

# ANNUAL REPORT

OF

House Point Water Co., LLC  
NAME

3652 S. McCormick Ave  
ADDRESS  
Boise, ID 83709

TO THE

**IDAHO PUBLIC**

**UTILITIES COMMISSION**

FOR THE

YEAR ENDED December 31, 2004

IDAHO PUBLIC  
UTILITIES COMMISSION

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ANNUAL REPORT FOR WATER UTILITIES TO  
THE IDAHO PUBLIC UTILITIES COMMISSION  
FOR THE YEAR ENDING 12-31-04

COMPANY INFORMATION

1 Give full name of utility House Point Water Co., LLC  
 Telephone Area Code ( ) 208-861-8884  
 E-mail address \_\_\_\_\_  
 2 Date of Organization 5-96  
 3 Organized under the laws of the state of Idaho  
 4 Address of Principal Office (number & street) 3652 S. McCormick Ave  
 5 P.O. Box (if applicable) \_\_\_\_\_  
 6 City Boise  
 7 State Idaho  
 8 Zip Code 83709  
 9 Organization (proprietor, partnership, corp.) Limited Liability Company  
 10 Towns, Counties served Kuna, Ada, Idaho

11 Are there any affiliated companies? No  
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	<u>Walter R. Wanner</u>	<u>861-8884</u>
Vice President		
Secretary	<u>Sisa A. Wanner</u>	<u>761-5366</u>
General Manager		
Complaints or Billing	<u>United Water - Idaho</u>	
Engineering		
Emergency Service	<u>United Water - Idaho</u>	
Accounting	<u>Bette Jo Berryman</u>	<u>888-3431</u>

13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? No  
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

14 Where are the Company's books and records kept?  
 Street Address 819 W. Penwood  
 City Meridian  
 State Idaho  
 Zip 83642

NAME: Browse Point Water Co, LLC

COMPANY INFORMATION (Cont.)

For the Year Ended 12-31-04

15 Is the system operated or maintained under a service contract?

16 If yes: With whom is the contract?

When does the contract expire?

What services and rates are included?

Yes  
United Water - Idaho  
Open Ended Contract  
Monthly Monitoring - including  
Bacteria, Coliform, & Ratss are fine  
+ Materials

17 Is water purchased for resale through the system?

18 If yes: 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?

If yes, attach full explanation

No

20 Has the Idaho Division of Environmental Quality

recommended any improvements?

If yes, attach full explanation

No

21 Number of Complaints received during year concerning:

Quality of Service

High Bills

Disconnection

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

Attach a copy of the Summary

\_\_\_\_\_

24 Did significant additions or retirements from the

Plant Accounts occur during the year?

If yes, attach full explanation

and an updated system map

\_\_\_\_\_

NAME: Brouse Point Water Co, LLC

REVENUE & EXPENSE DETAIL

For the Year Ended 12-31-04

ACCT #	DESCRIPTION		
<b>400 REVENUES</b>			
1	460	Unmetered Water Revenue	<u>1350.00</u>
2	461.1	Metered Sales - Residential	<u>4,428.50</u>
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)	<u>5,778.50</u>
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 # _____
<b>401 OPERATING EXPENSES</b>			
12	601.1-6	Labor - Operation & Maintenance	_____
13	601.7	Labor - Customer Accounts	_____
14	601.8	Labor - Administrative & General	_____
15	603	Salaries, Officers & Directors	_____
16	604	Employee Pensions & Benefits	_____
17	610	Purchased Water	_____
18	615-16	Purchased Power & Fuel for Power	<u>2,684</u> <u>Idaho Power Co</u>
19	618	Chemicals	_____
20	620.1-6	Materials & Supplies - Operation & Maint.	<u>1,114</u>
21	620.7-8	Materials & Supplies - Administrative & General	_____
22	631-34	Contract Services - Professional	<u>250</u>
23	635	Contract Services - Water Testing - <u>Billing</u>	<u>10,887</u> <u>United Power</u>
24	636	Contract Services - Other	_____
25	641-42	Rentals - Property & Equipment	_____
26	650	Transportation Expense	_____
27	656-59	Insurance	<u>814</u>
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 - <u>Depreciation &amp; fees</u>	<u>150</u>
33		Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)	<u>15,899</u>

Name: Grouse Point Water Co, LLC

**INCOME STATEMENT**

For Year Ended 12-31-04

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>5,779</u>
2	Operating Expenses (From Page 3, line 33)	<u>15,899</u>	
3	403 Depreciation Expense		
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)		
7	408.11 Property Taxes		
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)	<u>15,899</u>	
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		
19	Net Operating <sup>Sold</sup> Income (Add lines 1, 17 & 18 less line 16)		<u>&lt;10,120&gt;</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 <sup>Sold</sup> Income (add lines 19 & 28)		<u>&lt;10,120&gt;</u>
30	427.3 Interest Exp. on Long-Term Debt		
31	427.5 Other Interest Charges		
32	NET <del>INCOME</del> <sup>Sold</sup> (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		<u>&lt;10,120&gt;</u>

Name: Grouse Point Water Co, LLC

**ACCOUNT 101 PLANT IN SERVICE DETAIL**  
 For Year Ended 12-31-04

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	<i>N/A</i> 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				
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	<b>TOTAL PLANT IN SERVICE</b>				

(Add lines 1 - 28)

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

Name: Drouse Point Water Co, LLC

**ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL**

For Year Ended 12-31-04

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	<i>NA</i> 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				
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)				

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

Name: Brouse Point Water Co, LLC

**BALANCE SHEET**

For Year Ended 12-31-04

<u>ASSETS</u>		Balance	Balance	Increase
ACCT #	DESCRIPTION	Beginning of Year	End of Year	or (Decrease)
1	101 Utility Plant in Service (From Pg 5, Line 29)			
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)			
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)			
14	123 Investment in Subsidiaries			
15	125 Other Investments			
16	Total Investments (Add lines 14 & 15)			
17	131 Cash	2,268	648	<1,620>
18	135 Short Term Investments			
19	141 Accts/Notes Receivable - Customers			
20	142 Other Receivables			
21	145 Receivables from Associated Companies			
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)			
27	181 Unamortized Debt Discount & Expense			
28	183 Preliminary Survey & Investigation Charges			
29	184 Deferred Rate Case Expenses			
30	186 Other Deferred Charges			
31	<b>Total Assets (Add lines 13, 16 &amp; 26 - 30)</b>	<b>2,268</b>	<b>648</b>	<b>&lt;1,620&gt;</b>



Name: Drouse Point Water Co, LLC

**BALANCE SHEET**

For Year Ended 12-31-04

**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	< 714 >	648	1362
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings			
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	< 714 >	648	< 1,362 >
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt			
12	231 Accounts Payable	2,982	—	2,982
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	<b>TOTAL LIAB &amp; CAPITAL ( Add lines 8 &amp; 30)</b>	<u>2268</u>	<u>648</u>	<u>&lt; 1620 &gt;</u>

\*\* Only if Commission Approved

Name: House Point Water Co, LLC

**STATEMENT OF RETAINED EARNINGS**  
For Year Ended 12-31-04

1	Retained Earnings Balance @ Beginning of Year	<u>2,268</u>
2	Amount Added from Current Year Income (From Pg 4, Line 32)	<u>&lt;10,120&gt;</u>
3	Other Credits to Account	<u>8,500</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>648</u></u>

**CAPITAL STOCK DETAIL**

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

**DETAIL OF LONG-TERM DEBT**

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

Name: House Point Water Co, LLC

**SYSTEM ENGINEERING DATA**  
For Year Ended 12-31-04

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)
#1 Well - 15HP	138	N	1340	Well
#2 Well - 100HP	958	N	Fluor Only	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)
Bladder Pressure Tank Used Only for Operation of the Pumps	NA			

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

Name: House Point Water Co,

**SYSTEM ENGINEERING DATA**  
(continued)

For Year Ended 12-31-04

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
#1 Well - Pump	15	138	40/60	
#2 Well - Pump	100	958	35/65	

\*\* 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? NA  
 What was the total amount pumped during peak month? \_\_\_\_\_  
 What was the total amount pumped on the peak day? \_\_\_\_\_

6 If customers are metered, what was the total amount sold in peak month? \_\_\_\_\_

7 Was your system designed to supply fire flows?  
 If Yes: What is current system rating? \_\_\_\_\_

8 How many times were meters read this year?  
 During which months? \_\_\_\_\_

9 How many additional customers could be served with no system improvements  
 except a service line and meter?  
 How many of those potential additions are vacant lots? \_\_\_\_\_

10 Are backbone plant additions anticipated during the coming year?  
 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? \_\_\_\_\_

Name: Brouse Point Water Co, LLC

**SYSTEM ENGINEERING DATA**  
(continued)  
For Year Ended 12-31-04

**FEET OF MAINS**

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	6"	1675			1675
	8"	1345			1345
	10"	420			420

**CUSTOMER STATISTICS**

	Number of Customers		Thousands of Gallons Sold	
	This Year	Last Year	This Year	Last Year
2 Metered:				
2A Residential	23	NA		
2B Commercial				
2C Industrial				
3 Flat Rate:				
3A Residential	NA	23		
3B Commercial				
3C Industrial				
4 Private Fire Protection	NA	-	-	-
5 Public Fire Protection	yes	yes		
6 Street Sprinkling	NA	NA		
7 Municipal, Other	NA	NA		
8 Other Water Utilities	Pressure irrigation system from domestic wells - water source is irrigation canal.			NOT
TOTALS (Add lines 2 through 8)				

# CERTIFICATE

State of Idaho )  
County of AOA ) ss

WE, the undersigned WALTER R. WANNER - BETTE JO BERRYMAN  
and \_\_\_\_\_  
of the Snouse Point Water Co., LLC  
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.

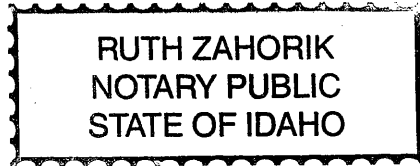
[Signature]  
(Chief Officer)

[Signature]  
(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this 26<sup>th</sup> day of April, 2005

[Signature]  
NOTARY PUBLIC



My Commission Expires 7/12/2006

gdk/excel/jnelson/anulrpts/wtrannualrpt