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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

SU331-04-AR Schaeffer Utility Management Sanibel Bayous Utility Corporation 13591 McGregor Blvd., Suite 21 Ft. Myers, FL 33919-6050

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

Form PSC/ECR 006-W (Rev. 12/99)

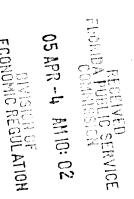


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FINANCIAL SECTION

REPORT OF

•	KEI OKI OI	•	
Saribel Bay	ous Utility C (EXACT NAME OF U	orporation	
13591 McGre	gor Blud #21	· · · · · · · · · · · · · · · · · · ·	
Fort Myers, Mailing Addres			Cee
		Street Address	County
Telephone Number 239-482-	-3711 D	ate Utility First Organized	1/31/75
Fax Number 239 - 482	<u>-3440</u> E-	mail Address <u>GWINHI</u>	ARDBALL C
Sunshine State One-Call of Florida, Inc. I	Member No.		
Check the business entity of the utility as	filed with the Internal Revenue	e Service:	
Individual Sub Chapter	S Corporation	1120 Corporation	Partnership
Name, Address and phone where records	s are located:Sawe	as above	
Name of subdivisions where services are	provided: <u>Sanibe</u>	l Bayous, Th	e Ridge
	CONTACTS:		
Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:	U.P. I Sec.	Sameasabout	
Person who prepared this report:	- VIII (
- Gary Winrow			
Officers and Managers:			\$
Bill Broeder	President	1681 Kennedy	\$
		Deay Unitage	
		1 Munic H. 3314	·U
Report every corporation or person owning securities of the reporting utility:	ng or holding directly or indirec	cily 5 percent or more of the v	oting
	Percent Ownership in		Salary Charged
Name .	Utility	Principle Business Address	
Cary Winrow	50	Samas abou	
Bill Broeder	50	Same as above	د الله الله الله الله الله الله الله الل
			\$
		I	1.50

UTILITY NAME: Sonibel Bayous Utility Conf.

YEAR OF REPORT DECEMBER 31, 2004

INCOME STATEMENT

	Ref.				Total
Account Name	Page	Water	Wastewater	Other	Company
Gross Revenue: Residential		• .			a gradient
Commercial		\$	\$ 41,562	\$	\$ 41,562
Industrial				<u>से उद्देशका र राज्य</u> स्ट	Transfer to the
Multiple Family			22.171		22 121
Guaranteed Revenues			40,000		00,777
Other (Specify)				***************************************	
					
Total Gross Revenue		\$	\$ <u>63,733</u> /	\$	\$ 63, 233
Operation Expense (Must tie	W-3		,		
to pages W-3 and S-3)	S-3	\$	\$ 123.608	\$	\$ 123 608
					7
Depreciation Expense	F-5		10.961		10961
CIAC Amortization Expense_	F-8		(12/66)	<u> </u>	(12,160)
			!		l `
Taxes Other Than Income	F-7		3,326		3,326
. .					
Income Taxes	F-7				
Total Operating Expense		ę.	125729		12000
Total Operating Expense	ļ	\$	125,729		12/23/27
Net Operating Income (Loss)		\$	161,994	\$	\$ (61,996)
Other Income:					
Nonutility Income	Ì	\$	\$	\$	\$
	1				
]				
Other Deductions:	1			·	
Miscellaneous Nonutility					
Expenses		\$	\$	\$	\$
Interest Expense					
	1			-	
	4				<u> </u>
	1	***************************************			
					_
Not Income (Leas)	l		1/1/ 96/	V.	11/1000
Net Income (Loss)		Φ	1904/10	 • • • • • • • • • • • • • • • • • • •	10/01,776/
	1				'
	L	l	L	<u> </u>	

UTILITY NAME: Sanibel Boyous Utility COLP

YEAR OF REPORT DECEMBER 31, 2004

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and Amortization (108)	F-5,W-1,S-1 F-5,W-2,S-2	\$ <u>389,843</u> /	\$ 322,284 232,028
Net Utility Plant	, 1-0,11-2,0-2	s 141,804	\$ 140,206
Cash Customer Accounts Receivable (141) Other Assets (Specify): Non-urly flag Look lec- orhel	20%)	(634) 18400 24479 15,559	136 18400 111499 15,209
Total Assets		\$ <u>249,608</u>	\$ 285,430
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	332339 (201,863)	332332 332332 309,862)
Total Capital		\$ 60,624	\$ 122,620
Long Term Debt (224) Accounts Payable (231) Notes Payable (232) Customer Deposits (235) Accrued Taxes (236) Other Liabilities (Specify)	F-6	\$ 63.052	33,502
Advances for Construction Contributions in Aid of Construction - Net (271-272)	F-8	125.882	138048
Total Liabilities and Capital		\$ 247,008	\$ 285, 430

UTILITY NAME: Paribec Boyous at thety Coup

YEAR OF REPORT DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive		Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$_	1 eg	\$ <u>389843</u>	\$	\$ <u>389, 843</u>
Construction Work in Progress (105)	_				
Other (Specify)	_				
Total Utility Plant	\$ <u></u>		\$ <u>389,843</u> .	* <u> </u>	\$ <u>389,843</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$	\$ 237,078.	\$	\$237,098
Add Credits During Year: Accruals charged to depreciation account Salvage Other Credits (specify)	\$	\$ <u>10,961</u> *	\$	\$ <u>10,961</u>
Total Credits	\$	\$ 248,039	*	\$ <u>748,039</u>
Deduct Debits During Year: Book cost of plant retired Cost of removal Other debits (specify)	\$	\$	\$ 	\$
Total Debits	\$	\$	\$	\$
Balance End of Year	\$	\$ <u>248,039</u>	\$	\$248,039

Balance end of year______

YEAR OF REPORT DECEMBER 31, 2004

CAPITAL STOCK (201 - 204)

	Common	Preferred
	Stock	Stock
Par or stated value per share	At 1	
Shares authorized		
Shares issued and outstanding	- - 20 0	
Total par value of stock issued	200	
Dividends declared per share for year		
RETAINED EARNINGS (215)	
· ·		Un
	Appropriated	Appropriate
Balance first of year	<u>e</u> /	6/2 40 0
Changes during the year (Specify):		70700
NETLOSS FOR WEDL		1116

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	* Partner
Balance first of yearChanges during the year (Specify):	\$	\$
Balance end of year	\$	\$

LONG TERM DEBT (224)

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

UTILITY NAME: Sourbel Boyous whily loup.

YEAR OF REPORT DECEMBER 31, 2004

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes: Federal income tax State income Tax Taxes Other Than Income: State ad valorem tax Local property tax Regulatory assessment fee Other (Specify)	\$ \$	\$\$ 	\$ \$	\$ 3326

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<i>N/A</i>		\$ \$ \$	
-		\$ \$ \$	
		\$ \$ \$	
	\$ \$	\$ \$	

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

	(a)	Water (b)	Wastewater (c)	Total (d)
1) 2)	Balance first of yearAdd credits during year	\$	\$231,910	\$ <u>23 ! 910</u>
3) 4) 5) 6)	Total Deduct charges during the year Balance end of year Less Accumulated Amortization		23/90	731,910 106,038
7)	Net CIAC	\$	\$ <u>125,882</u>	\$/ <u>35,882</u>

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

Report below all developers or on agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
Report below all cap extension charges a charges received do	and customer conne			
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
	-			
Total Credits During Year (Must ag	ee with line # 2 abo	ve.)	\$	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

Balance First of YearAdd Debits During Year:	<u>Water</u> \$	\$ <u> </u>	\$ 93.862 12.166
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	s	\$ <u>10 6,028</u>	\$ <u>706,028</u>

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

UTILITY NAME: San bel	Bayous	white	COLD
			, – , –

YEAR OF REPORT DECEMBER 31, 2004

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		%	%	<u> </u>
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 **

ITILITY NAME: Sombel ut 1,4 COAD	YEAR OF REPORT
	DECEMBER 31, 2004
SCHEDULE "B"	
SCHEDIII F "R"	

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

Note:

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

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	. Additions . (d)	Retirements (e)	Current Year (f)
351	Organization	\$	\$	\$	s
352	Franchises				
353	Land and Land Rights	22905			22902
354	Structures and Improvements	82006			82006
355	Power Generation Equipment				0,000
360	Collection Sewers - Force	46.364			46364
361	Collection Sewers - Gravity	114 453			11445
362	Special Collecting Structures			**	, -,
363	Services to Customers	19336			19336
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells	9000			9000
371	Pumping Equipment	40,699	13559		53258
380	Treatment and Disposal				
	Equipment	32512			32512
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous				
	Equipment				
390	Office Furniture and				
	Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage				
204	Equipment				
394 395	Laboratory Equipment				
395	Power Operated Equipment Communication Equipment				
396	Miscellaneous Equipment				
398	Miscellaneous Equipment Other Tangible Plant				
1 330	Culei rangible i lant				
	Total Wastewater Plant	\$377284	\$ <u>12 55 9</u> /	\$	\$389843 .

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

Revised 4/27/05

UTILITY NAME: Bubel CayOUS UTILY BLD

YEAR OF REPORT DECEMBER 31, 2004

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

	nevised are
Accum. Depr. Balance End of Year (f-g+h=i) (i)	\$ 61/60 25/20
Credits (h)	\$ 2719
Debits (9)	\$ 258 Sold S
Accumulated Depreciation Balance Previous Year (f)	\$ 5844 23 26 24 35 24 35 24 35 23 008
Depr. Rate Applied (e)	20 H
Average Salvage in Percent (d)	
Average Service Life in Years (c)	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Account (b)	Structures and Improvements Power Generation Equipment Collection Sewers - Force Collection Sewers - Gravity Special Collecting Structures Services to Customers Flow Measuring Devices Flow Measuring Installations Receiving Wells Pumping Equipment Treatment and Disposal Equipment Outfall Sewer Lines Outfall Sewer Lines Other Plant and Miscellaneous Equipment Office Furniture and Equipment Transportation Equipment Stores Equipment Transportation Equipment Communication Equipment Other Tangible Plant
Acct. No. (a)	354 365 360 361 363 363 364 370 371 380 382 383 393 394 395 396 396 397

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Account Name	Amount
Salaries and Wages - Employees	\$
Salaries and Wages - Officers, Directors, and Majority Stockholders	
Employee Pensions and Benefits	
Fulchased Wastewater Treatment	
Sludge Removal Expense_	7/45
Fulcilaseu Fower	9013
Fuel for Power Production_	
Chemicals	9250
Materials and Supplies	- 4000
Contractual Services	
Billing -Legal + Accounting	اردرع
Professional MANGALMENT	
Testing	- 2000
Other 10 DOILS & WOLD MOUNTENANCE	- 11/1 766
Rents	44072
	-
Insurance Expense	10 166
	- 10,707
	17760
	- 10,011
Total Wastewater Operation And Maintenance Expense	10122 600.
* This amount should tie to Sheet F-3	- 3/42,000°
	Salaries and Wages - Employees_ Salaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits_ Purchased Wastewater Treatment_ Sludge Removal Expense_ Purchased Power_ Fuel for Power Production_ Chemicals Materials and Supplies

WASTEWATER CUSTOMERS

Description	Type of Meter **	Equivalent Factor	Start • of Year	ctive Customers al I End ar I of Year	umber of quivalents (c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service All meter sizes	D	1.0			
General Service					
5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3"	D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	268	268	268
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine		Total	368	268	268

Lift Station Number Make or Type and nameplate						
dete en nume						
data on pump			 	•		
			 -,		***************************************	
Year installed		·	 			
Rated capacity			 			
Size			 			
Power:			 			
Electric				,		
Mechanical			 			
		<u> </u>	 			
	·					

SERVICE CONNECTIONS

Size (inches) Type (PVC, VCP, etc.) Average length Number of active service connections Beginning of year Added during year Retired during year End of year Give full particulars concerning inactive connections	268 268 268					
---	-------------------	--	--	--	--	--

COLLECTING AND FORCE MAINS

······································	Collecting Mains		Force Mains				
Size (inches) Type of main Length of main (nearest foot) Begining of year Added during year Retired during year End of year							

MANHOLES

Size (inches)		
Type of Manhole_	 	
Number of Manholes:	 	
Beginning of year Added during year	 	
Retired during year End of Year	 	

UTILITY NAME:					
SYSTEM NAME:			AR OF REP		
	TREATME	NT PLANT	•		
Manufacturer					
	MASTER LIFT S	TATION PUMPS	3		
Manufacturer Capacity (GPM's) Motor: Manufacturer Horsepower Power (Electric or Mechanical)					
Months	PUMPING WASTEV Gallons of Treated	Effluent Re Gallons to	use	Dispo	Gallons
January Not Ovorloble February March April May June July August September October November December Total for year		Customer	S	Same a Zuule a Waske u	/
If Wastewater Treatment is purch	nased, indicate the vender	or:			

UTILITY NAME: Sawibel	BOYOUS	atiliti	COLD
SYSTEM NAME:			

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.
Present number of ERCs* now being served
2. Maximum number of ERCs* which can be served.
Present system connection capacity (in ERCs*) using existing lines.
4. Future connection capacity (in ERCs*) upon service area buildout.
5. Estimated annual increase in ERCs*.
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
 If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?
If so, when?
9. Has the utility been required by the DEP or water management district to implement reuse?
If so, what are the utility's plans to comply with this requirement?
10. When did the company last file a capacity analysis report with the DEP?
11. 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 begins?
d. Attach plans for funding the required upgrading
e. Is this system under any Consent Order with DEP?
12. Department of Environmental Protection ID #
 An ERC is determined based on one of the following methods: (a) If actual flow data are available from the proceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

CERTIFICATION OF ANNUAL REPORT

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

YES NO	1.	The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.	
YES NO	2.	The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.	
YES NO	3.	There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.	
YES NO	4.	The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.	
1. 2.	3.	(signature of chief executive officer of the utility) Date: 33 05	*
1. 2.	3.	(signature of chief financial officer of the utility) Date:	*

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

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