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ANNUAL REPORT

IDAHO PUBLIC
UTILITIES COMMISSION

OF

CDS Stoneridge Utilities, LLC
NAME

Stoneridge Resort, Blanchard, ID
ADDRESS

TO THE

IDAHO PUBLIC

UTILITIES COMMISSION

FOR THE

YEAR ENDED December 31, 2002

**ANNUAL REPORT FOR WATER UTILITIES TO
THE IDAHO PUBLIC UTILITIES COMMISSION
FOR THE YEAR ENDING 31-Dec-02**

COMPANY INFORMATION

1 Give full name of utility CDS Stoneridge Utilities, LLC
 2 Date of Organization Apr-01
 3 Organized under the laws of the state of Utah
 4 Address of Principal Office (number & street) 4885 South 900 East, Suite 100
 5 P.O. Box (if applicable) _____
 6 City Salt Lake City
 7 State Utah
 8 Zip Code 84117
 9 Organization (proprietor, partnership, corp.) _____
 10 Towns, Counties served Stoneridge Resort and Golf Community in Blanchard, ID

 11 Are there any affiliated companies? Yes

If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	Dean Allara	208 437 3148
Vice President		
Secretary		
General Manager	Dean Allara	650 579 1350
Complaints or Billing	Kamie Hendershott	208 437 3148
Engineering	Keith Rusho	208 437 3148
Emergency Service	Keith Rusho	208 437 3148
Accounting	Kevin Anderson	801 284 2939

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 4885 South 900 East, Suite 100
 City Salt Lake City
 State Utah
 Zip 84117

NAME: CDS Stoneridge Utilities, LLC

COMPANY INFORMATION (Cont.)

For the Year Ended 31-Dec-02

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

No

16 If yes: 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 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?

No

If yes, attach full explanation

20 Has the Idaho Division of Environmental Quality recommended any improvements?

No

If yes, attach full explanation

21 Number of Complaints received during year concerning:

Quality of Service

0

High Bills

0

Disconnection

1

22 Number of Customers involuntarily disconnected

1

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

1-May-02

Attach a copy of the Summary

24 Did significant additions or retirements from the Plant Accounts occur during the year?

No

If yes, attach full explanation and an updated system map

NAME: CDS Stoneridge Utilities, LLC

REVENUE & EXPENSE DETAIL

For the Year Ended 31-Dec-02

ACCT #	DESCRIPTION		
<u>400 REVENUES</u>			
1	460	Unmetered Water Revenue	
2	461.1	Metered Sales - Residential	<u>13,425</u>
3	461.2	Metered Sales - Commercial, Industrial	<u>30,755</u>
4	462	Fire Protection Revenue	
5	464	Other Water Sales Revenue	<u>24,000</u>
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>68,179</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 # _____
<u>401 OPERATING EXPENSES</u>			
12	601.1-6	Labor - Operation & Maintenance	<u>30,058</u>
13	601.7	Labor - Customer Accounts	
14	601.8	Labor - Administrative & General	<u>29,462</u>
15	603	Salaries, Officers & Directors	
16	604	Employee Pensions & Benefits	<u>5,332</u>
17	610	Purchased Water	<u>2,066</u>
18	615-16	Purchased Power & Fuel for Power	<u>10,232</u>
19	618	Chemicals	<u>799</u>
20	620.1-6	Materials & Supplies - Operation & Maint.	<u>4,227</u>
21	620.7-8	Materials & Supplies - Administrative & General	<u>3,189</u>
22	631-34	Contract Services - Professional	<u>712</u>
23	635	Contract Services - Water Testing	<u>2,230</u>
24	636	Contract Services - Other	
25	641-42	Rentals - Property & Equipment	<u>2,133</u>
26	650	Transportation Expense	
27	656-59	Insurance	<u>3,855</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>-4,752</u>
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)		<u>89,544</u>

Name: CDS Stoneridge Utilities, LLC

INCOME STATEMENT

For Year Ended 31-Dec-02

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>68,179</u>
2	Operating Expenses (From Page 3, line 33)	<u>89,544</u>	
3 403	Depreciation Expense	<u>215,886</u>	
4 406	Amortization, Utility Plant Aquisition Adj.		
5 407	Amortization Exp. - Other		
6 408.10	Regulatory Fees (PUC)	<u>282</u>	
7 408.11	Property Taxes		
8 408.12	Payroll Taxes	<u>5,903</u>	
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>311,615</u>
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>-243,436</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)		<u>-243,436</u>
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>-243,436</u></u>

Name: CDS Stoneridge Utilities, LLC

ACCOUNT 101 PLANT IN SERVICE DETAIL
For Year Ended 31-Dec-02

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1	301				
2	302				
3	303				
4	304	0	557,551		557,551
5	305				
6	306				
7	307				
8	308				
9	309	0	45,206		45,206
10	310				
11	311	0	84,780		84,780
12	320				
13	330				
14	331				
15	333				
16	334				
17	335				
18	336				
19	339				
20	340				
21	341				
22	342				
23	343				
24	344				
25	345				
26	346				
27	347				
28	348				
29	TOTAL PLANT IN SERVICE (Add lines 1 - 28)	0	687,536	0	687,536

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

Name: CDS Stoneridge Utilities, LLC

ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL

For Year Ended 31-Dec-02

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1 304	Structures and Improvements		0	175,062	175,062
2 305	Collecting & Impounding Reservoirs				
3 306	Lake, River & Other Intakes				
4 307	Wells				
5 308	Infiltration Galleries & Tunnels				
6 309	Supply Mains		0	14,205	14,205
7 310	Power Generation Equipment				
8 311	Power Pumping Equipment		0	26,619	26,619
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)		0	215,886	215,886

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

BALANCE SHEET

For Year Ended 31-Dec-02

ASSETS			Balance	Balance	Increase
ACCT #	DESCRIPTION		Beginning of Year	End of Year	or (Decrease)
1	101	Utility Plant in Service (From Pg 5, Line 29)	0	687,536	687,536
2	102	Utility Plant Leased to Others			
3	103	Plant Held for Future Use			
4	105	Construction Work in Progress	688,978	0	-688,978
5	114	Utility Plant Aquisition Adjustment			
6		Subtotal (Add Lines 1 - 5)	688,978	687,536	-1,443
7	108.1	Accumulated Depreciation (From Pg 6, Line 26)	0	215,886	215,886
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)	688,978	471,650	-217,329
14	123	Investment in Subsidiaries			
15	125	Other Investments			
16		Total Investments (Add lines 14 & 15)	0	0	0
17	131	Cash	0	4,989	4,989
18	135	Short Term Investments			
19	141	Accts/Notes Receivable - Customers			
20	142	Other Receivables	351	126	-225
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)	351	5,115	4,764
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)	689,329	476,765	-212,565

Name: CDS Stoneridge Utilities, LLC

BALANCE SHEET

For Year Ended 31-Dec-02

LIABILITIES & CAPITAL			Balance	Balance	Increase
ACCT #	DESCRIPTION		Beginning of Year	End of Year	or (Decrease)
1	201-3	Common Stock			
2	204-6	Preferred Stock			
3	207-13	Miscellaneous Capital Accounts	688,963	688,963	0
4	214	Appropriated Retained Earnings			
5	215	Unappropriated Retained Earnings	367	-243,069	-243,436
6	216	Reacquired Capital Stock			
7	218	Proprietary Capital			
8		Total Equity Capital (Add Lines 1-5+7 less line 6)	689,329	445,894	-243,436
9	221-2	Bonds			
10	223	Advances from Associated Companies			
11	224	Other Long - Term Debt			
12	231	Accounts Payable	0	30,544	30,544
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	0	327	327
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)	0	30,871	30,871
31		TOTAL LIAB & CAPITAL (Add lines 8 & 30)	689,329	476,765	-212,565

** Only if Commission Approved

Name: CDS Stoneridge Utilities, LLC

STATEMENT OF RETAINED EARNINGS
For Year Ended 31-Dec-02

1	Retained Earnings Balance @ Beginning of Year	367
2	Amount Added from Current Year Income (From Pg 4, Line 32)	-243,436
3	Other Credits to Account	
4	Dividends Paid or Appropriated	
5	Other Distributions of Retained Earnings	
6	Retained Earnings Balance @ End of Year	-243,069

CAPITAL STOCK DETAIL

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

DETAIL OF LONG-TERM DEBT

	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued
8	None				

Name: CDS Stoneridge Utilities, LLC

SYSTEM ENGINEERING DATA
(continued)
 For Year Ended 31-Dec-02

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
Pump #1 Line shaft turbine	125	1000	115	
Pump #2 Line shaft turbine	75	700	115	
				7160

**** 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? 62 million gals
 - What was the total amount pumped during peak month? 18.4 million
 - What was the total amount pumped on the peak day? .96 million
- 6 If customers are metered, what was the total amount sold in peak month? 2.65 million
- 7 Was your system designed to supply fire flows? yes
 If Yes: What is current system rating? 5
- 8 How many times were meters read this year? 12
 During which months? All months
- 9 How many additional customers could be served with no system improvements except a service line and meter? 1000+
 How many of those potential additions are vacant lots? 700+
- 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? 2008/2009

Name: CDS Stoneridge Utilities, LLC

SYSTEM ENGINEERING DATA
 (continued)
 For Year Ended 31-Dec-02

FEET OF MAINS

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	10"	1355'			1355'
	8"	5850'	2000'		7850'
	6"PVC	7550'			7550'
	6"Ductile	400'			400'
	4"	7900'			7900'
	3"	1400'			1400'
	2"	400'			400'
	12"	100'			100'

CUSTOMER STATISTICS

	Number of Customers		Thousands of Gallons Sold	
	This Year	Last Year	This Year	Last Year
2 Metered:				
2A Residential	36	36	8,599,482	8,766,800
2B Commercial	13	13	4,479,073	4,821,000
2C Industrial				
3 Flat Rate:				
3A Residential				
3B Commercial				
3C Industrial				
4 Private Fire Protection				
5 Public Fire Protection				
6 Street Sprinkling				
7 Municipal, Other				
8 Other Water Utilities				
TOTALS (Add lines 2 through 8)	49	49	13,078,555	13,587,800

CERTIFICATE

State of Idaho Utah)
County of Salt Lake) ss

WE, the undersigned Dean Allara
and _____
of the CDS Stoneridge Utilities, 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.



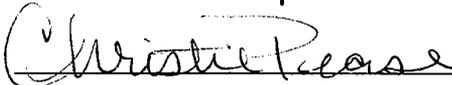
(Chief Officer)

Dean Allara/Kevin Anderson

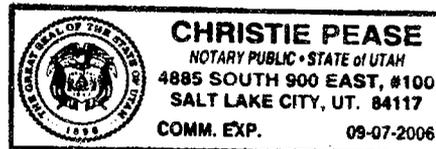
(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this 29 day of April, 2003



NOTARY PUBLIC



My Commission Expires 09-07-2006

gdk/excel/jnelson/anulrpts/wtrannualrpt

Addendum to item #11

Stoneridge Capital Partners, LC and Accelerated Technology Fund own Stoneridge Utilities, LC.
Stoneridge Capital Partners also owns Stoneridge Land, LC and Stoneridge Golf, LC.

The managing general partners in Stoneridge Capital Partners, LC are Dean Allara, Dan Stanger and Chris Young.

Bridge Partners is developing and managing the Stoneridge Resort.

DBA Stoneridge Water Company



P.O. Box 280 ◆ Blanchard, Idaho 83804
Phone (208) 437-3148 ◆ Fax (208) 437-3048

To Our Water Customers:

This is a summary of the rules for termination of service for all Stoneridge Water Company customers as determined by the Idaho Public Utilities Commission (IPUC). These rules cover the rights and responsibilities of the Customer and the Utility. An explanation of our rate schedule has also been included.

If you have any questions concerning this information please contact us or you can directly contact the IPUC, P.O. Box 83720, Boise, Idaho 83720-0074, 1-800-432-0369.

RULES FOR TERMINATION OF SERVICE.

TERMINATION WITH PRIOR NOTICE.

With proper customer notice Stoneridge Water Company may deny or terminate water service for one of the following reasons:

1. Non-payment of a past due bill or payment of a past due bill with an NSF Check.
2. Failure to honor the terms of a payment arrangement.
3. Obtaining service by false identity.
4. Refusing to allow access to the water meter or shut off valve.
5. Willfully wasting service through improper equipment or otherwise.
6. Failure to apply for service.

TERMINATION WITHOUT PRIOR NOTICE.

Stoneridge Water Company may deny or terminate water service without notice for one of the following reasons:

1. A situation exists that is immediately dangerous to life, physical safety or Property.
2. To prevent a violation of federal, state or local safety or health codes.
3. Service is obtained, diverted or used without the authorization of Stoneridge Water Company.
4. Stoneridge Water Company has diligently attempted to notify you of termination and has been unable to contact you.
5. If ordered by any court, The Commission or any other duly authorized public authority.

NOTIFICATION AND BILLING

1. Meters will be read on the first day of each month (weather providing). Bills will be sent out on the first with payment due by the 15th of each month. The basic monthly fee is \$14.00 per month at this time, and .30 cents per 1000 gallons.
2. A billing may be considered past due (30) thirty days after the billing date. A written notice of termination must be mailed at least (7) seven days before the proposed termination date.
3. At least (24) twenty-four hours before the service is terminated, a notice Will be left at the property advising you of the steps needed to have services restored.

4. When the (24) twenty-four hour period has ended, another attempt will be made to contact you in person or by the phone before service is terminated.
5. Only a (24) twenty-four hour notice is required if you do not make an initial payment according to the payment arrangement or the initial payment is not honored by the bank.

PAYMENT ARRANGEMENTS AND SPECIAL CIRCUMSTANCES

If you cannot pay your billing in full or you receive a notice of termination, please call our office. Payment arrangements can be made to avoid termination of service. If you cannot pay your bill and a member of your household is seriously ill or there is a medical emergency, Stoneridge Water Company will postpone termination of service for (30) thirty days. A written certification is required from a licensed physician or public health official stating the name of the person who is ill, the nature of the illness and the name, title, and signature of the person certifying the serious illness or medical emergency.

COMPLAINT PROCEDURES

If at any time you have a complaint concerning the termination of service, policies and practices or any other matter regarding our service please contact Stoneridge Water Company, in person, by telephone or in writing. Your complaint will be investigated promptly and thoroughly. You will be notified orally or in writing the results of the investigation, and we will make every effort to resolve the complaint. If you are dissatisfied with the proposed resolution of your complaint, you may ask the IPUC to review the matter. Your request may be done orally or in writing. Your service will not be disconnected while the complaint is being investigated by the utility or the IPUC.

RESTRICTION OF TERMINATION OF SERVICE

Service cannot be disconnected on Friday after 12:00 noon or on a Saturday, Sunday, Legal Holidays recognized by the State of Idaho, or after 12:00 noon on any day immediately before any legal holiday. Service may only be terminated between the hours of 8:00 am and 4:00 pm. The employee sent to the premises to terminate service will identify himself/herself to you and state the purpose of the visit. This person is authorized to accept payment in full.

HOOKUP

The company reserves the right to deny hookups during the winter months due to adverse weather conditions. New hookups will be scheduled as soon as weather conditions permit.

HOOKUP CHARGES AND MONTHLY FEES

A one time hookup charge of \$(not determined yet) will be paid in advance for any new service hookup. The extra costs of an out of the ordinary circumstances requiring additional equipment or special construction techniques involved in the installation of a new service connection will be agreed to in advance and put into writing by the customer and the company. Only one residence per hookup is allowed. Any irrigation usage will now be metered. The monthly rate is \$14.00 per month. Payment is due in full by the 15th of the month, bills will be considered delinquent by the 30th of the month. Arrangements can be made to pay in advance monthly, quarterly, semi-annual or annual.

RECONNECTION FEE

If water service is terminated, the balance in full, plus a reconnect fee of \$14.00 (during office hours) or \$28.00 (after office hours) is due.

NO ONE EXCEPT AN AUTHORIZED AGENT OF THE COMPANY SHALL TAMPER WITH, INTERFERE WITH, MAKE REPAIRS, CONNECTIONS OR REPLACEMENTS OF OR ANY OF THE COMPANIES PROPERTY, EXCEPT IN THE CASE OF EXTREME EMERGENCY SITUATIONS.