

ANNUAL REPORT

OF

Diamond Bar Estates Water
NAME

Po Bx 1870 Hayden ID 83835
ADDRESS

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED 2004

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UTILITIES COMMISSION

**ANNUAL REPORT FOR WATER UTILITIES TO
THE IDAHO PUBLIC UTILITIES COMMISSION
FOR THE YEAR ENDING 2004**

COMPANY INFORMATION

1 Give full name of utility Diamond Bar Estates LLC dba Diamond Bar Estates Water
 2 Date of Organization Mar-94
 3 Organized under the laws of the state of Idaho
 4 Address of Principal Office (number & street) 2953 N Governr ent Way Coeur d'Alene ID 83815
 5 P.O. Box (if applicable) PO Box 1870
 6 City Hayden
 7 State Idaho
 8 Zip Code 83835
 9 Organization (proprietor, partnership, corp.) proprietor
 10 Towns, Counties served Rathdrum ID
Kootenai county
 11 Are there any affiliated companies?

12 Contact Information	Name	Phone No.
President (Owner)	Robert N and Clara B Turnipseed	208-665-9200
Vice President		
Secretary		
General Manager		
Complaints or Billing	Clara or Cristy Turnipseed	208-665-9200
Engineering		
Emergency Service	Robert C Turnipseed	208-687-9000
Accounting	Ralph nelson Jr CPA	208-664-3157

13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? No

14 Where are the Company's books and records kept?
 Street Address 2953 N Government Way
 City Coeur d'Alene
 State Idaho
 Zip 83815

NAME: Diamond Bar Estates Water Co

COMPANY INFORMATION (Cont.)

For the Year Ended 2004

15 Is the system operated or maintained under a service contract? No

16 With whom is the contract? _____
When does the contract expire? _____
What services and rates are included? _____

17 Is water purchased for resale through the system? No

18 Name of Organization _____
Name of owner or operator _____
Mailing Address _____
City _____
State _____
Zip _____

	Gallons/CCF	\$Amount
Water Purchased	_____	_____

19 Has any system(s) been disapproved by the Idaho Division of Environmental Quality? No

20 Has the Idaho Division of Environmental Quality recommended any improvements? No

21 Number of Complaints received during year concerning:

Quality of Service	<u>None</u>
High Bills	<u>None</u>
Disconnection	<u>None</u>

22 Number of Customers involuntarily disconnected 0

23 Date customers last received a copy of the Summary of Rules required by IDAPA 31.21.01.701? _____

24 Did significant additions or retirements from the Plant Accounts occur during the year? No

NAME: Diamond Bar Estates Water Co

REVENUE & EXPENSE DETAIL

For the Year Ended 2004

ACCT #	DESCRIPTION	
<u>400 REVENUES</u>		
1	460 Unmetered Water Revenue	
2	461.1 Metered Sales - Residential	14810
3	461.2 Metered Sales - Commercial, Industrial	
4	462 Fire Protection Revenue	
5	464 Other Water Sales Revenue	
6	465 Irrigation Sales Revenue	
7	466 Sales for Resale	
8	400 Total Revenue (Add Lines 1 - 7) (also enter result on Page 4, line 1)	14810
9	* DEQ Fees Billed separately to customers	Booked to Acct # _____
10	** Hookup or Connection Fees Collected	Booked to Acct # _____
11	***Commission Approved Surcharges Collected	Booked to Acct # _____
<u>401 OPERATING EXPENSES</u>		
12	601.1-6 Labor - Operation & Maintenance	4536
13	601.7 Labor - Customer Accounts	
14	601.8 Labor - Administrative & General	2400
15	603 Salaries, Officers & Directors	
16	604 Employee Pensions & Benefits	
17	610 Purchased Water	
18	615-16 Purchased Power & Fuel for Power	4629
19	618 Chemicals	
20	620.1-6 Materials & Supplies - Operation & Maint.	
21	620.7-8 Materials & Supplies - Administrative & General	899
22	631-34 Contract Services - Professional	2418
23	635 Contract Services - Water Testing	540
24	636 Contract Services - Other	
25	641-42 Rentals - Property & Equipment	900
26	650 Transportation Expense	
27	656-59 Insurance	1556
28	660 Advertising	
29	666 Rate Case Expense (Amortization)	
30	667 Regulatory Comm. Exp. (Other except taxes)	
31	670 Bad Debt Expense	
32	675 Miscellaneous	
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)	17878

Name: Diamond Bar Estates Water Co

INCOME STATEMENT

For Year Ended 2004

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>14810</u>
2	Operating Expenses (From Page 3, line 33)	17878	
3	403 Depreciation Expense	1585	
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)	170	
7	408.11 Property Taxes	225	
8	408.12 Payroll Taxes		
9A	408.13 Other Taxes (list) DEQ Fees		
9B			
9C			
9D			
10	409.10 Federal Income Taxes		
11	409.11 State Income Taxes		
12	410.10 Provision for Deferred Income Tax - Federal		
13	410.11 Provision for Deferred Income Tax - State		
14	411 Provision for Deferred Utility Income Tax Credits		
15	412 Investment Tax Credits - Utility		
16	Total Expenses from operations before interest (add lines 2-15)	19858	
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		<u>-5048</u>
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income		
25	426 Miscellaneous Non-Utility Expense		
26	408.20 Other Taxes, Non-Utility Operations		
27	409-20 Income Taxes, Non-Utility Operations		
28	Net Non-Utility Income (Add lines 20,22,23 & 24 less lines 21,25,26, & 27)		
29	Gross Income (add lines 19 & 28)		
30	427.3 Interest Exp. on Long-Term Debt		
31	427.5 Other Interest Charges		
32	NET INCOME (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		<u><u>-5048</u></u>

Name: Diamond Bar Estates Water Co

ACCOUNT 101 PLANT IN SERVICE DETAIL
For Year Ended 2004

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1	301	Organization			
2	302	Franchises and Consents			
3	303	Land & Land Rights			
4	304	Structures and Improvements			
5	305	Collecting & Impounding Reservoirs			
6	306	Lake, River & Other Intakes			
7	307	Wells			
8	308	Infiltration Galleries & Tunnels			
9	309	Supply Mains	8000		8000
10	310	Power Generation Equipment			
11	311	Power Pumping Equipment			
12	320	Purification Systems			
13	330	Distribution Reservoirs & Standpipes			
14	331	Trans. & Distrib. Mains & Accessories			
15	333	Services			
16	334	Meters and Meter Installations			
17	335	Hydrants			
18	336	Backflow Prevention Devices			
19	339	Other Plant & Misc. Equipment			
20	340	Office Furniture and Equipment			
21	341	Transportation Equipment			
22	342	Stores Equipment			
23	343	Tools, Shop and Garage Equipment			
24	344	Laboratory Equipment			
25	345	Power Operated Equipment			
26	346	Communications Equipment			
27	347	Miscellaneous Equipment			
28	348	Other Tangible Property			
29		TOTAL PLANT IN SERVICE	8000		8000

(Add lines 1 - 28)

Enter beginning & end of year totals on Pg 7, Line 1

Name: Diamond Bar Estates Water Co

ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL

For Year Ended 2004

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1 304	Structures and Improvements				
2 305	Collecting & Impounding Reservoirs				
3 306	Lake, River & Other Intakes				
4 307	Wells				
5 308	Infiltration Galleries & Tunnels				
6 309	Supply Mains		196	196	
7 310	Power Generation Equipment				
8 311	Power Pumping Equipment				
9 320	Purification Systems				
10 330	Distribution Reservoirs & Standpipes				
11 331	Trans. & Distrib. Mains & Accessories				
12 333	Services				
13 334	Meters and Meter Installations				
14 335	Hydrants				
15 336	Backflow Prevention Devices				
16 339	Other Plant & Misc. Equipment				
17 340	Office Furniture and Equipment				
18 341	Transportation Equipment				
19 342	Stores Equipment				
20 343	Tools, Shop and Garage Equipment				
21 344	Laboratory Equipment				
22 345	Power Operated Equipment				
23 346	Communications Equipment				
24 347	Miscellaneous Equipment				
25 348	Other Tangible Property				
26	TOTALS (Add Lines 1 - 25)		196	196	

Enter beginning & end of year totals on Pg 7, Line 7

Name: Diamond Bar Estates Water Co

BALANCE SHEET

For Year Ended 2004

		ASSETS			
ACCT #	DESCRIPTION		Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	101 Utility Plant in Service (From Pg 5, Line 29)		8000	8000	
2	102 Utility Plant Leased to Others				
3	103 Plant Held for Future Use				
4	105 Construction Work in Progress				
5	114 Utility Plant Aquisition Adjustment				
6	Subtotal (Add Lines 1 - 5)				
7	108.1 Accumulated Depreciation (From Pg 6, Line 26)		196	196	
8	108.2 Accum. Depr. - Utility Plant Lease to Others				
9	108.3 Accum. Depr. - Property Held for Future Use				
10	110.1 Accum. Amort. - Utility Plant in Service				
11	110.2 Accum. Amort. - Utility Plant Lease to Others				
12	115 Accumulated Amortization - Aquisition Adj.				
13	Net Utility Plant (Line 6 less lines 7 - 12)		7804	7804	
14	123 Investment in Subsidiaries				
15	125 Other Investments				
16	Total Investments (Add lines 14 & 15)				
17	131 Cash		2559	4976	2417
18	135 Short Term Investments				
19	141 Accts/Notes Receivable - Customers				
20	142 Other Receivables				
21	145 Receivables from Associated Companies		5500	5500	
22	151 Materials & Supplies Inventory				
23	162 Prepaid Expenses				
24	173 Unbilled (Accrued) Utility Revenue				
25	143 Provision for Uncollectable Accounts				
26	Total Current (Add lines 17 -24 less line 25)		5500	5500	
27	181 Unamortized Debt Discount & Expense				
28	183 Preliminary Survey & Investigation Charges				
29	184 Deferred Rate Case Expenses				
30	186 Other Deferred Charges				
31	Total Assets (Add lines 13, 16 & 26 - 30)		13304	13304	

Name: Diamond Bar Estates Water Co

BALANCE SHEET

For Year Ended 2004

LIABILITIES & CAPITAL

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock			
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts			
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings	16426	15863	-563
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	16426	15863	-563
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt			
12	231 Accounts Payable	3185	0	-3185
13	232 Notes Payable			
14	233 Accounts Payable - Associated Companies			
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable			
17	236.12 Accrued Income Taxes Payable			
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities			
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities			
24	255.1 Accumulated Investment Tax Credits - Utility			
25	255.2 Accum. Investment Tax Credits - Non-Utility			
26	261-5 Operating Reserves			
27	271 Contributions in Aid of Construction			
28	272 Accum. Amort. of Contrib. in Aid of Const. **			
29	281-3 Accumulated Deferred Income Taxes			
30	Total Liabilities (Add lines 9 - 29)			
31	TOTAL LIAB & CAPITAL (Add lines 8 & 30)	19611	15863	3748

**** Only if Commission Approved**

Name: Diamond Bar Estates Water Co

STATEMENT OF RETAINED EARNINGS

For Year Ended 2004

1	Retained Earnings Balance @ Beginning of Year	<u>16426</u>
2	Amount Added from Current Year Income (From Pg 4, Line 32)	<u>-5048</u>
3	Other Credits to Account	<u> </u>
4	Dividends Paid or Appropriated	<u> </u>
5	Other Distributions of Retained Earnings	<u> </u>
6	Retained Earnings Balance @ End of Year	<u><u>11378</u></u>

CAPITAL STOCK DETAIL

7	Description (Class, Par Value etc.)	No. Shares Authorized	No. Shares Outstanding	Dividends Paid

DETAIL OF LONG-TERM DEBT

8	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued

Name: Diamond Bar Estates Water Co

SYSTEM ENGINEERING DATA

For Year Ended 2004

1 Provide an updated system map if significant changes have been made to the system during the year.

2 Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply Source (Well, Spring, Surface Wtr)
Kootenai County-Rodeo Rd		none		well
Kootenai County-pressurized tank	1000	none		well

3 System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir (Elevated, Pressurized, Boosted)	Construction (Wood, Steel Concrete)
Kootenai County-Rodeo Rd	65000	55000	pressurized	concrete
Kootenai County-Atlas Rd	1000		pressurized	

(Duplicate form and attach if necessary. Asterisk facilities added this year.)

Name: Diamond Bar Estates Water Co

SYSTEM ENGINEERING DATA
(continued)
For Year Ended 2004

4 Pump information for ALL system pumps, including wells and boosters.

Designation or Location & Type of Pump**	Horse Power	Rated Capacity (gpm)	Discharge Pressure (psi)	Energy Used This Year
KC Rodeo Rd-jacuzzi submersible wellpump	60	570		
KC Atlas Rd-submerisble pump	15	55		

**** Submit pump curves unless previously provided or unavailable. Asterisk facilities added this year. Attach additional sheets if inadequate space is available on this page.**

- 5 If Wells are metered:
- What was the total amount pumped this year? 12749520
 - What was the total amount pumped during peak month? 4024200
 - What was the total amount pumped on the peak day? 129813
- 6 If customers are metered, what was the total amount sold in peak month? 3875470
- 7 Was your system designed to supply fire flows? yes
If Yes: What is current system rating? _____
- 8 How many times were meters read this year? 7
During which months? Aril 1st through November 1st
- 9 How many additional customers could be served with no system improvements except a service line and meter? 200
How many of those potential additions are vacant lots? 14
- 10 Are backbone plant additions anticipated during the coming year? no
If Yes, attach an explanation of projects and anticipated costs!
- 11 In what year do you anticipate that the system capacity (supply, storage or distribution) will have to be expanded? 2010

Name: Diamond Bar Estates Water Co

SYSTEM ENGINEERING DATA

(continued)

For Year Ended 2004

FEET OF MAINS

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	6"	12537.41 lin ft			9091
	4"	1033 lin ft loop system			1033

CUSTOMER STATISTICS

	Number of Customers		Thousands of Gallons Sold	
	This Year	Last Year	This Year	Last Year
2 Metered:				
2A Residential	42	42		
2B Commercial				
2C Industrial				
3 Flat Rate:				
3A Residential	21	21		
3B Commercial				
3C Industrial				
4 Private Fire Protection	9	9		
5 Public Fire Protection				
6 Street Sprinkling				
7 Municipal, Other				
8 Other Water Utilities				
TOTALS (Add lines 2 through 8)				

CERTIFICATE

State of Idaho)
) ss
County of _____)

WE, the undersigned _____
and _____
of the _____
utility, on our oath do severally say that the foregoing report has been prepared under our direction,
from the original books, papers and records of said utility; that we have carefully examined same, and
declare the same to be a correct statement of the business and affairs of said utility for the period
covered by the report in respect to each and every matter and thing therein set forth, to the best of our
knowledge, information and belief.

(Chief Officer)

(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this _____ day of _____, _____

NOTARY PUBLIC

My Commission Expires _____

gdk/excel/jnelson/anulrpts/wtrannualrpt