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CLASS "C"

03111R 10 PH 1: 44

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF WU875-05-AR Oak Springs, LLC

Exact Legal Name of Respondent

623-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2005

Form PSC/WAW 6 (Rev. 12/99)

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FINANCIAL SECTION

REPORT OF

	Oa	k Springs LLC	(Orange and La	ke County)		
		(EXAC	T NAME OF UT	TLITY)		
12 Highland St. Sc	orrento, Florida 32776		Same as Mailing			ge/Lake County
	Mailing Address	6	I	Street Address		County
Telephone Number	352-383-5973		_ Da	te Utility First Organized		2004
Fax Number	<u>32</u> 1-837-0566		E-I	mail Address <u>None</u>		
Sunshine State One-	Call of Florida, Inc. M	ember No.				
Check the business e	ntity of the utility as fi	led with the Inte	ernal Revenue Se	ervice:		
Individual	Sub Chapter S	S Corporation		1120 Corporation	X	Partnership
Name, Address and p 352-383-5973	phone where records	are located:	12 Highland St.	Sorrento, Florida 32776	<u> </u>	·
Name of subdivisions	where services are p	provided:	Oak Springs Mi	HP.		

		C	CONTACTS:			
Nam	e	7	-itle	Principle Business Addr	ess	Salary Charged Utility
Person to send corre	spondence:		_			
Mike Campbell		Managing I	Member	1886 Canova Street Palm Bay, Florida 329	<u></u>	\$ <u>None</u>
Person who prepared	I this report:			Tain Day, Honda 323	303	\$
Gary Morse		Utility Cons	sultant	1910 Lake Eustis Dri		\$
Officers and Managa	ro:			Eustis, Florida 32726		\$
Officers and Manage Mike Campbell	15.	Managing I	Member	1886 Canova Street		\$ None
				Palm Bay, Florida 329	909	\$
		<u> </u>				\$
			<u> </u>		_	\$
Report every corpora securities of the repo		or holding dire	ctly or indirectly 5	5 percent or more of the vo	oting	
		1	rcent			Salary
Nam	20		rship in Itility	Principle Business Add	lrese	Charged Utility
Mike Campbell	IE	100%		1886 Canova Street		\$ None
				Palm Bay, Florida 32	909	\$
	-	! ———				\$
		l ——				\$
						\$
						\$

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Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2005

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential Commercial Industrial Multiple Family Guaranteed Revenues		\$		\$	\$ 20,917
Other (Specify) Total Gross Revenue		\$ 20,917	\$0	\$	\$ 20,917
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$25,389_	\$0	\$	\$25,389_
Depreciation Expense	F-5	14,750_	0		14,750
CIAC Amortization Expense_	F-8	0_	0_		0
Taxes Other Than Income	F-7	0_	0		0
Income Taxes	F-7	0	0		0
Total Operating Expense		\$ 40,139	0		\$ 40,139
Net Operating Income (Loss)		\$ (19,222)	\$0	\$	\$ (19,222)
Other Income: Nonutility Income		\$	\$	\$	\$
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense		\$	\$	\$	\$
Net Income (Loss)		\$ (19,222)	\$0	\$	\$(19,222)

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2005

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference	Current	Previous
, 10000141 IAMIE	Page	Year	Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$429,105_	\$429,105
Amortization (108)	F-5,W-2,S-2	262,260	247,575
Net Utility Plant		\$166,845	\$181,530_
Cash Customer Accounts Receivable (141) Other Assets (Specify):		1,928	
Total Assets		\$168,774	\$181,530
Liabilities and Capital:			
Common Stock Issued (201) Preferred Stock Issued (204) Other Paid in Capital (211) Retained Earnings (215) Propietary Capital (Proprietary and partnership only) (218)	F-6 F-6 F-6	36,146 (19,222)	32,245
Total Capital		\$16,924	\$ 32,245
Long Term Debt (224)	F-6	\$	\$ <u>149,285</u>
Advances for Construction Contributions in Aid of Construction - Net (271-272)	F-8		
Total Liabilities and Capital		\$168,774	\$ <u>181,530</u>

GROSS UTILITY PLANT

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

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 247,510	\$	\$	\$247,510
Add Credits During Year: Accruals charged to depreciation account	\$ 14,750	\$	\$	\$ 14,750
SalvageOther Credits (specify)				
Total Credits	\$ 262,260	\$	\$	\$ 262,260
Deduct Debits During Year: Book cost of plant retired	\$	\$	\$	\$
Cost of removal Other debits (specify)				
Total Debits	\$	\$	\$	\$
Balance End of Year	\$262,260_	\$	\$	\$262,260

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Oak S	orings	LLC
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YEAR OF REPORT	
DECEMBER 31,	2005

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorized		
Shares issued and outstanding Total par value of stock issued	·····	
Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify): Net Income	\$ 0 (19,222)	\$
Balance end of year	\$ (19,222)	_

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

	Interest	Principal
Description of Obligation (Including Date of Issue	Rate # of	per Balance
and Date of Maturity):	Pymts	Sheet Date
		\$ 143,697
Total		\$

TAX EXPENSE

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

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Gary Morse Southeast Utilities	\$ 4,000 \$ 5,400 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ \$ \$ \$ \$ \$ \$ \$ \$	Monthly Utility Management Monthly Plant Operator

YEAR OF REPORT	
DECEMBER 31	2005

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$	\$	\$
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization	- - - -	\$	\$
7)	Net CIAC	\$	\$	\$

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

Report below all developers or c agreements from which cash or received during the year.	ontractors property was	Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
	pacity charges, main and customer connect uring the year.	ion		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year(Must agre	ee with line # 2 above	.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Credits During Year:	<u>Water</u> \$	Wastewater \$	*
Deduct Debits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$

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

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT
DECEMBER 31, 2005

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME:	Oak Springs LLC	YEAR OF REPORT	
		DECEMBER 31,	2005

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

WATER OPERATING SECTION

UTILITY NAME: Oak Springs LLC

YEAR OF REPORT DECEMBER 31, 2005

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 10000	\$0	\$	\$ 10,000
302	Franchises				
303	Land and Land Rights	3,750	0		3,750
304	Structures and Improvements	1,198			1,198
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other				
	Intakes				
307	Wells and Springs	88,110			88,110
308	Infiltration Galleries and				
	Tunnels			·	
309	Supply Mains	3,754	0		3,754
310	Power Generation Equipment	25,627			25,627
311	Pumping Equipment	41,945		<u> </u>	41,945
320	Water Treatment Equipment	19,325			<u>19,325</u>
330	Distribution Reservoirs and	<u> </u>			64.000
331	Standpipes Transmission and Distribution	61,889			61,889
331		62,738			62 729
333	Lines	32,810			<u>62,738</u> 32,810
334	Services Meters and Meter				32,010
357	Installations	63,709	_		63,709
335	Hydrants	10,850	0		10,850
336	Backflow Prevention Devices	3,400	0	 	3,400
339	Other Plant and				
	Miscellaneous Equipment				_
340	Office Furniture and				
1	Equipment				-
341	Transportation Equipment				-
342	Stores Equipment				
343	Tools, Shop and Garage				
	Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				l
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$429,105	\$	\$	\$ <u>429,105</u>

2005

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

		T :						
		Average	Average		Accumulated			Accum. Depr.
		Service	Salvage	Depr.	Depreciation			Balance
Acct.		Life in	in	Rate	Balance		1	End of Year
No.	Account	Years	Percent	Applied	Previous Year	Debits	Credits	(f-g+h=i)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
301	Organiztion (Original Certificate)			2.50%	-		250	250
304	Structures and Improvements		%	3.57%	\$ 1,198	\$	\$ 0	\$ 1,198
305	Collecting and Impounding							
	Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%	3.70%	76,416		2,116	78,532
308	Infiltration Galleries &							10,002
	Tunnels		%					1
309	Supply Mains		%	3.13%	3,637		0	3,637
310	Power Generating Equipment		%	5.88%	9,795		1,507	11,302
311	Pumping Equipment		%	5.88%	23,327		2,156	25,483
320	Water Treatment Equipment		%		19,325			19,325
330	Distribution Reservoirs &							10,020
	Standpipes		%	3.33%	13,750		2,061	15,810
331	Trans. & Dist. Mains		%	2.50%	46,365		1,568	47,933
333	Services		%	2.86%	28,102	l ———	938	29,040
334	Meter & Meter Installations		<u></u> %	5.88%	16,857		3,746	20,604
335	Hydrants	i ——		2.50%	8,127		271	8,399
336	Backflow Prevention Devices	l ———	—— %	4.00%	612		136	748
339	Other Plant and Miscellaneous			1.0070			130	740
-	Equipment		%					
340	Office Furniture and							
	Equipment		%					
341	Transportation Equipment		——— %					
342	Stores Equipment		%					
343	Tools, Shop and Garage		~i				ļ 	
	Equipment		%		1		l	
344	Laboratory Equipment		¹ / ₈					
345	Power Operated Equipment		—— ² %					
346	Communication Equipment					l ———		
347	Miscellaneous Equipment							
348	Other Tangible Plant		%					
•••	tangibio i iant	<u> </u>						
	Totals					1.		
	1 Olais				\$ <u>247,510</u>	\$	\$14,750_	\$262,260*
		1			1	I		

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

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	
140.	Account Name	Amount
601	Salaries and Wages - Employees	s
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	6,125
616	Fuel for Power Production	
618	Chemicals	1,266
620	Materials and Supplies	809
630	Contractual Services:	
Ì	Billing	1,403
	Professional (Contract Ops & Annual Report/Legal)	9,715
	1 Tooting	1,915
ł	Other (Repair and Maintenance)	3.672
640	Rents	- 0,072
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	484
	Miscellaneous Expenses	404
	Total Water Operation And Maintenance Expense	\$ 25.389 *
	* This amount should tie to Sheet F-3.	·

WATER CUSTOMERS

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

YEAR OF REPORT	
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PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January February March April May June July August September October November December		2,110 1,758 1,573 1,720 1,415 1,454 1,432 1,877		2,110 1,758 1,573 1,720 1,415 1,454 1,432 1,877	1,583 1,440 1,074 1,171 1,212 1,233 1,228 1,036
Note: New Certificate, If water is purchased f Vendor Point of delivery If water is sold to othe	or resale, indicate t	he following:		below:	

MAINS (FEET)

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

ι	JTIL	YTI.	NAME:	
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Oak Springs LLC

YEAR OF REPORT	
DECEMBER 31,	2005

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing	1973	1983		
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power	458 8-inch 375 28 Submersible 70 KW Gen	410 8-inch 500 30 Submersible		
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated	Steel Hydro 10,000	Steel Grd Stg 28,000		

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors Manufacturer Type Rated Horsepower	Peerless 25	Peerless 25		
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power	400 70 KW Gen	400 70 KW Gen		

JTILITY NAME:	Oak	Springs	LLC
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YEAR OF REPORT	
DECEMBER 31 2005	

SOURCE OF SUPPLY

List for each source of supply(Gr Permitted Gals. per day	158,082		*******			
Type of Source	Ground					
WATER TREATMENT FACILITIES						
List for each Water Treatment Fac	ility:		*			
Туре						
Make						
Permitted Capacity (GPD)						
High service pumping						
Gallons per minute						
Reverse Osmosis						
Lime Treatment						
Unit Rating						
Filtration						
Pressure Sq. Ft						
Gravity GPD/Sq.Ft						
Disinfection						
Chlorinator	Sodium Hypo	<u> </u>				
Ozone						
Other						

YEAR OF REPORT	
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GENERAL WATER SYSTEM INFORMATION

	Furnish information below for each system. A separate page should be supplied where necessary.				
1.	Present ERC's * the system can efficiently serve.	452			
2.	Maximum number of ERC's * which can be served.	452			
3.	Present system connection capacity (in ERCs *) using existing lines.	314			
4.	Future connection capacity (in ERCs *) upon service area buildout.				
5.	Estimated annual increase in ERCs *.	Unknown			
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	Yes 500 GPM			
7.	Attach a description of the fire fighting facilities.	Local Fire Hydrants			
8.	B. Describe any plans and estimated completion dates for any enlargements or improvements of th				
			- -		
9.	When did the company last file a capacity analysis report with the DE	P?	-		
10.	0. If the present system does not meet the requirements of DEP rules, submit the following:				
	a. Attach a description of the plant upgrade necessary to meet the DEP rules.				
	b. Have these plans been approved by DEP?		_		
	c. When will construction begin?				
	d. Attach plans for funding the required upgrading.				
	e. Is this system under any Consent Order with DEP?				
11.	Department of Environmental Protection II PWS335090				
12.	Water Management District Consumptive Use Permit #	2416			
	a. Is the system in compliance with the requirements of the CUP?	Yes			
	b. If not, what are the utility's plans to gain compliance?				
		34,4	- -		
	 An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months Divide the total annual single family residence (SFR) gallons so residents (SFR) gallons sold by the average number of single to period and divide the result by 365 days. 	old by the average number of single family			
	(b) If no historical flow data are available use:ERC = (Total SFR gallons sold (omit 000/365 days/350 gallor	ns per day).			

WASTEWATER

OPERATING

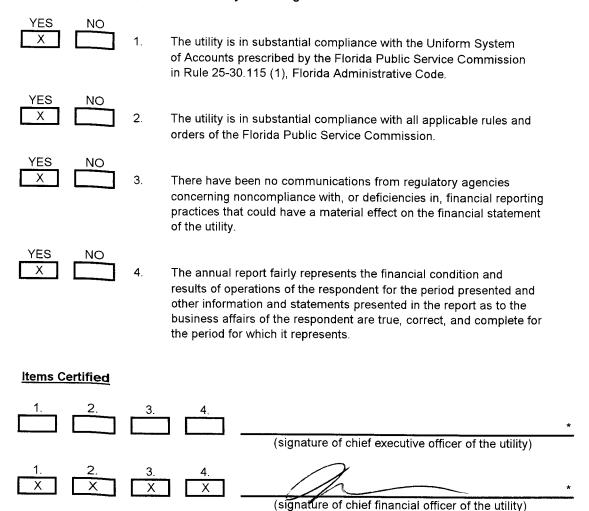
SECTION

Note:

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

CERTIFICATION OF ANNUAL REPORT

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



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

Notice:

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