bay Utility Company

Schedule: C-4

Docket No.: 050281-WS

Page 1 of 1

Schedule Year Ended: December 31, 2004

Preparer: CJN&W

Interim  Final

Historic  Projected

Explanation: Provide the description and amount of all book/tax differences accounted for as permanent differences. This would include any items accounted for on a flow through basis.

---

Line  
No.

1 There are no permanent book/tax differences

Company: Plantation Bay Utility Company

Schedule: C-5

Docket No.: 050281-WS

Page 1 of 1

Schedule Year Ended: December 31, 2004

Preparer: CJN&amp;W

Interim [ ] Final [X]

Historic [X] Projected [ ]

Explanation: Provide the calculation of total deferred income tax expense for the test year. Provide detail on items resulting in tax deferrals other than accelerated depreciation.

Line No.	Description	Total Per Books	Utility Adjustments(1)	Utility Adjusted	Water	Sewer
1	Timing Differences:					
2	Tax Depreciation and Amortization	\$ 94,615	\$ -	\$ 94,615	\$ 48,995	\$ 45,620
3	Book Depreciation and Amortization	139,686	-	139,686	49,731	89,955
4	Difference	45,071	-	45,071	736	44,335
5	Other Timing Differences (Itemize):					
6	Meter Fees	29,900		29,900	29,900	
7				-		
				-		
				-		
8	Total Timing Differences (To C-2)	74,971	-	74,971	30,636	44,335
9	State Tax Rate	0.055	0.055	0.055	0.055	0.055
10	State Deferred Taxes ( Line 8 x Line 9)	4,123	-	4,123	1,685	2,438
11	(Limited by NOL)	-	-	-	-	-
12	Timing Differences For Federal Taxes					
13	(Line 8 - Line 10)	70,848	-	70,848	28,951	41,897
14	Federal Tax Rate	0.34	0.34	0.34	0.34	0.34
15	Federal Deferred Taxes (Line 11 x Line 13)	24,088	-	24,088	9,843	14,245
16	Add: State Deferred Taxes (Line 10)	4,123	-	4,123	1,685	2,438
17	Total Deferred Tax Expense (To C-1)	\$ 28,211	\$ -	\$ 28,211	\$ 11,528	\$ 16,683
18						
19						

Supporting Schedules: None  
Recap Schedules: C-2

Company: Plantation Bay Utility Company

Schedule: C-5(a)

Docket No.: 050281-WS

Page 1 of 1

Schedule Year Ended: December 31, 2004

Preparer: CJN&amp;W

Interim  Final Historic  Projected 

Explanation: Provide the calculation of total deferred income tax expense for the test year. Provide detail on items resulting in tax deferrals other than accelerated depreciation.

Line No.	Description	Total Per Books	Utility Adjustments	Utility Adjusted	Water	Sewer
1	Timing Differences:					
2	Tax Depreciation and Amortization	\$ 94,615		\$ 94,615	\$ 48,995	\$ 45,620
3	Book Depreciation and Amortization	139,686	-	139,686	49,731	89,955
4	Difference	45,071	-	45,071	736	44,335
5	Other Timing Differences (Itemize):					
6	Meter Fees	29,900		29,900	29,900	
7	Amortization of Taxable CIAC			-		
		-	-	-	-	-
8	Total Timing Differences (To C-2)	74,971	-	74,971	30,636	44,335
9	State Tax Rate	0.055	0.055	0.055	0.055	0.055
10	State Deferred Taxes ( Line 8 x Line 9)	4,123	-	4,123	1,685	2,438
11	(Limited by NOL)	-	-	-	-	-
12	Timing Differences For Federal Taxes					
13	(Line 8 - Line 10)	70,848	-	70,848	28,951	41,897
14	Federal Tax Rate	0.34	0.34	0.34	0.34	0.34
15	Federal Deferred Taxes (Line 11 x Line 13)	24,088	-	24,088	9,843	14,245
16	Add: State Deferred Taxes (Line 10)	4,123	-	4,123	1,685	2,438
17	Total Deferred Tax Expense (To C-1)	\$ 28,211	\$ -	\$ 28,211	\$ 11,528	\$ 16,683

Supporting Schedules: None  
Recap Schedules: C-2

Accumulated Deferred Income Taxes - Summary

Florida Public Service Commission

Company: Plantation Bay Utility Company

Docket No.: 050281-WS

Schedule Year Ended: December 31, 2004

Interim  Final

Historic  Projected

Explanation: For each of the accumulated deferred tax accounts provide a summary of the ending balances as reported on pages 2 & 3 of this schedule. The same annual balances should be shown.

Schedule: C-6

Page 1 of 3

Preparer: CJN&W

and CJN & W

Line No.	Year	Account No. 190.0001			Account No. 281.0001			Net Deferred Income Taxes		
		State	Federal	Total	State	Federal	Total	State	Federal	Total
1	<u>Water</u>									
2	Dec, 2001	104,348	609,586	713,934	(46,969)	(274,382)	(321,351)	57,379	335,204	392,583
3	Dec, 2002	92,742	541,782	634,524	(45,841)	(267,794)	(313,635)	46,901	273,988	320,889
4	Dec, 2003	87,043	508,489	595,532	(45,978)	(268,594)	(314,572)	41,065	239,895	280,960
5	Dec, 2004	74,806	437,001	511,807	(44,916)	(262,393)	(307,309)	29,890	174,608	204,498
6	<u>Wastewater</u>									
7	Dec, 2001	94,777	553,674	648,451	(39,922)	(233,215)	(273,137)	54,855	320,459	375,314
8	Dec, 2002	98,696	576,563	675,259	(40,296)	(235,403)	(275,699)	58,400	341,160	399,560
9	Dec, 2003	107,539	628,229	735,768	(40,250)	(235,134)	(275,384)	67,289	393,095	460,384
10	Dec, 2004	102,755	600,282	703,037	(36,962)	(215,925)	(252,887)	65,793	384,357	450,150
11	<u>Combined</u>									
12	Dec, 2001	199,125	1,163,260	1,362,385	(86,891)	(507,597)	(594,488)	112,234	655,663	767,897
13	Dec, 2002	191,438	1,118,345	1,309,783	(86,137)	(503,197)	(589,334)	105,301	615,148	720,449
14	Dec, 2003	194,582	1,136,718	1,331,300	(86,228)	(503,728)	(589,956)	108,354	632,990	741,344
15	Dec, 2004	177,561	1,037,283	1,214,844	(81,878)	(478,318)	(560,196)	95,683	558,965	654,648

63

Supporting Schedules: C-7, Pg 2 & 3

Recap Schedules: A-18,A-19,D-2

Accumulated Deferred Income Taxes - State

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [X] Final [X]  
 Historic [X] Projected [ ]

Schedule: C-6  
 Page 2 of 3  
 Preparer: CJN&W  
 and CJN & W

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line No.	Year	Account No. 190.0001 Deferred Tax Debits					Account No. 281.001 (Deferred Tax Credits)				
		Beginning Balance	Current Year Deferral	Flowback To Curr. Year	Adjust. Debit (Credit)	Ending Balance	Beginning Balance	Current Year Deferral	Flowback To Curr. Year	Adjust. Debit (Credit)	Ending Balance
1	<u>Water</u>										
2	Dec, 2001	115,132	(10,784)			104,348	(49,428)	2,459		(46,969)	
3	Dec, 2002	104,348	(11,606)			92,742	(46,969)	1,128		(45,841)	
4	Dec, 2003	92,742	(5,699)			87,043	(45,841)	(137)		(45,978)	
5	Dec, 2004	87,043	(12,237)			74,806	(45,978)	1,062		(44,916)	
6	<u>Wastewater</u>										
7	Dec, 2001	87,647	7,130			94,777	(39,478)	(444)		(39,922)	
8	Dec, 2002	94,777	3,919			98,696	(39,922)	(374)		(40,296)	
9	Dec, 2003	98,696	8,843			107,539	(40,296)	46		(40,250)	
10	Dec, 2004	107,539	(4,784)			102,755	(40,250)	3,288		(36,962)	
11	<u>Combined</u>										
12	Dec, 2001	202,779	(3,654)	-	-	199,125	(88,906)	2,015	-	(86,891)	
13	Dec, 2002	199,125	(7,687)	-	-	191,438	(86,891)	754	-	(86,137)	
14	Dec, 2003	191,438	3,144	-	-	194,582	(86,137)	(91)	-	(86,228)	
15	Dec, 2004	194,582	(17,021)	-	-	177,561	(86,228)	4,350	-	(81,878)	

Accumulated Deferred Income Taxes - Federal

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [X] Final [X]  
 Historic [X] Projected [ ]

Schedule: C-6  
 Page 3 of 3  
 Preparer: CJN&W

Explanation: For each of the accumulated deferred tax accounts provide annual balances beginning with the year of the last rate case and ending with the test year.

Line No.	Year	Account No. 190.0001 (Deferred Tax Debits)					Account No. 281.001 (Deferred Tax Credits)				
		Beginning Balance	Current Year Deferral	Flowback To Curr. Year	Adjust. Debit (Credit)	Ending Balance	Beginning Balance	Current Year Deferral	Flowback To Curr. Year	Adjust. Debit (Credit)	Ending Balance
1	<u>Water</u>										
2	Dec, 2001	672,590	(63,004)			609,586	(288,748)	14,366			(274,382)
3	Dec, 2002	609,586	(67,804)			541,782	(274,382)	6,588			(267,794)
4	Dec, 2003	541,782	(33,293)			508,489	(267,794)	(800)			(268,594)
5	Dec, 2004	508,489	(71,488)			437,001	(268,594)	6,201			(262,393)
6	<u>Wastewater</u>										
7	Dec, 2001	512,024	41,650			553,674	(230,620)	(2,595)			(233,215)
8	Dec, 2002	553,674	22,889			576,563	(233,215)	(2,188)			(235,403)
9	Dec, 2003	576,563	51,666			628,229	(235,403)	269			(235,134)
10	Dec, 2004	628,229	(27,947)			600,282	(235,134)	19,209			(215,925)
11	<u>Combined</u>										
12	Dec, 2001	1,184,614	(21,354)	-	-	1,163,260	(519,368)	11,771	-	-	(507,597)
13	Dec, 2002	1,163,260	(44,915)	-	-	1,118,345	(507,597)	4,400	-	-	(503,197)
14	Dec, 2003	1,118,345	18,373	-	-	1,136,718	(503,197)	(531)	-	-	(503,728)
15	Dec, 2004	1,136,718	(99,435)	-	-	1,037,283	(503,728)	25,410	-	-	(478,318)

65

Supporting Schedules: None  
 Recap Schedules: C-6

Investment Tax Credits - Analysis

Florida Public Service Commission

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule: C-7  
 Page 1 of 4  
 Preparer: CJN&W

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

Line No.	Year	3% ITC						4% ITC						
		Amount Realized			Amortization			Amount Realized			Amortization			
		Beginning Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.	Ending Balance	Beginning Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.	Ending Balance	
1														-
														-
														-
														-
														-

Supporting Schedules: None  
 Recap Schedules: C-2, C-3, C-10, D-2, A-18, A-19



Investment Tax Credits - Analysis

Florida Public Service Commission

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule: C-7  
 Page 2 of 4  
 Preparer: CJN&W

Explanation: Provide an analysis of accumulated tax credits generated and amortized on an annual basis beginning with the test year in the last rate case to the end of the current test year. Amounts provided by the Revenue Act of 1971 and subsequent acts should be shown separately from amounts applicable to prior laws. Identify progress payments separately.

Line No.	Year	8% ITC						10% ITC					
		Amount Realized			Amortization			Amount Realized			Amortization		Ending Balance
		Beginning Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.	Ending Balance	Beginning Balance	Current Year	Prior Year Adjust.	Current Year	Prior Year Adjust.	

1 The Utility has no investment tax credits; therefore, this schedule is not applicable -  
 -  
 -  
 -  
 -  
 -

Supporting Schedules: None  
 Recap Schedules: C-2, C-3, C-10, D-2, A-18, A-19

Plantation Bay Utility Company

Schedule: C-7

Docket No.: 050281-WS

Page 3 of 4

Test Year Ended: 12/31/2004

Preparer: CJN&W

Explanation: Explain accounting policy as to method of amortization for both progress payment and other ITC. Explanation should include at least a description of how the time period for amortization is determined, when it begins, under what circumstances it changes, etc. If there are unused ITC, supply a schedule showing year generated, amount generated, total amount used and remaining unused portion.

---

<u>Line</u>	
<u>No.</u>	
1	The Company has no Investment Tax Credits

Plantation Bay Utility Company

Schedule: C-7

050281-WS

Page 4 of 4

Test Year Ended: 12/31/2004

Preparer: CJN&W

Explanation: Provide a copy of the election made under Section 46(f), Internal Revenue Code.

---

Line  
No.

1      The Company has not filed a Section 46(f) investment tax credit election.

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule: C-8  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the information required to adjust income tax expense by the interest expense of the parent(s) that may be invested in the equity of the applicant. If a year-end rate base is used, provide on both a year-end and an average basis. Amounts should be parent only.

Line No.	Description	Parent's Name:		
		Amount	% of Total	Cost Rate
1	Long-Term Debt:		%	%
2	Short-Term Debt			
3	Preferred Stock			
4	Common Equity - Common Stock			
5	Retained Earnings - Parent Only		-	
6	Deferred Income Tax	-		
7	Other Paid in Capital	-		
8	Total	\$ -	- %	- %
9	Weighted Cost Parent Debt X 37.63% (or applicable consolidated tax rate)			
10	X Equity of Subsidiary (To C-1)			
11	The Company does not have a Parent; therefore, this schedule is not applicable			

Supporting Schedules: None  
 Recap Schedules: C-3

Plantation Bay Utility Company

Docket No.: 050281-WS

Test Year Ended: 12/31/2004

Schedule: C-9

Page 1 of 1

Preparer: CJN&W

Explanation: Provide a copy of the most recently filed federal income tax return, state income tax return and most recent final IRS revenue agent's report for the applicant or consolidated entity (whichever type of return is filed). A statement of when and where the returns and reports are available for review may be provided in lieu of providing the returns and reports.

---

Line  
No.

- 1 Copies of the tax returns are available at the Company's office and will be furnished to the Commission Auditors
- 2 upon request.

**Miscellaneous Tax Information**

**Florida Public Service Commission**

**Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004**

**Schedule: C-10  
Page 1 of 1  
Preparer: CJN&W**

**Explanation: Provide answers to the following questions with respect to the applicant or its consolidated entity.**

---

- (1) What tax years are currently open with the Internal Revenue Service?**  
2002, 2003, and 2004
  
- (2) Is the treatment of customer deposits at issue with the IRS?**  
No
  
- (3) Is the treatment of contributions in aid of construction at issue with the IRS?**  
No
  
- (4) Is the treatment of unbilled revenues at issue with the IRS?**  
No

Schedule of Requested Cost of Capital (Final Rates)  
 Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: D-1  
 Page 1 of 1  
 Preparer: CJN&W

Subsidiary [X] or Consolidated [ ]

Explanation: Provide a schedule which calculates the requested Cost of Capital on a beginning and end of year average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

Line No.		(1) Total Capital	(2) Ratio	(3) Cost Rate	(4) Weighted Cost
1	Long-Term Debt	1,355,111	43.77 %	10.00 %	4.38 %
2	Short-Term Debt				
3	Preferred Stock				
4	Customer Deposits	28,460	0.92	6.00	0.06
5	Common Equity	1,712,139	55.31	10.41	5.76
6	Tax Credits - Zero Cost				
7	Accumulated Deferred Income Tax		-		
8	Other (Explain)				
9	Total	<u>3,095,710</u>	<u>100.00 %</u>		<u>10.20 %</u>

Schedule of Requested Cost of Capital (Interim Rates)  
 Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: D-1 (a)  
 Page 1 Of 1  
 Preparer: CJN&W

Subsidiary  or Consolidated

Explanation: Provide a schedule which calculates the requested Cost of Capital on a beginning and end of year average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

Line No.		(1) Total Capital	(2) Ratio	(3) Cost Rate	(4) Weighted Cost
1	Long-Term Debt	1,270,170	43.75 %	10.00 %	4.3800 %
2	Short-Term Debt				
3	Preferred Stock				
4	Customer Deposits	28,460	0.98	6.00	0.06
5	Common Equity	1,604,818	55.27	10.27	5.68
6	Tax Credits - Zero Cost				
7	Accumulated Deferred Income Tax				
8	Other (Explain)				
9	<b>Total</b>	<u>\$ 2,903,448</u>	<u>100.00 %</u>		<u>10.12 %</u>

10 The low end of the return on equity in the Company's prior rate proceeding was 10.27%..



Reconciliation of Capital Structure to Requested Rate Base (Final)  
 Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: D-2  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide a reconciliation of the simple average capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Test Year Per Books	(3) Reconciliation Adjustments			(6) Reconciled To Requested Rate Base
			(3) Specific	(4) Prorata %	(5) Prorata Amount	
1	Long-Term Debt	4,334,088	(3,571,367) (1)	44.18 %	592,390	1,355,111
2	Short-Term Debt	-				
3	Preferred Stock					
4	Common Equity	(2,607,825)	3,571,367 (1)	55.82	748,597	1,712,139
5	Customer Deposits	28,460				28,460
6	Tax Credits - Zero Cost					
7	Tax Credits - Wtd. Cost					
8	Accum. Deferred Income Tax		-			
11	<b>Total</b>	<u>\$ 1,754,723</u>	<u>\$ -</u>	<u>100.00 %</u>	<u>\$ 1,340,987</u>	<u>\$ 3,095,710</u>

12 \* List corresponding adjustments to rate base below:

13	Description	Amount
14	(1) Due to Affiliate, treated by Commission as equity in Docket 011451-WS	<u>\$ 3,571,367</u>

15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24

Supporting Schedules: A-19,C-7,C-8,D-3,D-4,D-5,D-7  
 Recap Schedules: D-1

Reconciliation of Capital Structure to Requested Rate Base (Interim)  
 Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim  Final   
 Historic  Projected

Schedule: D-2 (a)  
 Page 1 of 1  
 Preparer: CJK&W

Explanation: Provide a reconciliation of the simple average capital structure to requested rate base. Explain all adjustments. Submit an additional schedule if a year-end basis is used.

Line No.	(1) Class of Capital	(2) Test Year Per Books	(4) Reconciliation Adjustments			(6) Reconciled To Requested Rate Base
			(3) Specific	(4) Prorata %	(5) Prorata Amount	
1	Long-Term Debt	4,334,088	(3,571,367) (1)	44.18 %	507,449	1,270,170
2	Short-Term Debt	-				
3	Preferred Stock					
4	Common Equity	(2,607,825)	3,571,367 (1)	55.82	641,276	1,604,818
5	Customer Deposits	28,460				28,460
6	Tax Credits - Zero Cost					
7	Tax Credits - Wtd. Cost					
8	Accum. Deferred Income Tax	-	-			
11	Total	\$ 1,754,723	\$ -	100.00 %	\$ 1,148,725	\$ 2,903,448

12 \* List corresponding adjustments to rate base below:

13	Description	Amount
14	(1) Due to Affiliate, treated by Commission as equity in Docket 011451-WS	\$ 3,571,367

15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24

Supporting Schedules: A-19,C-7,C-8,D-3,D-4,D-5,D-7  
 Recap Schedules: D-1

Preferred Stock Outstanding

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Explanation: Provide data as specified on preferred stock on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Schedule: D-3  
 Page 1 of 1  
 Preparer: CJN&W

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
			Call	Principal		(Discount)	or Premium	Issuing	Issuing		Rate	Dollar	
Line	Description, Coupon	Issue Date	Provis.,	Amount	Principal	(Discount)	Associated	Expense	Expense	Net Proceeds	(Contract	Dividend	Effective
No.	Rate, Years of Life		Special	(Face	Amount	or Premium	With	Associated	Associated	(5)-(9)+(7)	Rate on	On Face Value	Cost Rate
			Restrict.	Value)	Outstanding	on Principal	Col (5)	With Col(4)	With Col(5)		Face	(11)x(5)	(12)/(10)
				Value)		Amount Sold					Value)		

1 The Company has no preferred stock; therefore, this schedule is not applicable.

Simple Average Cost of Short-Term Debt

Florida Public Service Commission

Company: Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Schedule Year Ended: December 31, 2004  
 Interim [ ] Final [X]  
 Historic [X] Projected [ ]

Schedule: D-4  
 Page 1 of 1  
 Preparer: CJN&W

Explanation: Provide the following information on a beginning and end of year average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Line No.	Lender	(1) Total Interest Expense	(2) Maturity Date	(3) Simple Average Amt. Outstanding	(4) Effective Cost Rate
1	The Company has no short-term debt; therefore, this Schedule is not applicable				
2	Totals	\$ -		\$ -	0.00%

Cost of Long-Term Debt  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [ ] Final [X]  
Historic [X] Projected [ ]

Explanation: Provide the specified data on long-term debt issues on a simple average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Schedule: D-5  
Page 1 of 1  
Preparer: CJN&W

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Description, Coupon Rate, Years of Life	Issue Date-Maturity Date	Principal Amount Sold (Face Value)	Principal Amount Outstanding	Amount Within One Year	Unamortized Discount (Premium) Associated With Col(4)	Unamortized Issuing Expense Associated With Col(4)	Annual Amortization of Discount (Premium) on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate) x Col (4)	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	PPB Senior Debt	6/03 -										
2	10%, 4 years	6/07	\$ 644,691	\$ 644,691	\$ 8,416					64,469	64,469	10.00 %
3	IPB Senior Debt	6/03 -										
4	10%, 4 years	6/07	880,751	880,751	0					88,075	88,075	10.00
5	Ecocen Corp	Various	3,571,367	3,571,367	0					-	-	Note (1)
6	<b>Total</b>		<u>\$ 5,096,809</u>	<u>\$ 5,096,809</u>	<u>\$ 8,416</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 152,544</u>	<u>\$ 152,544</u>	<u>10.00 %</u>

7 Note (1): Advances from Associated Company were treated as equity in Order No. PSC-02-1449-PAA-WS

Supporting Schedules: D-6  
Recap Schedules: A-19,D-2

Cost of Long-Term Debt  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [X] Final [ ]  
Historic [X] Projected [ ]

Explanation: Provide the specified data on long-term debt issues on a simple average basis for the test year. Arrange by type of issue (i.e., first mortgage bonds). If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information on the parent level.

Schedule: D-5(a)  
Page 1 of 1  
Preparer: CJN&W

Line No.	Description, Coupon Rate, Years of Life	(2) Issue Date-Maturity Date	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
			Principal Amount Sold (Face Value)	Principal Amount Outstanding	Amount Outstanding Within One Year	Unamortized Discount (Premium) Associated With Col(4)	Unamortized Issuing Expense Associated With Col(4)	Annual Amortization of Discount (Premium) on Principal Outstanding	Annual Amort. of Issuing Expense on Principal Outstanding	Interest Cost (Coupon Rate) x Col (4)	Total Interest Cost (8)+(9)+(10)	Effective Cost Rate (11)/((4)-(6)-(7))
1	PPB Senoir Debt	6/03 -										
2	10%, 4 years	6/07	\$ 644,691	\$ 644,691	\$ 8,416					64,469	64,469	10.00 %
3	PPB Senoir Debt	6/03 -										
4	10%, 4 years	6/07	880,751	880,751	0					88,075	88,075	10.00
5	Ecocen Corp	Various	3,571,367	3,571,367	0					-	-	Note (1)
6	<b>Total</b>		<u>\$ 5,096,809</u>	<u>\$ 5,096,809</u>	<u>\$ 8,416</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 152,544</u>	<u>\$ 152,544</u>	<u>10.00 %</u>

7 Note (1): Advances from Associated Company were treated as equity in Order No. PSC-02-1449-PAA-WS

Supporting Schedules: D-6  
Recap Schedules: A-19,D-2

Cost of Variable Rate Long-Term Debt  
Beginning and End of Year Average

Florida Public Service Commission

Company: Plantation Bay Utility Company  
Docket No.: 050281-WS  
Schedule Year Ended: December 31, 2004  
Interim [ ] Final [X]  
Historic [X] Projected [ ]

Explanation: Provide the specified data on variable cost long-term debt issues on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

Schedule: D-6  
Page 1 of 1  
Preparer: CJN&W

Line No.	Description, Coupon Rate, Years of Life	(2) Maturity Date	(3) Principal		(4) Principal		(5) Amount		(6) Unamortized		(7) Unamortized		(8) Annual		(9) Annual		(10) Basis of Variable Rate (i.e. Prime + 2%)	(11) Interest Cost (Test Year Cost Rate x Col. (4))	(12) Total Interest Cost ((8)+(9)+(11))	(13) Effective Cost Rate ((12)/((4)-(6)-(7)))	
			Sold	Amount	Outstanding	Amount	Discount (Premium) Associated	Issuing Expense Associated	Amortization of Discount (Premium) on Principal	Amort. of Issuing Expense on Principal											

1 The Utility does not have any variable rate long term debt; therefore, this schedule is not applicable

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

Supporting Schedules: None  
Recap Schedules: A-19,D-2

Schedule of Customer Deposits

Florida Public Service Commission

Company: Plantation Bay Utility Company

Schedule: D-7

Docket No.: 050281-WS

Page 1 of 1

Schedule Year Ended: December 31, 2004

Preparer: CJN&W

Interim [ ] Final [X]

Historic [X] Projected [ ]

Explanation: Provide a schedule of customer deposits as shown.

	(1)	(2)	(3)	(4)	(5)	(6)
Line No.	For the Year Ended	Beginning Balance	Deposits Received	Deposits Refunded	Ending Balance (2+3-4)	Interest Expense
1	Water 12/31/04	12,365	11,130	7,400	16,095	280
2	Sewer 12/31/04	12,365	11,130	7,400	16,095	279
3	<b>Total</b>	<u>\$ 24,730</u>	<u>\$ 22,260</u>	<u>\$ 14,800</u>	<u>\$ 32,190</u>	<u>\$ 559</u>
4	<b>Simple Average Balance</b>				<u>\$ 28,460</u>	
5	<b>Effective Interest Rate</b>					
6	<b>(Interest/Simple Average Balance)</b>				<u>1.96</u>	%
7	Note: An interest rate of 6% will be used on Schedules D-1, D-1(a), D-2, and D-2(a)					

Recap Schedules: A-19, D-2



Plantation Bay Utility Company

Schedule: E-1

Docket No.: 050281-WS

Page 1 of 2

Test Year Ended: 12/31/2004

Preparer: CJN&amp;W

Water [x] or Sewer [ ]

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

Line No	(1) Class/Meter Size	(2) Monthly Present Rates (1)	(3) Monthly Interim Rates	(4) Monthly Proposed Rates
1	Residential			
2	5/8" x 3/4"	17.79	20.99	21.25
3	Full 3/4"	26.68	31.48	31.88
4	1"	44.49	52.50	53.13
5	1 1/2"	88.96	104.97	106.25
6	2"	142.34	167.96	170.00
7	3"	284.69	335.93	340.00
8	4"	444.83	524.90	531.25
9	6"	889.66	1,049.80	1,062.50
10	Gallonage Charge			
11	(per 1000 gallons)	2.06	2.43	3.31
12	General Service			
13	5/8" x 3/4"	17.79	20.99	21.25
14	Full 3/4"	26.68	31.48	31.88
15	1"	44.49	52.50	53.13
16	1 1/2"	88.96	104.97	106.25
17	2"	142.34	167.96	170.00
18	3"	284.69	335.93	340.00
19	4"	444.83	524.90	531.25
20	6"	889.66	1,049.80	1,062.50
21	Gallonage Charge			
22	(per 1000 gallons)	2.06	2.43	3.31

23 Note (1): Present rates per 2003 Indexing, effective November 14, 2003.

Plantation Bay Utility Company

Schedule: E-1

Docket No.: 050281-WS

Page 2 of 2

Test Year Ended: 12/31/2004

Preparer: CJN&amp;W

Water [ ] or Sewer [X]

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

Line No	(1) Class/Meter Size	(2)	(3)	(4)
		Monthly Present Rates (1)	Monthly Interim Rates	Monthly Proposed Rates
1	Residential			
2	5/8" x 3/4"	12.70	31.50	33.94
3	Full 3/4"	19.05	47.24	50.91
4	1"	31.76	78.76	84.85
5	1 1/2"	63.02	156.29	169.70
6	2"	101.61	251.99	271.52
7	3"	203.22	503.99	509.10
8	4"	317.53	787.47	848.50
9	6"	635.02	1,574.85	1,697.00
10	Gallorage Charge (Maximum of 10,000 gallons)			
11	(per 1000 gallons)	1.79	4.44	5.47
12	General Service			
13	5/8" x 3/4"	12.70	31.50	33.94
14	Full 3/4"	19.05	47.24	50.91
15	1"	31.76	78.76	84.85
16	1 1/2"	63.02	156.29	169.70
17	2"	101.61	251.99	271.52
18	3"	203.22	503.99	509.10
19	4"	317.53	787.47	848.50
20	6"	635.02	1,574.85	1,697.00
21	Gallorage Charge			
22	(per 1000 gallons)	2.14	5.31	6.43

17 Note (1): Present rates per 2003 Indexing, effective November 14, 2003.

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004  
 Water [X] or Sewer [ ]

Schedule: E-2  
 Page 1 of 2  
 Preparer: CJN&W

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Total Bills	(3) Total Gallons	(4) Test Year Rates	(5) Total Test Year Revenue
1	Residential				
2	5/8" x 3/4" (Full Month)	12,729		\$ 17.79	\$ 226,449
3	M Gallons		48,401	2.06	99,706
4	5/8" x 3/4" (Partial Month) (1)	257		6.40	1,646
5	M Gallons		101	2.06	208
6	1"	8		44.49	356
7	M Gallons		26	2.06	54
8	Total Residential	<u>12,994</u>	<u>48,528</u>		<u>\$ 328,419</u>
9	Average Bill				<u>\$ 25.27</u>
10	General Service				
11	5/8" X 3/4"	84		17.79	1,494
12	M Gallons		1,048	2.06	2,159
13	1 1/2"	36		88.96	3,203
14	M Gallons		1,275	2.06	2,627
15	Total Gen. Serv.	<u>120</u>	<u>2,323</u>		<u>\$ 9,483</u>
16	Average Bill				<u>\$ 79.03</u>
17	Other water revenues				<u>6,530</u>
18	Total Revenue				<u>344,432</u>
19	Total revenue per books				<u>346,238</u>
20	Immaterial difference				<u>\$ (1,806)</u>

21 Notes: (1) Pursuant to Rule 25-30.335(3), Plantation Bay Utility Company prorates billing for customers where service is  
 22 rendered for less than 50% of the billing cycle. Due to the number and revenue impact of such customers, they are shown  
 23 separately. The average days in the billing cycle for the year is 11 days, or 36% of the billing cycle. The factored rate is  
 24 \$17.79 x 0.36 = \$6.40.

25 (2) Water service is connected at the beginning of home construction and wastewater service is connected as the home  
 26 is nearing completion, therefore, while all customers receive water and wastewater service, the timing of the beginning of  
 27 such services is different and is reflected in the billing analysis.

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004  
 Water [ ] or Sewer [X]

Schedule: E-2  
 Page 2 of 2  
 Preparer: CJN&W

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

(1) Line No.	(5) Class/Meter Size	(2) Total Bills	(3) Total Gallons	(4) Test Year Rates	(5) Total Test Year Revenue
1	Residential				
2	5/8" x 3/4" (Full Month)	10,954		\$ 12.70	\$ 139,116
3	M Gallons		42,019	1.79	75,214
4	5/8" x 3/4" (Partial Month) (1)	117		6.35	743
5	M Gallons		66	1.79	118
6	1"	8		12.70	102
7	M Gallons		26	1.79	47
8	Total Residential	<u>11,079</u>	<u>42,111</u>		<u>\$ 215,340</u>
9	Average Bill				<u>\$ 19.44</u>
10	General Service				
11	5/8" X 3/4"	84		12.70	1,067
12	M Gallons		1,048	2.14	2,243
13	1 1/2"	36		63.02	2,269
14	M Gallons		1,275	2.14	2,729
15	Total Gen. Serv.	<u>120</u>	<u>2,323</u>		<u>\$ 8,308</u>
16	Average Bill				<u>\$ 69.23</u>
17	Miscellaneous service revenues				<u>-</u>
18	Total Historic Revenue				223,648
19	Total revenue per books				<u>224,920</u>
20	Immaterial difference				<u>\$ (1,272)</u>
21	Notes: (1) Pursuant to Rule 25-30.335(3), Plantation Bay Utility Company prorates billing for customers where service is				
22	rendered for less than 50% of the billing cycle. Due to the number and revenue impact of such customers, they are shown				
23	separately. The average days in the billing cycle for the year is 14.7 days, or 50% of the billing cycle. The factored rate is				
24	\$12.70 x 0.5 = \$6.35.				
25	(2) Water service is connected at the beginning of home construction and wastewater service is connected as the home				
26	is nearing completion, therefore, while all customers receive water and wastewater service, the timing of the beginning of				
27	such services is different and is reflected in the billing analysis.				

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004  
 Water [X] or Sewer [ ]

Schedule: E-2(a)  
 Page 1 of 2  
 Preparer: CJN&W

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Total Bills	(3) Total Gallons	(4) Proposed Rates	(5) Proposed Revenue
1	Residential				
2	5/8" x 3/4" (Full Month)	12,729		\$ 21.25	\$ 270,491
3	M Gallons		48,401	3.31	160,207
4	5/8" x 3/4" (Partial Month) (1)	257		7.65	1,966
5	M Gallons		101	3.31	334
6	1"	8		53.13	425
7	M Gallons		26	3.31	86
8	Total Residential	<u>12,994</u>	<u>48,528</u>		<u>\$ 433,509</u>
9	Average Bill				<u>\$ 33.36</u>
10	General Service				
11	5/8" X 3/4"	84		21.25	\$ 1,785
12	M Gallons		1,048	3.31	3,469
13	1 1/2"	36		106.25	3,825
14	M Gallons		1,275	3.31	4,220
15	Total Gen. Serv.	<u>120</u>	<u>2,323</u>		<u>\$ 13,299</u>
16	Average Bill				<u>\$ 110.83</u>
17	Other water revenue				<u>6,530</u>
18	Total revenue at test year/proposed rates				453,338
19	Total revenue per books/proposed				<u>453,391</u>
20	Immaterial difference				<u>\$ (53)</u>

21 Notes: (1) Pursuant to Rule 25-30.335(3), Plantation Bay Utility Company prorates billing for customers where service is  
 22 rendered for less than 50% of the billing cycle. Due to the number and revenue impact of such customers, they are shown  
 23 separately. The average days in the billing cycle for the year is 14.7 days, or 50% of the billing cycle. The factored rate is  
 24 \$12.70 x 0.5 = \$6.35.

25 (2) Water service is connected at the beginning of home construction and wastewater service is connected as the home  
 26 is nearing completion, therefore, while all customers receive water and wastewater service, the timing of the beginning of  
 27 such services is different and is reflected in the billing analysis. The Utility expects this practice to continue through  
 28 buildout, and therefore believes that it is appropriate to include this factor in its revenue analysis and rate structure.

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: December 31, 2004  
 Water [ ] or Sewer [X]

Schedule: E-2(a)  
 Page 2 of 2  
 Preparer: CJN&W

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

Line No.	(1) Class/Meter Size	(2) Total Bills	(3) Total Gallons	(4) Proposed Rates	(5) Proposed Revenue
1	Residential				
2	5/8" x 3/4" (Full Month)	10,954		\$ 33.94	\$ 371,779
3	M Gallons		42,019	5.47	229,844
4	5/8" x 3/4" (Partial Month) (1)	117		16.97	1,985
5	M Gallons		66	5.47	361
6	1"	8		84.85	679
7	M Gallons		26	5.47	142
8	Total Residential	<u>11,079</u>	<u>42,111</u>		<u>\$ 604,790</u>
9	Average Bill				<u>\$ 54.59</u>
10	General Service				
11	5/8" X 3/4"	84		33.94	\$ 2,851
12	M Gallons		1,048	6.43	6,739
13	1 1/2"	36		169.70	6,109
14	M Gallons		1,275	6.43	8,198
15	Total Gen. Serv.	<u>120</u>	<u>2,323</u>		<u>\$ 23,897</u>
16	Average Bill				<u>\$ 199.14</u>
17	Other sewer revenue				-
18	Total revenue at test year/proposed rates				628,687
19	Total revenue per books/proposed				<u>628,669</u>
20	Immaterial difference				<u>\$ 18</u>
21	Notes: (1) Pursuant to Rule 25-30.335(3), Plantation Bay Utility Company prorates billing for customers where service is				
22	rendered for less than 50% of the billing cycle. Due to the number and revenue impact of such customers, they are shown				
23	separately. The average days in the billing cycle for the year is 14.7 days, or 50% of the billing cycle. The factored rate is				
24	\$12.70 x 0.5 = \$6.35.				
25	(2) Water service is connected at the beginning of home construction and wastewater service is connected as the home				
26	is nearing completion, therefore, while all customers receive water and wastewater service, the timing of the beginning of				
27	such services is different and is reflected in the billing analysis. The Utility expects this practice to continue through				
28	buildout, and therefore believes that it is appropriate to include this factor in its revenue analysis and rate structure.				

Plantation Bay Utility Company

Schedule: E-3

Docket No.: 050281-WS

Page 1 of 2

Test Year Ended: 12/31/2004

Preparer: CJN&amp;W

Water  or Sewer 

Explanation: Provide a schedule of monthly customers billed or served by class.

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Dwelling	(5) Fire Protection	(6) Other Unmetered (1)	(7) Total
1	January, 2003	1,017	10				1,027
2	February	1,019	10				1,029
3	March	1,041	10				1,051
4	April	1,015	10				1,025
5	May	1,042	10				1,052
6	June	1,039	10				1,049
7	July	1,065	10				1,075
8	August	1,110	10				1,120
9	September	1,125	10				1,135
10	October	1,147	10				1,157
11	November	1,180	10				1,190
12	December	1,194	10				1,204
13	Total	12,994	120	-	-	-	13,114

Plantation Bay Utility Company

Schedule: E-3

Docket No.: 050281-WS

Page 2 of 2

Test Year Ended: 12/31/2004

Preparer: CJN&amp;W

Water [ ] or Sewer [X]

Explanation: Provide a schedule of monthly customers billed or served by class.

Line No.	(1) Month/ Year	(2) Residential	(3) General Service	(4) Multi-Family Dwelling	(6) Other Unmetered (1)	(7) Total
1	January, 2003	904	10			914
2	February	871	10			881
3	March	885	10			895
4	April	882	10			892
5	May	904	10			914
6	June	909	10			919
7	July	928	10			938
8	August	941	10			951
9	September	955	10			965
10	October	957	10			967
11	November	967	10			977
12	December	976	10			986
13	Total	11,079	120	-	-	11,199



Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [X] or Sewer [ ]

Schedule: E-4  
 Page 1 of 2  
 Preparer: CJN&W

Explanation: Provide a schedule of present and proposed miscellaneous service charges. If an increase is proposed (or new charges), provide a schedule of derivation of charges, unless the charges are pursuant to the latest Staff Advisory Bulletin #13.

Line No	(1) Type Charge	(2) Present		(3) Proposed	
		Bus. Hrs.	After Hrs.	Bus. Hrs.	After Hrs.
1	Initial Connection	\$ 15	\$ 15	\$ 15	\$ 15
2	Normal Reconnection	15	15	15	15
3	Violation Reconnection	15	15	15	15
4	Premises Visit	10	10	10	10

Plantation Bay Utility Company  
 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [ ] or Sewer [X]

Schedule: E-4  
 Page 2 of 2  
 Preparer: CJN&W

Explanation: Provide a schedule of present and proposed miscellaneous service charges. If an increase is proposed (or new charges), provide a schedule of derivation of charges, unless the charges are pursuant to the latest Staff Advisory Bulletin #13.

Line No	(1) Type Charge	(2) Present		(3) Proposed	
		Bus. Hrs.	After Hrs.	Bus. Hrs.	After Hrs.
1	Initial Connection	\$ 15	\$ 15	\$ 15	\$ 15
2	Normal Reconnection	15	15	15	15
3	Violation Reconnection	Actual cost	Actual cost	Actual cost	Actual cost
4	Premises Visit	10	10	10	10

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [X] or Sewer [ ]

Schedule: E-5  
 Page 1 of 2  
 Preparer: CJN&W

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges, if applicable.

Line No.	(1) Initial Connection	(2) Normal Reconnect	(3) Violation Reconnect	(4) Premises Visit	(5) Other Charges (1)	(6) Total
1	\$ 6,465	\$ -	\$ -	\$ -	\$ 65	\$ 6,530
2	Detail of Other Charges					
3	Warranty reimbursement for pool					65

Plantation Bay Utility Company  
 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [ ] or Sewer [X]

Schedule: E-5  
 Page 2 of 2  
 Preparer: CJN&W

Explanation: Provide a schedule of test year miscellaneous charges received by type. Provide an additional schedule for proposed charges, if applicable.

Line No.	(1) Initial Connection	(2) Normal Reconnect	(3) Violation Reconnect	(4) Premises Visit	(5) Other Charges	(6) Total
1	None				\$ -	\$ -

Plantation Bay Utility Company

Schedule: E-6

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: 12/31/2004

Preparer: CJN&W

Explanation: Provide a schedule of public fire hydrants (including standpipes, etc.) by size. This schedule is not required for a sewer only rate application.

(1) Line No.	(2) Size	(3) Type	(4) Quantity
1	6"	Standard	151
4	Total		151

Plantation Bay Utility Company

Schedule: E-7

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: 12/31/2004

Preparer: CJN&W

Explanation: Provide a schedule of private fire protection service by size of connection. This schedule is not required for a sewer only rate application.

(1) Line No.	(2) Size	(3) Type	(4) Quantity
1	The Company has no Private Fire Protection customers; therefore, this Schedule is not applicable		
Total			-

Plantation Bay Utility Company  
Docket No.: 050281-WS  
12/31/2004

Schedule: E-8  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide a list of all outstanding contracts or agreements having rates or conditions different from those on approved tariffs. Describe with whom, the purpose and the elements of each contract shown.

(1) Line No.	(2) Type	(3) Description
1		The Company has no outstanding contracts or agreements; therefore, this schedule is not applicable.

Plantation Bay Utility Company  
Docket No.: 050281-WS  
12/31/2004

Schedule: E-9  
Page 1 of 1  
Preparer: CJN&W

Explanation: Provide a schedule of state, municipal, city or county franchise taxes or fees paid (or payable). State the type of agreement (i.e. contract, tax).

Line No.	(1) Type Tax or Fee	(2) To Whom Paid	(3) Amount	(4) How Collected From Customers	(5) Type Agreement
----------	------------------------	---------------------	---------------	-------------------------------------	-----------------------

1 The Utility does not collect or pay any tax or franchise fees; therefore, this schedule is not applicable.



Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [X] or Sewer [ ]

Schedule: E-10  
 Page 1 of 2  
 Preparer: CJN&W

Explanation: Provide a schedule of present and proposed service availability charges. (See Rule 25-20.580,F.A.C.) If no change is proposed, then this schedule is not required.

(1) Type Charge	(2) Present Charges	(3) Proposed Charges
<b>System Capacity Charge</b>		
Residential-per ERC ( 350 GPD )	\$ 635.88	\$ 635.88
All others-per Gallon/Day	1.82	1.32
<b>Plant Capacity Charge</b>		
Residential-per ERC ( 300 GPD )		
All others-per Gallon/Day		
<b>Main Extension Charge</b>		
Residential-per ERC ( 300 GPD )		
or-per Lot		
Multifamily - Per Unit		
All others-per Gallon/Day		
or-per Front Foot		
<b>Meter Installation Charge</b>		
5/8" x 3/4"	100.00	100.00
3/4"		
1"	150.00	150.00
1-1/4"		
1-1/2"	420.00	420.00
2"	530.00	530.00
Over 2"	Actual Cost	Actual Cost
<b>Service (Lateral) Installation Charge</b>		
5/8" x 3/4"		
1"		
1-1/2"		
2"		
Etc.		
<b>Back Flow Preventor Installation Charge</b>		
5/8" x 3/4"		
1"		
1-1/2"		
2"		
Etc.		
<b>Plan Review Charge</b>	Actual Cost	Actual Cost
<b>Inspection Charge</b>	Actual Cost	Actual Cost
<b>Customer Connection (Tap-in) Charge</b>		
All Sizes	Actual Cost	Actual Cost
<b>Guaranteed Revenue Charge</b>		
With prepayment of Serv. Avail. Charges		
Residential-per ERC (____ GPD)/Month		
All others-per Gallon/Month		
Without prepayment of Serv. Avail. Charges		
Residential-per ERC (____ GPD)/Month		
All others-per Gallon/Month		
<b>Allowance for Funds Prudently Invested (AFPI)</b>		
Provide a table of payments by month and years.		

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [ ] or Sewer [X]

Schedule: E-10  
 Page 2 of 2  
 Preparer: CJN&W

Explanation: Provide a schedule of present and proposed service availability charges. (See Rule 25-20.580,F.A.C.) If no change is proposed, then this schedule is not required.

(1) Type Charge	(2) Present Charges	(3) Proposed Charges
<b>System Capacity Charge</b>		
Residential-per ERC ( 280 GPD )	\$ 530.72	\$ 530.72
All others-per Gallon/Day	1.90	1.90
<b>Plant Capacity Charge</b>		
Residential-per ERC ( ___ GPD ) or per Lot		
All others-per Gallon/Day or per ERC ( ___ GPD)		
<b>Main Extension Charge</b>		
Residential-per ERC ( 250 GPD ) or-per Lot		
Multifamily-per ERC ( ___ GPD ) or-per Unit		
All others-per Gallon/Day or-per Front Foot		
<b>Plan Review Charge</b>	Actual Cost	Actual Cost
<b>Inspection Charge</b>	Actual Cost	Actual Cost
<b>Customer Connection (Tap-in) Charge</b>		
All Sizes	Actual Cost	Actual Cost
<b>Guaranteed Revenue Charge (Monthly)</b>		
<b>With prepayment of Serv. Avail. Charges</b>		
Residential-per ERC (250 GPD)/Month		
All others-per Gallon/Month		
<b>Without prepayment of Serv. Avail. Charges</b>		
Residential-per ERC ( ___ GPD)/Month		
All others-per Gallon/Month		
<b>Allowance for Funds Prudently Invested (AFPI)</b>		
Provide a table of payments by month and years.		

Plantation Bay Utility Company

Schedule: E-11

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: 12/31/2004

Preparer: CJN&W

Water  or Sewer

Historic  or Projected

Explanation: Provide copies of all guaranteed revenue contracts with a schedule of billing and receipts on an annual basis by class.

Line No.	(1) For the Year Ended	(2) Residential	(3) General Service	(4) Other	(5) Total
----------	------------------------------	--------------------	---------------------------	--------------	--------------

1 The Company did not receive any guaranteed revenue in the test year; therefore, this schedule is not applicable.

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004  
Water [X] or Sewer [X]

Schedule: E-12  
Page 1 of 1  
Preparer: CJN&W

Explanation: All Class A utilities whose service classes include industrial customers, whose utilization exceeds an average of 350,000 GPD, shall provide a fully allocated class cost of service study showing customer, base (commodity), and extra capacity (demand) components under present and proposed rates. This study shall include rate of return by class and load (demand) research studies used in the cost allocation. The analysis shall be based upon the AWWA Manual No. 1 and shall comply with current AWWA procedures and standard industrial practices for utilities providing water and sewer service.

---

Line  
No.

1      The Company does not serve any industrial customers; therefore, this schedule is not applicable.

Plantation Bay Utility Company

Schedule: E-13

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: 12/31/2004

Preparer: CJNI&W

Water [X] or Sewer [X]

Explanation: If a projected test year is used, provide a schedule of historical and projected bills and consumption by classification. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable.

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
					Test Year		Project. TY				
Line No.	Class/Meter Size	Historical Year Bills	Proj. Factor	Proj. Test Year Bills	Consumption (000)	Proj. Factor	Consumption (000)	Present Rates	Projected TY Revenue	Proposed Rates	Proj. Rev. Requirement

1 The Utility is not utilizing a projected test year; therefore, this schedule is not applicable.

Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004  
 Water [x] or Sewer [x]

Schedule: E-14  
 Page 1 of 1  
 Preparer: CJNI&W

Customer Class:

Meter Size: all

Explanation: Provide a billing analysis for each class of service by meter size. For applicants having master metered multiple dwellings, provide number of bills at each level by meter size or number of bills categorized by the number of units. Round consumption to nearest 1,000 gallons & begin at zero. If a rate change occurred during the test year, provide a separate billing analysis which coincides with each period.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Consumpt. Level	Number of Bills	Cumulative Bills	Gallons Consumed (1)x(2)	Cumulative Gallons	Reversed Bills	Consolidated Factor [(1)x(6)]+(5)	Percentage of Total

The billing analysis is contained in Volume II

Gallons of Water Pumped, Sold and Unaccounted For  
In Thousands of Gallons

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-1  
Page 1 of 1  
Preparer: F. Seidman

Explanation: Provide a schedule of gallons of water pumped, sold and unaccounted for each month of the test year. The gallons pumped should match the flows shown on the monthly operating reports sent to DER. The other uses may include plant use, flushing of hydrants and water and sewer lines, line breakage's and fire flows. Provide all calculations to substantiate the other uses. If unaccounted for water is greater than 10%, provide an explanation as to the reasons why; if less than 10%, Columns 4 & 5 may be omitted.

Month/ Year	(1) Total Gallons Pumped (000) (2)	(2) Gallons Purchased (000)	(3) Gallons Sold (000)	(4) Other Uses (000)	(5) Unaccounted For Water (3) (2)+(3)-(4)-(5)	(6) % Unaccounted For Water
Jan-04	4,815		4,222	25	568	11.80 %
Feb-04	4,384		4,165	25	194	4.43
Mar-04	5,358		4,073	276	1,009	18.83
Apr-04	5,709		4,519	343	847	14.84
May-04	5,168		4,960	959	(751)	(14.53)
Jun-04	4,788		4,116	352	320	6.68
Jul-04	4,694		4,359	361	(26)	(0.55)
Aug-04	4,547		3,935	365	247	5.43
Sep-04	3,833		4,313	552	(1,032)	(26.92)
Oct-04	4,222		3,148	361	713	16.89
Nov-04	5,226		4,122	351	753	14.41
Dec-04	5,034		4,919	412	(297)	(5.90)
<b>Total</b>	<b>57,778</b>	<b>-</b>	<b>50,851</b>	<b>4,382</b>	<b>2,545</b>	<b>4.40 %</b>

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-2  
Page 1 of 1  
Preparer: F. Seidman

Explanation: Provide a schedule of gallons of wastewater treated by individual plant for each month of the historical test year. Flow data should match the monthly operating reports sent to DER.

Month/ Year	(1)	(2)	(3)	(4)	(5)	(6)
	Individual Plant Flows (000)				Total Plant Flows	Total Purch. Sewage Treatment
	No. 1	N/A	N/A	N/A		
1/1	4,125				4,125	none
2/1	3,886				3,886	
3/1	3,458				3,458	
4/1	3,044				3,044	
5/1	2,806				2,806	
6/1	2,838				2,838	
7/1	2,973				2,973	
8/1	3,571				3,571	
9/1	3,229				3,229	
10/1	3,171				3,171	
11/1	2,985				2,985	
12/1	3,958				3,958	
<b>Total</b>	<b>40,044</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>40,044</b>	<b>-</b>



Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule F-3  
 Page 1 of 1  
 Preparer: F. Seidman

Explanation: Provide the following information for each water treatment plant. If the system has water plants that are interconnected, the data for these plants may be combined. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Regulation.

<u>Finished Water Pumped</u>	<u>DATE</u>	<u>GPD (000's)</u>
<b>1. Plant Capacity</b>		750
The hydraulic rated capacity. If different from that shown on the DEP operating or construction permit, provide an explanation.		
<b>2. Maximum Day</b>	03/31/04	372
The single day with the highest pumpage rate for the test year. Explain, on a separate page, if fire flow, line-breaks or other unusual occurrences affected the flow this day.		
Hydrant knocked over; 250,000 estimated lost during construction		
<b>Maximum Day without unusual occurrences</b>	08/11/04	263
<b>3. Five-Day Max Month</b>	(1) 05/16/04	209
The five days with the highest pumpage rate from the month with the highest pumpage rate during the test year. Explain, on a separate page, if fire flow, line-breaks or other unusual occurrences affected the flows on these days.	(2) 05/22/04	211
	(3) 05/23/04	231
	(4) 05/30/04	220
	(5) 05/31/04	234
	<b>AVERAGE</b>	221
April had the highest pumpage rate; May had the the five highest days with no mitigating incidents		
<b>4. Five-Day Max Year</b>	(1) 05/16/04	209
The five days with the highest pumpage rate from any one month in the test year. Provide an explanation if fire flow, line-breaks or other unusual occurrences affected the flows on these days.	(2) 05/22/04	211
	(3) 05/23/04	231
	(4) 05/30/04	220
	(5) 05/31/04	234
	<b>AVERAGE</b>	221
(There is no record of any unusual occurrences)		
<b>5. Average Daily Flow</b>		
<b>Max Month</b>		190
<b>Annual</b>		158
<b>6. Required Fire Flow</b>		1,000 gpm for 2 hours

Plantation Bay Utility Company

Schedule F-4

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: 12/31/2004

Preparer: F. Seidman

Explanation: Provide the following information for each wastewater treatment plant. All flow data must be obtained from the monthly operating reports (MORs) sent to the Department of Environmental Regulation.

	<u>MONTH</u>	<u>GPD (000's)</u>
1. Plant Capacity		<u>475</u>
The hydraulic rated capacity. If different from that shown on the DER operating or construction permit, provide an explanation.		
2. Average Daily Flow Max Month	<u>02/04</u>	<u>134</u>
3. Average 3 Month Max Flow		<u>109</u>
An average of the daily flows during the peak usage month during the test year. Explain, on a separate page, if this peak-month was influenced by abnormal infiltration due to rainfall periods.		

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-5  
Page 1 of 2  
Preparer: F. Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water treatment plant(s) for the historical test year and the projected test year (if applicable).

Line  
No.

- 1 Source of Supply and Water Treatment & Pumping Plant
- 2 The Source of Supply and WTP should be evaluated together. See Schedule 5, page 2.
- 3 E = Firm Reliable Capacity (Sch. F-5, page 2) 342,000 gpd
- 4 Demand
- 5 A = Maximum Day Demand (Sch. F-3) 263,000 gpd
- 6 B = Property needed to serve five years after TY (Sch. F-8) 65,750 gpd
- 7 C = Fire flow demand (Sch. F-3) 120,000 gpd
- 8 D = Excess Unaccounted for water 0 gpd
- 9 Percent Used & Useful =  $(A + B + C - D)/E \times 100\%$ , = 100.00%
- 10 The above used and useful factor is applicable to all source of supply, pumping and treatment accounts.
- 11 It should be noted that storage is not included as capacity in evaluating supply and treatment as was done  
12 by PSC Staff in Docket No. 011451-WS (Overearnings Investigation). It is believed that such an approach  
13 overstates capacity. When storage is drawn down to meet demands, the supply and treatment facilities  
14 must be pumping to replenish the drawdown. Storage replacement is a demand, not a source.
- 15 Storage
- 16 E = Available Capacity (Sch. F-5, page 2) 328,000 gallons
- 17 Demand
- 18 A = Fire flow requirement 120,000 gallons
- 19 B = 25% of MDD (FDEP Rule 62-555.320 (19)) 65,750 gallons
- 20 C = Property needed to serve five years after TY (Sch. F-8) 65,750 gallons
- 21 D = Minimum daily backwash requirement (per system operator) 25,000 gallons
- 22 Percent Used & Useful =  $(A + B + C + D)/E \times 100\%$ , = 84.30%
- 23 The above used and useful factor is applicable to the Distribution Reservoirs & Standpipes account.
- 24 All other accounts, excluding Acct 331, Transmission and Distribution Mains, are considered 100% Used  
25 & Useful. See Sch F- 7 for Acct 331, Transmission and Distribution Mains.

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-5  
Page 2 of 2  
Preparer: F. Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water treatment plant(s) for the historical test year and the projected test year (if applicable).

---

Line  
No.

1 INPUT INFORMATION:

2 Source of Supply

3 The utility obtains its water from four wells, the last of which was placed in service in 2002. The four wells  
4 are operated on a staggered basis at a limited pumping rate and for a limited number of hours per day  
5 to provide reliability and to limit the potential for salt water intrusion, a major concern in this area. The  
6 safe operating pumping rates utilized by PBUC are 150 gpm for Wells 1 and 2 and 175 gpm for wells 3  
7 and 4. The pumping rates are also limited by water level monitors required by the Consumptive Use  
8 Permit (CUP), which automatically shut down the well pumps when the draw down of the aquifer reaches  
9 limits prescribed in the CUP. The total safe yield of the wells is considered to be 650 gpm and the yield  
10 with the largest well out of service is 475 gpm. The safe available yield @ 475 gpm is 342,000 gpd on  
11 a 12 hour basis.

12 Water Treatment (WTP)

13 The utility's WTP includes an aerator, a lime softening unit with backwash recovery, gravity sand filters,  
14 a chlorinator, a 400,000 gallon ground storage tank, a 15,000 gallon hydropneumatic tank, three backwash  
15 pumps, three transfer pumps and three high service pumps. The plant is nominally rated at .750 MGD,  
16 however it cannot operate at that level and provide acceptable quality water without additional  
17 investment for at least additional filters, acid injection to control the pH after softening and additional  
18 pumping capacity. Therefore, the WTP operating capacity is limited to that of the safe well output.

19 Storage

20 The 400,000 gallon ground storage tank is an integral part of the water treatment process. All softened  
21 water is transferred to the ground storage tank from which a portion is returned to the WTP for  
22 backwashing the filters. The remaining water is pumped by high service pumps through the hydropneumatic  
23 tank for distribution. For safe and reliable operating purposes, the utility seeks to maintain a minimum level  
24 in the tank of three feet above the intake pipe while pumping. That leaves an available capacity of 328,000  
25 gallons. The purpose of the hydropneumatic tank is to maintain system pressure. It should not be relied  
26 on and is not available for storage.

27 Demand

28 The maximum day demand (MDD) of 372,000 gallons occurred 3/31/04, however that included substantial  
29 water loss caused by a hydrant being knocked over during construction. The maximum day demand without  
30 an unusual occurrence was 263,000 gallons and took place on 8/11/04. May, 2004 was the month of highest  
31 pumpage rate, but the highest demand in May was only 234,000 gallons. The PSC typically uses the average  
32 of the five highest days in the month of maximum pumpage as a proxy for MDD to compensate for the effect  
33 of unusual occurrences. However, when unusual maximum demands have been properly excluded, the PSC  
34 has found it appropriate to use the single maximum day in used & useful calculations. See 96 FPSC 11:49.  
35 The MDD for the test year was 263,000 gallons.

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-5 (a)  
Page 1 of 1  
Preparer: F. Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water treatment plant(s) for the historical test year and the projected test year (if applicable).

Line  
No.

1	<u>Source of Supply and Water Treatment &amp; Pumping Plant (Interim Rates)</u>	
2	The Source of Supply and WTP should be evaluated together. See Schedule 5, page 2.	
3	Firm Reliable Well Capacity (Sch. F-5, page 2)	342,000
4	Available Storage Capacity (Sch. F-5, page 2) (See Note)	<u>237,250</u>
5	E = Total Available Capacity	579,250 gpd
6	<u>Demand</u>	
7	A = Maximum Day Demand (Sch. F-3)	263,000 gpd
8	B = Property needed to serve five years after TY (Sch. F-8)	65,750 gpd
9	C = Fire flow demand (Sch. F-2)	120,000 gpd
10	D = Excess Unaccounted for water	0 gpd
11	Percent Used & Useful = $(A + B + C - D)/E \times 100\%$ , =	77.47 %
12	The above used and useful factor is applicable to all source of supply, pumping and treatment accounts.	
14	Note: For Interim rates, storage is included as capacity in evaluating supply and treatment as was done by	
15	PSC Staff in Docket No. 011451-WS (Overearnings Investigation). Available storage capacity is 328,000	
16	gallons (after accounting for minimum safe operating tank level) less 25,000 gallons for minimum backwash	
17	requirement less 65,750 gallons to meet FDEP Rule 62-555.320(19) requirement of 25% of MDD = 237,520	
18	gallons.	

Recap Schedules: A-5,A-9,B-13

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-6  
Page 1 of 2  
Preparer: F. Seidman

**Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the wastewater treatment plant(s) for the historical test year and the projected**

---

Line  
No.

- 1 Section 403.064, Florida Statutes includes provisions for the encouragement and promotion of reuse water,  
2 as defined by the Department of Environmental Protection (DEP). The plant at Plantation Bay is permitted as  
3 a slow rate Part III public access spray irrigation system. A slow Rate Part III system is defined in DEP  
4 Rule 62-610.450 as one involved in the irrigation of areas intended to be accessible to the public, and as such,  
5 has received high-level disinfection. The treatment requirements for preapplication are set out in DEP  
6 Rule 62-610.460. The Plantation Bay plant is permitted on that basis. The Plantation Bay plant is a reuse project  
7 as defined in Section 403.064, Florida Statutes.
- 8 Section 403.064(10) states that Pursuant to Chapter 367, Florida Statutes, the PSC shall allow entities under its  
9 jurisdiction which implement reuse projects to recover the full, prudently incurred cost of such facilities through their  
10 rate structure.
- 11 Section 367.0817, Florida Statutes, provides a means for an entity to obtain PSC approval of a reuse project plan.  
12 The Plantation Bay plant is a reuse project as defined inspection 403.064, Florida Statutes. In addition, Its permitte  
13 reuse capacity matches the total permitted capacity of the treatment portion of the facility. As such, a reuse feasibil  
14 study is not required.
- 15 Under the provisions of Section 403.064, Florida Statutes, and specifically Section 364.064(10), the Plantation  
16 Bay plant is 100% used & useful and its cost fully recoverable.

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-6  
Page 2 of 2  
Preparer: F. Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the wastewater treatment plant(s) for the historical test year and the projected

Line No.				Allowance @ 500 gpd/inch-dia./mile	
	Main dia. inches	Main length feet	Main length miles	gpd	gpy
1	Evaluation of Inflow & Infiltration (I&I) - 2004				
2	<u>A. Infiltration allowance, excluding service laterals</u>				
3					
4					
5					
6	1	6	150	0.028	85
7	2	8	77,050	14.593	58,371
8	3	Total	77,200	14.621	58,456
9	4	Estimated Inflow @ 10% of flows (I.11)			5,085,100
10	5	Allowable I&I			72,350
11	<u>B. Actual Inflow &amp; Infiltration (I&amp;I)</u>				
12	6	Wastewater treated			40,044,000
13					
14		<u>Water Gallons Sold to WW Cust.</u>		<u>Estimated returned</u>	<u>Returned</u>
15	7	Residential	48,528,000	80%	38,822,400
16	8	General Service	2,323,000	85%	1,974,550
17	9	Totals	50,851,000		40,796,950
18	Source: Sch. F-9				
19	10	Estimated I&I (treated less returned) [I.6-I.9]			(752,950)
20	11	Actual less allowable [I.10-I.5]			(27,232,946)
21	12	Excess, if any [I.10-I.5, if positive]			0
22	13	Excess as percent of wastewater treated			0.00%
23	14	Adjusted Annual Wastewater Treated [I.6 - I.12]			40,044,000

Plantation Bay Utility Company  
Docket No.: 050281-WS  
Test Year Ended: 12/31/2004

Schedule F-6(a)  
Page 1 of 1  
Preparer: F. Seidman

Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the wastewater treatment plant(s) for the historical test year and the projected

Line No.			
1	<u>Wastewater Treatment and Disposal Plant (Interim Rates)</u>		
2	<u>I. Based on test year flows</u>		
3	D = Permitted Capacity, AADF (Sch. F-4)	<u>475,000</u>	gpd
4	<u>Demand</u>		
5	A = AADF (Sch. F-4)	<u>109,410</u>	gpd
6	B = Property needed to serve 5 years after test year (Sch. F-8)	<u>27,249</u>	gpd
7	C = Excess inflow and infiltration (Sch. F-6, Page 2)	<u>-</u>	gpd
8			
9	Percent used and useful	<u>28.77</u>	%
10			
	<u>ii. Based on 2000 flow (Order No. PSC-02-1449-PAA-WS)</u>		
11	D = Permitted Capacity, AADF (Sch. F-4)	<u>475,000</u>	gpd
12			
	<u>Demand</u>		
13	A = AADF (Sch. F-4)	<u>111,715</u>	gpd
14	B = Property needed to serve 5 years after test year (Sch. F-8)	<u>27,929</u>	gpd
15	C = Excess inflow and infiltration (Sch. F-6, Page 2)	<u>-</u>	gpd
16			
17	Percent used and useful (Interim percentage used) (1)	<u>29.40</u>	%
18			
19	Notes: (1) the AADF in 2004 was less than that in 2000, when U&U was last determined. There		
20	have been no modifications to the WWTP that affect its capacity. Therefore, the last highest AADF		
21	served should be used as a basis for evaluating interim U&U.		
22	(2) The above used and useful factor is applicable to the treatment and disposal account, except		
23	for any plant that can be specifically identified as being related to reuse. Reuse plant should be		
	considered 100% U&U.		



Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule F-7  
 Page 1 of 1  
 Preparer: F. Seidman

**Explanation: Provide all calculations, analyses and governmental requirements used to determine the used and useful percentages for the water distribution and wastewater collection systems for the historical and the projected test year (if applicable). The capacity should be in terms of ability to serve a designated number of connections. It should then be related to actual connected density for historical year calculations. Explain all assumptions for projected calculations. If the distribution and collection systems are entirely contributed or built-out, this schedule is not required.**

<u>Line No.</u>			
1	<u>Water Distribution and Wastewater Collection Systems</u>		
2	D = Lots with Service Available (per PBUC Lot Summary)	<u>1,448</u>	Lots
3	<u>Demand</u>		
4	A = Average SFRs (Sch. F-9)	<u>1,106</u>	SFR's
5	B = Property needed to serve five years after TY (Sch. F-8)	<u>277</u>	ERC's
6	Percent Used & Useful = $(A + B - C)/D \times 100\%$ , =	<u>95.48%</u>	
7		<u>100.00%</u>	Use this Pct.*

\* Note: By May, 2005, when the most current Lot Summary was prepared, the metered lots were already up to 1,290. With actual growth far in excess of the 5% limitation, it is prudent to round up the Used and useful percentage to 100%.

Plantation Bay Utility Company

Schedule F-8

Docket No.: 050281-WS

Page 1 of 1

Test Year Ended: 12/31/2004

Preparer: F. Seidman

Explanation: If a margin reserve is requested, provide all calculations and analyses used to determine the amount of margin reserve for each portion of used and useful plant.

Line  
No.

1 Water Source, Pumping, Treatment & Storage

2  $PN = EG \times PT \times U$

3 where:

4	EG = Equivalent annual growth in ERCs	55.3	ERCs/yr
5	PT = Post test year period per statute	5	yrs
6	U = Unit of measure utilized in U&U calculations.	<u>238</u>	gpd/ERC, MDD
7	PN = Property needed expressed in U units	<u><u>65,750</u></u>	gpd

8 Wastewater Treatment & Disposal

9  $PN = EG \times PT \times U$

10 where:

11	EG = Equivalent annual growth in ERCs	55.3	ERCs/yr
12	PT = Post test year period per statute	5	yrs
13	U = Unit of measure utilized in U&U calculations.	<u>98.55</u>	gpd/ERC, AADF
14	PN = Property needed expressed in U units	<u><u>27,249</u></u>	gpd

15 Water Distribution & Wastewater Collection Systems

16  $PN = EG \times PT \times U$

17 where:

18	EG = Equivalent annual growth in ERCs	55.3	ERCs/yr
19	PT = Post test year period per statute	5	yrs
20	U = Unit of measure utilized in U&U calculations.	<u>1</u>	ERC
21	PN = Property needed expressed in U units	<u><u>277</u></u>	ERCs

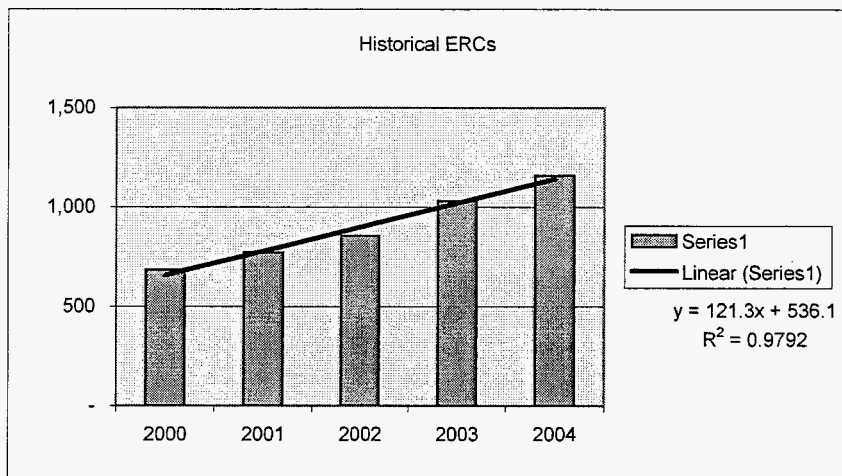
Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule F-9  
 Page 1 of 1  
 Preparer: F. Seidman

Explanation: Provide the following information in order to calculate the average growth in ERC's for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1)	(2) SFR Customer ERC's			(5)	(6)	(7)	(8)	(9)
	Year	Beginning	Ending	Average	SFR Gallons Sold	Gallons/ERC (5)/(4)	Total Gallons Sold	Total ERCs (7)/(6)	Annual % Incr. in ERCs
1	2000	633	733	683	33,700,000	49,341	33,700,000	683	---
2	2001	733	809	771	34,490,000	44,734	34,490,000	771	12.9 %
3	2002	809	896	853	37,717,000	44,217	37,818,000	855	10.9
4	2003	896	1,018	957	40,733,000	42,563	43,925,000	1,032	20.7
5	2004	1,018	1,194	1,106	48,528,000	43,877	50,851,000	1,159	12.3
7	<b>Average Growth Through 5-Year Period (Col. 8)</b>								<b>13.939 %</b>

Data:	Year	Flow	ERC	% increase
	2000	33,700,000	683	N/A
	2001	34,490,000	771	12.9
	2002	37,717,000	855	10.9
	2003	40,733,000	1,032	20.7
	2004	48,528,000	1,159	12.3



Average yearly % increase (by linear regression) = 17.7600%

2003 (end of year) ERC's = 1143

The regression analysis was performed on the average SFR customers, since there was insufficient data available to perform it on the annual percentage growth in ERCs.

Under any scenario, average annual growth exceeds 5% per year. Using the 2004 1,194 SFRs as a base, 5% = 59.7 ERCs per year, or 299 ERCs for 5 years.

SFR gallons are not available for 2000 - 2001. In the data presented above, 2000 and 2001 flow data in Column 5 is total gallons sold. The results of the calculation is Column 6 for 2000 and 2001 appears consistent with the results for 2002 - 2004, therefore, the Utility believes that this presentation is materially representative of the Utility's growth for the past 5 years.

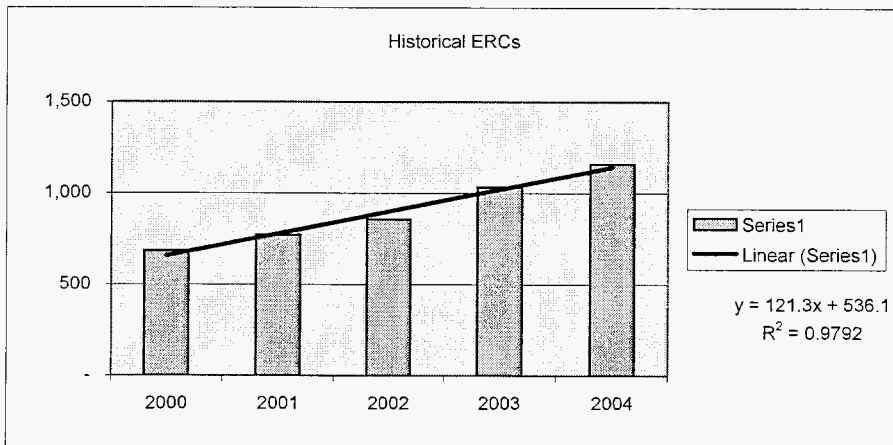
Plantation Bay Utility Company  
 Docket No.: 050281-WS  
 Test Year Ended: 12/31/2004

Schedule F-10  
 Page 1 of 1  
 Preparer: F. Seidman

Explanation: Provide the following information in order to calculate the average growth in ERC's for the last five years, including the test year. If the utility does not have single-family residential (SFR) customers, the largest customer class should be used as a substitute.

Line No.	(1) Year	(2)-(4) Total SFR ERC's			(5) SFR Gallons Sold	(6) Gallons/ERC (5)/(4)	(7) Total Gallons Sold	(8) Total ERCs (7)/(6)	(9) Annual % Incr. in ERCs
		Beginning	Ending	Average					
1	2000	633	733	683	33,700,000	49,341	33,700,000	683	---
2	2001	733	809	771	34,490,000	44,734	34,490,000	771	12.884 %
3	2002	809	896	853	37,717,000	44,217	37,818,000	855	10.895
4	2003	896	1,018	957	40,733,000	42,564	43,925,000	1,032	20.702
5	2004	1,018	1,194	1,106	48,528,000	43,877	50,851,000	1,159	12.306
<b>Average Growth Through 5-Year Period (Col. 8)</b>									<u>13.939 %</u>

Data:	Year	Flow	ERC	% increase
	2000	33,700,000	683	N/A
	2001	34,490,000	771	12.9
	2002	37,717,000	855	10.9
	2003	40,733,000	1,032	20.7
	2004	48,528,000	1,159	12.3



Average yearly % increase (by linear regression) = 17.7600%  
 2003 (end of year) ERC's = 1143

The regression analysis was performed on the average SFR customers, since there was insufficient data available to perform it on the annual percentage growth in ERCs.

Under any scenario, average annual growth exceeds 5% per year. Using the 2004 1,106 SFRs as a base, 5% = 55.3 ERCs per year, or 277 ERCs for 5 years.

Please note that the number of bills rendered annually for wastewater is less than water because new homes under construction receive water service prior to wastewater service resulting in a timing difference in the beginning of the respective services. Nevertheless, for purposes of assessing growth, the same numbers should be and are being used

Additionally, the gallons sold shown for SFRs are water gallons, not wastewater gallons sold. Wastewater gallons sold to SFRs are capped and to use them and then convert to total ERCs distorts that number.

SFR gallons are not available for 2000 - 2001. In the data presented above, 2000 and 2001 flow data in Column 5 is total gallons sold. The results of the calculation is Column 6 for 2000 and 2001 appears consistent with the results for 2002 - 2004, therefore, the Utility believes that this presentation is materially representative of the Utility's growth for the past 5 years.