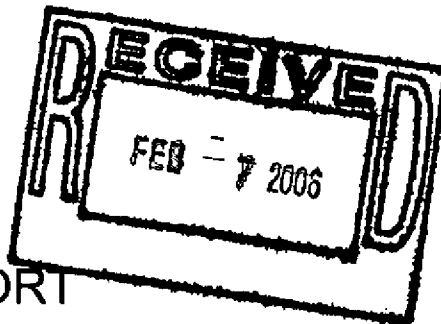


JV

Received	_____
Examined	_____

CLASS D
WATER UTILITIES

U# _____



2004
ANNUAL REPORT
OF

Lakeview Water Company

(NAME UNDER WHICH CORPORATION, PARTNERSHIP, OR INDIVIDUAL IS DOING BUSINESS)

1373 Las Canoas Road; Pacific Palisade, CA 90272
(OFFICIAL MAILING ADDRESS) ZIP

TO THE
PUBLIC UTILITIES COMMISSION
STATE OF CALIFORNIA
FOR THE
YEAR ENDED DECEMBER 31, 2004

REPORT MUST BE FILED NOT LATER THAN MARCH 31, 2005
(FILE TWO COPIES IF THREE RECEIVED)

CLASS D WATER UTILITIES

(HAVING LESS THAN 500 SERVICE CONNECTIONS)

Lakeview Water Company

(Name under which corporation, partnership or individual is doing business)

1373 Las Canoas Road; Pacific Palisade, CA 90272

(Official mailing address)

San Bernadino County

(Service area-town and county)

GENERAL INFORMATION

RETURN ORIGINAL
TO COMMISSION
NO PHOTOCOPIES

- 1 If a corporation show:
 - (A) Date of organization 1965 incorporated in the State of California
 - (B) Names, titles and addresses of principal officers: Eleanor Buck, president,
- 2 If unincorporated give the name and address of owner or of each partner:
- 3 Name and telephone number of:
 - (A) One person listed above to receive correspondence:
 - (B) Person responsible for operations and services:
- 4 Were any contracts or agreements in effect with any organization or person covering service, supervision and/or management of your business affairs during the year? (Yes or No)
If so, what was the nature and the amount of each payment made under the agreement, to whom were payments made, and to what account was each payment charged?
- 5 State the names of associated companies or persons which, directly or indirectly, or through one or more intermediaries, control, or are controlled by, or are under common control with respondent:

PUBLIC HEALTH STATUS

- 6 Has state or local health department inspection been made during the year?
- 7 Are routine laboratory tests of water being made?
- 8 Has state health department water supply permit been obtained? (Indicate date)
- 9 If no permit has been obtained, state whether application has been made and when.
- 10 Show expiration date if state permit is temporary.

Yes	No	Latest Date
✓		<u>Jan 2006</u>
✓		<u>Jan 2006</u>
✓		<u>June 2005</u>

- 11 List Name, Grade, and License Number of all Licensed Operators:

SPECIAL INSTRUCTIONS (over)

SCHEDULE A - BALANCE SHEET (DECEMBER 31, 2004)

Line	Acct.	Assets	Balance	Acct.	Equity and Liabilities	Balance
1	101	Water plant in service	98,675	201	Common Stock (Corporations only)	29,050
2	103	Water plant held for future use		211	Other paid-in capital (Corporations only)	273321
3	104	Water plant purchased or sold		215	Retained earnings	(119936)
4	105	Water plant construction work in progress		218	Proprietary capital	
5	108	Accumulated depreciation of water plant	(48,399)	224	Long term debt	26,930
6	114	Water plant acquisition adjustments			Current Liabilities	118,676
7	124	Other investments		252	Advances for construction	
8	131	Cash	31,765	253	Other deferred credits	
9	141	Accounts receivable - customers		255	Accumulated deferred investment tax credits	
10	142	Receivables from associated companies		282	Accumulated deferred income taxes - Acrs	
11	151	Materials and supplies			depreciation	
12	174	Other current assets		283	Accumulated deferred income taxes - other	
13	180	Deferred charges		271	Contributions in aid of construction	
14				272	Accumulated amortization of contributions	
15		Total Assets	82,041		Total Equity and Liabilities	82,041

SCHEDULE B - WATER PLANT IN SERVICE

Line	Acct	Title of Account	Balance Beg of Year	Plt Additions During year	Plt Retirements During year	Other Debits or (Credits)	Balance End of year
16	301	Intangible plant	696				696
17	303	Land	11,193				11,193
18	304	Structures	32,192				32,192
19	307	Wells	16,937				16,937
20	317	Other water source plant					
21	311	Pumping equipment	6,098				6,098
22	320	Water treatment plant					
23	330	Reservoirs tanks and sandpipes	27,000				27,000
24	331	Water mains					
25	333	Services and meter installations					
26	334	Meters					
27	335	Hydrants					
28	339	Other equipment	4,559				4,559
29	340	Office furniture and equipment					
30	341	Transportation equipment					
31		Total water plant in service	98,675				98,675

* Debit or credit entries should be explained by footnotes or supplementary schedules

SCHEDULE C - RESERVE FOR DEPRECIATION OF UTILITY PLANT

Line	Item	Account 106 Water Plant	Account 106.1 SDWBA Loans	
32	Balance in reserves at beginning of year	46,743		A. Method used to compute depreciation
33	Add: Credits to reserves during year			expense (Acct. 403) and rate.
34	(a) Charged to Account No. 403	1,656		3% straight line
35	(b) Charged to Account No. 272			remaining life method
36	(c) Charged to clearing accounts			B. Amount of depreciation expense claimed
37	(d) Salvage recovered			or to be claimed on utility property in
38	(e) All other credits			your federal income tax return for the year
39	Total credits			covered by this report \$
40	Deduct: Debits to reserves during year			
41	(a) Book cost of property retired	46,743		C. State method used to compute tax
42	(b) Cost of removal			depreciation.
43	(c) All other debits			
44	Total debits	48,399		
45	Balance in reserve at end of year			
46	(1) Explanation of all other credits			
47	(2) Explanation of all other debits			

Lakeview Water Company
 Plant and Depreciation Reserve
 As of 31 December 2004

Table :
 Date : 11 October 2005
 Auditor : H. Chow

Reference : Data Requests

Acct. No.	Item	Time of Purchase	Cost of Plant	Depreciation Allowed <u>1/</u>	Remaining Value	Note	Account Total
<u>Non-depreciable Plant</u>							
301	Intangible Plant		696	0	0		696
303	Land		11,193	0	0		11,193
Total Non-depreciable Plant			<u>11,889</u>	0	0		<u>11,889</u>
<u>Depreciable Plant</u>							
304	Structure	Jan 1968	30,822	30,822	0		32,192
	"	Jan 1972	1,370	1,356	14		
307	Wells	Aug 1991	16,937	6,605	10,332		16,937
311	Pumps	Jan 1989	3,000	1,440	1,560		6,098
	"	Oct 1999	3,098	465	2,633		
330	Tank	Apr 1999	27,000	4,455	22,545		27,000
339	Other Equipment	Jan 1979	1,687	1,316	371		4,559
	" "	Jan 1980	2,081	1,561	520		
	" "	Jan 1989	791	380	411		
Total Depreciable Plant			<u>86,786</u>	<u>48,399</u>	<u>38,387</u>	<u>2/</u>	<u>86,786</u>
Total All Plant			<u>98,675</u>				<u>98,675</u>

Note :

1/ The calculation of depreciation allowed is based on 3% depreciation rate and the years are rounded off to the nearest half year.

2/ After 2004, use 3% straight line remaining life depreciation rate until a different rate is recommended by the Commission.

SCHEDULE D - CAPITAL STOCK OUTSTANDING (DECEMBER 31, 2004)

Line					
1	Common - (Shares	, \$	par)		List persons owning more than 5% of outstanding stock and number of shares owned by each:
2	Preferred - (Shares	, \$	par)		
3	Dividends - Common	Rate - \$			
4	- Preferred	Rate - \$			

SCHEDULE E - LONG TERM DEBT

	Class	Date of Issue	Date of Maturity	Principal Amount Authorized	Outstanding Per Balance Sheet	Rate of Interest	Interest Accrued During Year	Interest Paid During Year
5								
6								
7								
8	Totals							

SCHEDULE F - INCOME STATEMENT

9	Operating revenues	xxxxxxxxxx
10	460 Unmetered water revenue	
11	462 Fire protection revenue	
12	465 Irrigation revenue	
13	470 Metered water revenue	
14	480 Other water revenue	
15	Total Operating Revenue	4,155
16	Operating revenue deductions	xxxxxxxxxx
17	Operating expenses	xxxxxxxxxx
18	610 Purchased water	
19	615 Power	1,309
20	618 Other volume related expenses	
21	630 Employee labor	
22	640 Materials	249
23	650 Contract work	1,280
24	660 Transportation expenses	
25	664 Other plant maintenance expense	
26	670 Office salaries	
27	671 Management salaries	
28	674 Employee pensions and benefits	
29	676 Uncollectible accounts expense	
30	678 Office services and rentals	
31	681 Office supplies and expense	1,503
32	682 Professional services	1,470
33	684 Insurance	
34	688 Regulatory commission expense	
35	689 General expenses	322
36	Total Operating Expenses	6,133
37	403 Depreciation expense	1,656
38	407 SDWBA loan amortization expense	
39	408 Taxes other than income taxes	332
40	409 State corporate income tax expense	800
41	410 Federal corporate income tax expense	
42	Total Operating Revenue Deductions	8,921
43	Utility Operating Income	
44	421 Non-utility income	
45	426 Miscellaneous non-utility expense	
46	427 Interest expense	
47	Net Income	(4,766)

SCHEDULE G - SOURCES OF SUPPLY AND WATER DEVELOPED WELLS

Location	No.	Diam. Inch	Depth to water feet	Pumping capacity (g.p.m.)	Annual quantities pumped

OTHER

Streams or springs location of diversion point	Flow in (Unit)		Annual quantities diverted (Unit)	
	Priority right	Diversions		
	Claim	Capacity	Max	Min
Purchased water (unit)			Annual quantity	
Supplier:				

SCHEDULE H - OPTIONAL WATER DELIVERED TO METERED CUSTOMERS
(If figures are available) (specify unit)

Classification of service	Max. mo. Mo. of	Min. mo. Mo. of	Total for year
Residential & business			
Industrial			
Public authorities			
Irrigation			
Other (specify)			
Total			

SCHEDULE I - EMPLOYEES AND THEIR COMPENSATION

Line	Acct	Account	Number at end of year	Salaries Charged to Expense	Salaries Charged to Plant Accounts	Total Salaries and Wages Paid
48	630	Employee Labor				
49	670	Office salaries				
50	671	Management salaries				
51		Total				

SCHEDULE J - ADVANCES FOR CONSTRUCTION

Balance beginning of year	
Additions during year	
Subtotal - Beginning balance plus additions during year	
Refunds	
Transfers to Acct. 271 - Contributions in Aid of Construction	
Balance end of year	

SCHEDULE K - TOTAL METERS AND SERVICES (active and inactive)

Size	Meters	Services
5/8 x 3/4-in	0	
3/4-in	0	
1-in	0	
-in	0	
-in	0	
Total	0	

SCHEDULE L - METER-TESTING DATA

Number of meters tested during year	
1	Used, before repair...
2	Used, after repair
3	Fast, requiring refund ..
Numbers of meters in service requiring test per General Order No. 103	

SCHEDULE M - SERVICE CONNECTIONS AT END OF YEAR

Classification	Active			Inactive			Total connections	
	Metered	Flat	Total	Metered	Flat	Total	Metered	Flat
Residences		11						
Industrial								
Other (specify)								
Subtotal								
Fire protection (Hydrants)		14						
Total								

NOTE: Total connections (metered plus flat) should agree with total services in Schedule K.

SCHEDULE N - STORAGE FACILITIES

SCHEDULE O - FOOTAGES OF PIPE (EXCLUDING SERVICE PIPES)

Description	No.	Combined capacity in gallons	Description	Footage				Totals
				2" and under	2 1/4 to 3 1/4	4"	Other sizes (specify)	
Concrete			Cast iron					
Earth			Welded steel					
Wood			Standard screw					
Steel			Cement-asbestos					
Other			Plastic					
			Other (specify)					
Total			Total					

DECLARATION

(BEFORE SIGNING PLEASE CHECK TO SEE THAT ALL SCHEDULES HAVE BEEN COMPLETED)


I, the undersigned (officer, partner or owner) of Lakeview Water Company (Name of utility), under penalty of perjury do declare that this report has been prepared by me, or under my direction, from the books, papers and records of the respondent; that I have carefully examined the same, and declare the same to be a complete and correct statement of the business and affairs of the above-named respondent and the operations of its property for the period

From and including 1 January, 20 04 to and including 31 December, 20 04

Signed _____

Title _____

Date _____



Jayne Land and Development Company
1373 Las Canoas Road,
Pacific Palisades, CA 90272

EMail ebuck@earthlink.net

Lakeview Water Company
Eleanor Buck, President
(310) 454-2124 Fax: (310) 573 6236

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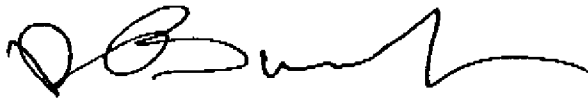
TO: PUBLIC UTILITIES COMMISSION
WATER DIVISION

FAX: (415) 703-4426 (4120)

DATE: 2/06/06

ATT: MR. H. CHOW

PER YOUR REQUEST THIS DATE PLEASE
FIND ATTACHED PAGE 7 OF 7 SIGNED
BY ELEANOR BUCK, PRESIDENT OF
LAKEVIEW WATER COMPANY.



SCHEDULE J - ADVANCES FOR CONSTRUCTION

Balance beginning of year	
Additions during year	
Subtotal - Beginning balance plus additions during year	
Refunds	
Transfers to Acct. 271 - Contributions in Aid of Construction	
Balance end of year	

SCHEDULE K - TOTAL METERS AND SERVICES (active and inactive)

Size	Meters	Services
5/8 x 3/4-in	0	
3/4-in	0	
1-in	0	
1 1/2-in	0	
2-in	0	
Total	0	

SCHEDULE L - METER-TESTING DATA

Number of meters tested during year	
1	Used, before repair...
2	Used, after repair
3	Fast, requiring refund
Numbers of meters in service requiring test per General Order No. 103	

SCHEDULE M - SERVICE CONNECTIONS AT END OF YEAR

Classification	Active			Inactive			Total connections	
	Metered	Flat	Total	Metered	Flat	Total	Metered	Flat
Residences		11						
Industrial								
Other (specify)								
Subtotal								
Fire protection (Hydrants)	14							
Total								

NOTE: Total connections (metered plus flat) should agree with total service in Schedule K.

SCHEDULE N - STORAGE FACILITIES

Description	No.	Combined capacity in gallons
Concrete		
Earth		
Wood		
Steel		
Other		
Total		

SCHEDULE O - FOOTAGES OF PIPE (EXCLUDING SERVICE PIPES)

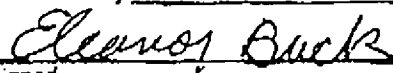
Description	2" and under	2 1/4" to 3 1/4"	4"	Other sizes (specify)	Totals
Cast iron					
Welded steel					
Standard screw					
Cement-astecios					
Plastic					
Other (specify)					
Total					

DECLARATION

(BEFORE SIGNING PLEASE CHECK TO SEE THAT ALL SCHEDULES HAVE BEEN COMPLETED)

I, the undersigned (officer, partner or owner) of Lakeview Water Company (Name of utility), under penalty of perjury do declare that this report has been prepared by me, or under my direction, from the books, papers and records of the respondent that I have carefully examined the same, and declare the same to be a complete and correct statement of the business and affairs of the above-named respondent and the operations of its property for the period

From and including 1 January 20 04 to and including 31 December 20 04


 Signed _____
 Title President
 Date 2/6/06