

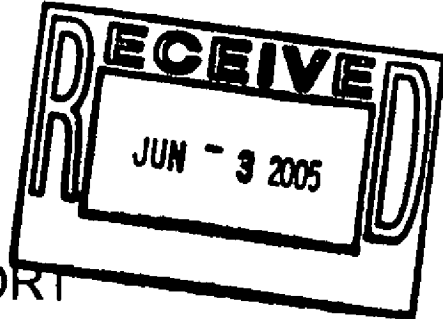
J  
✓

Received \_\_\_\_\_

Examined \_\_\_\_\_

CLASS D  
WATER UTILITIES

U# \_\_\_\_\_



2004  
ANNUAL REPORT  
OF

RIVERVIEW ESTATES WATER COMPANY

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

C/O RENTALS ETC...

PO BOX 1134, RED BLUFF CA 96080-1134  
(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)

## INSTRUCTIONS

1. One completed copy of this report (two copies if three received) must be filed NOT LATER THAN MARCH 31, following the year covered by the report, with:

**CALIFORNIA PUBLIC UTILITIES COMMISSION  
WATER DIVISION  
ATTN: SEANEEN M WILSON  
505 VAN NESS AVENUE, ROOM 3105  
SAN FRANCISCO, CALIFORNIA 94102-3298**

2. Failure to file the report on time may subject a utility to the penalties and sanctions provided by the Public Utilities Code.
3. The Oath, on the last page, must be signed by an officer, partner or owner.
4. The report must be prepared in ink or by the use of a typewriter. Computer generated report forms may be substituted.
5. The report must be filled in, and every question answered. LEAVE NO SCHEDULE BLANK. Insert the words "none" or "not applicable" or "n/a" when appropriate.
6. Certain balance sheet and income statement accounts refer to supplemental schedules. The totals of the details in the latter must agree with the balances of the accounts to which they refer.
7. Some schedules provide for a "balance at beginning of year." The amount shown should agree with the "balance at end of year" as shown in the report for the previous year. If there is a difference it should be explained by footnote.
8. When there is insufficient space in a schedule to permit a complete statement of the requested information, insert sheets should be prepared and identified by the number of the schedule to which it refers. Be certain that the inserts are securely attached to the report.
9. This report must cover a calendar year, from January 1 through December 31. Fiscal year reports will not be accepted.

Account Number	Operating Revenue	
470	Metered	
460	Unmetered	4283 -
465	Irrigation	
462-480	Private Fire Protection	
	<b>Total Revenue</b>	<b>4283 -</b>
	<b>Operating Expenses</b>	
610	Purchased Water	N/A
615	Purchased Power	1526 -
	Pump Taxes	
	Purchased Chemicals	53 -
618	Other Vol. Related exp.	
630	Employee Labor	
640	Materials	28 -
650	Contract Work	
	Water Testing	272 -
660	Transportation Expense	255 -
664	Other Plant Maintenance	525 -
670	Office Salaries	150 -
671	Management Salaries	425 -
674	Employee Pensions and Benefits	
676	Uncollectables	
678	Office Service and Rentals	84 -
681	Office Supplies and Expense	146 -
682	Professional Services	
684	Insurance	809 -
688	Regulatory Expense	<del>260</del> -
689	General Expense	
	<b>Subtotal</b>	<b>4533 -</b>
403	Depreciation Expense	25 -
	Ad Valorem Taxes	
	Payroll taxes	
408	Taxes other than income	
409	State Income Tax	
410	Federal Income Tax	
	<b>Total Deductions</b>	<b>4558 -</b>
	<b>Net Revenue</b>	<b>&lt;275&gt;</b>
	<b>Rate Base</b>	<b>1000 -</b>

	Average Plant	
	Average Depreciation Reserve	
	Net Plant	
	Less: Advances	
	Less: Contributions	
	Plus: Construction Work in Progress	
	Plus: Working Cash	
	Plus: Material & Supplies	
	Rate Base	1800 —
	ROR=Net Rev/Rate Base	

**CLASS D WATER UTILITIES**  
(HAVING LESS THAN 500 SERVICE CONNECTIONS)

RIVERVIEW ESTATES WATER CO.

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

DBA RENTALS ETC... PO Box 1134 Red Bluff CA.

(Official mailing address)

96080-1134

LOS MOLINOS CA. TELLAWA

(Service area-town and county)

**GENERAL INFORMATION**

RETURN ORIGINAL  
TO COMMISSION  
NO PHOTOCOPIES

1 If a corporation show:

(A) Date of organization N/A incorporated in the State of                     

(B) Names, titles and addresses of principal officers:

2 If unincorporated give the name and address of owner or of each partner:

RENTALS ETC...  
PO Box 1134  
Red Bluff CA. 96080

3 Name and telephone number of: LOUIE ANDREINI

(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
	X	8/2/99
X		
X		8/2/99
		N/A
		N/A

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

ANGELUS LOUIS ANDREINI III / GRADE 1 / # 27435

SPECIAL INSTRUCTIONS (over)

## SPECIAL INSTRUCTIONS

- 1 Beginning of year balances must agree with end of year balances shown in report for previous year. Attach a supplementary statement to explain any differences.
- 2 Attach a supplementary statement to explain adjustments in Schedule B - Water Plant in Service.
- 3 Complete all schedules, using the words "None" or "Not applicable" if appropriate.
- 4 Report must be prepared legibly in ink or by typewriter.

SELECTED FINANCIAL DATA - CLASS A, B, C AND D WATER COMPANIES

2004

NAME OF UTILITY RIVERVIEW ESTATES

530-527-1235  
PHONE \_\_\_\_\_

PERSON RESPONSIBLE FOR THIS REPORT ANGELO L. ANDREINI III  
(Prepared from Information in the 2003 Annual Report)

**BALANCE SHEET DATA**

	1/1/2004	12/31/2004	Average
1 Intangible Plant	—	—	—
2 Land and Land Rights	—	—	—
3 Depreciable Plant	—	—	—
4 Gross Plant in Service	1000-	1000-	1000-
5 Less: Accumulated Depreciation	1000-	1000-	1000-
6 Net Water Plant in Service	25-	25-	25-
7 Water Plant Held for Future Use	975-	975-	975-
8 Construction Work in Progress	0	0	0
9 Materials and Supplies	0	0	0
10 Less: Advances for Construction	0	0	0
11 Less: Contribution in Aid of Construction	(0)	(0)	(0)
12 Less: Accumulated Deferred Income and Investment Tax Credits	(0)	(0)	(0)
13 Net Plant Investment	975-	975-	975-

**CAPITALIZATION**

14 Common Stock	—	—	—
15 Proprietary Capital (Individual or Partnership)	—	—	—
16 Paid-in Capital	1000-	1000-	1000-
17 Retained Earnings	—	—	—
18 Common Stock and Equity (Lines 14 through 17)	—	—	—
19 Preferred Stock	—	—	—
20 Long-Term Debt	—	—	—
21 Notes Payable	—	—	—
22 Total Capitalization (Lines 18 through 21)	1000-	1000-	1000-

(Revised 2/01)

SELECTED FINANCIAL DATA - CLASS A, B, C AND D WATER COMPANIES

20 04

(continued)

NAME OF UTILITY Riverside Estates PHONE 530-527-1235

**INCOME STATEMENT**

	Annual Amount
23 Unmetered Water Revenue	4283-
24 Fire Protection Revenue	-
25 Irrigation Revenue	-
26 Metered Water Revenue	-
27 Total Operating Revenue	4283-
28 <u>Operating Expenses</u>	4533-
29 Depreciation Expense (Composite Rate _____)	25-
30 Amortization and Property Losses	0
31 Property Taxes	0
32 Taxes Other Than Income Taxes	0
33 Total Operating Revenue Deduction Before Taxes	4558-
34 California Corp. Franchise Tax	0
35 Federal Corporate Income Tax	0
36 Total Operating Revenue Deduction After Taxes	4558-
37 Net Operating Income (Loss) - California Water Operations	(275-)
38 Other Operating and Nonoper. Income and Exp. - Net (Exclude Interest Expense)	0
39 Income Available for Fixed Charges	(275-)
40 Interest Expense	0
41 Net Income (Loss) Before Dividends	(275-)
42 Preferred Stock Dividends	0
43 Net Income (Loss) Available for Common Stock	(275-)

**OTHER DATA**

- 44 Refunds of Advances for Construction
- 45 Total Payroll Charged to Operating Expenses
- 46 Purchased Water
- 47 Power

~~0~~

Active Service Connections (Exc. Fire Protect.) \_\_\_\_\_

- 48 Metered Service Connections
- 49 Flat Rate Service Connections
- 50 Total Active Service Connections

	Jan. 1	Dec. 31	Annual Average
	0	0	0
	12	13	12.5
	12	13	12.5





**CLASS B, C AND D WATER COMPANIES  
SAFE DRINKING WATER BOND ACT DATA**

Please provide the following information relating to each Safe Drinking Water Bond Act (SDWBA) loan outstanding during the 12 month reporting period. (Use one sheet for each loan.)

1. Current Fiscal Agent:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Date Hired: \_\_\_\_\_

N/A

2. Former Fiscal Agent:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Date Hired: \_\_\_\_\_

3. Total surcharge collected from customers during the 12 month reporting period:

\$ \_\_\_\_\_

4. Summary of the trust bank account activities showing:

Balance at beginning of year	\$ _____
Deposits during the year	_____
Withdrawals made for loan payments	_____
Other withdrawals from this account	_____
Balance at end of year	_____

5. Account information:

Bank Name: \_\_\_\_\_  
Account Number: \_\_\_\_\_  
Date Opened: \_\_\_\_\_

6. Plant amounts included in Schedule A, Account No. 101--Water Plant in Service which were funded using SDWBA funds:

Line No.	Acct. No.	Title of Account (a)	Balance Beginning of Year (b)	Plant Additions During Year (c)	Plant Retirements During Year (d)	Other Debits* or (Credits) (e)	Balance End of Year (f)
1		<b>NON-DEPRECIABLE PLANT</b>					
2	301	Intangible plant					
3	303	Land					
4		Total non-depreciable plant					
5		<b>DEPRECIABLE PLANT</b>					
6	304	Structures					
7	307	Wells					
8	317	Other water source plant					
9	311	Pumping equipment					
10	320	Water treatment plant					
11	330	Reservoirs, tanks and sandpipes					
12	331	Water mains					
13	333	Services and meter installations					
14	334	Meters					
15	335	Hydrants					
16	339	Other equipment					
17	340	Office furniture and equipment					
18	341	Transportation equipment					
19		Total depreciable plant					1000-
20		Total water plant in service					1000-

**SCHEDULE A - BALANCE SHEET (DECEMBER 31, 20\_\_)**

Line	Acct.	Assets	Balance	Acct.	Equity and Liabilities	Balance
1	101	Water plant in service	1000 -	201	Common Stock (Corporations only)	
2	103	Water plant held for future use		211	Other paid-in capital (Corporations only)	
3	104	Water plant purchased or sold		215	Retained earnings	
4	105	Water plant construction work in progress		218	Proprietary capital	1000 -
5	108	Accumulated depreciation of water plant	25 -	224	Long term debt	
6	114	Water plant acquisition adjustments			Current Liabilities	
7	124	Other investments		252	Advances for construction	
8	131	Cash		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	975 -		Total Equity and Liabilities	1000 -

**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					
17	303	Land					
18	304	Structures					
19	307	Wells					
20	317	Other water source plant					
21	311	Pumping equipment					
22	320	Water treatment plant					
23	330	Reservoirs tanks and sandpipes					
24	331	Water mains					
25	333	Services and meter installations					
26	334	Meters					
27	335	Hydrants					
28	339	Other equipment					
29	340	Office furniture and equipment					
30	341	Transportation equipment					
31		Total water plant in service	1000 -				1000 -

\* 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	0		
33	Add: Credits to reserves during year			A. Method used to compute depreciation expense (Acct. 403) and rate.
34	(a) Charged to Account No. 403	25 -		
35	(b) Charged to Account No. 272			
36	(c) Charged to clearing accounts			
37	(d) Salvage recovered			B. Amount of depreciation expense claimed or to be claimed on utility property in your federal income tax return for the year covered by this report \$ 200 -
38	(e) All other credits			
39	Total credits			
40	Deduct: Debits to reserves during year			
41	(a) Book cost of property retired			
42	(b) Cost of removal			
43	(c) All other debits			C. State method used to compute tax depreciation.
44	Total debits			
45	Balance in reserve at end of year	25 -		STRAIGHT-LINE
46	(1) Explanation of all other credits			
47	(2) Explanation of all other debits			

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 - \$	N/A	
4	- Preferred	Rate - \$	N/A	

**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	4782-
11	462 Fire protection revenue	
12	465 Irrigation revenue	
13	470 Metered water revenue	
14	480 Other water revenue	
15	Total Operating Revenue	4782-
16	Operating revenue deductions	XXXXXXXXXX
17	Operating expenses	XXXXXXXXXX
18	610 Purchased water	
19	615 Power	1526-
20	618 Other volume related expenses	
21	630 Employee labor	
22	640 Materials	28-
23	650 Contract work	
24	660 Transportation expenses	75-
25	664 Other plant maintenance expense	525-
26	670 Office salaries	150-
27	671 Management salaries	475-
28	674 Employee pensions and benefits	
29	676 Uncollectible accounts expense	
30	678 Office services and rentals	84-
31	681 Office supplies and expense	146-
32	682 Professional services	
33	684 Insurance	989-
34	688 Regulatory commission expense	260-
35	689 General expenses	
36	Total Operating Expenses	4533-
37	403 Depreciation expense	25-
38	407 SDWBA loan amortization expense	
39	408 Taxes other than income taxes	
40	409 State corporate income tax expense	
41	410 Federal corporate income tax expense	
42	Total Operating Revenue Deductions	4558-
43	Utility Operating Income	225-
44	421 Non-utility income	
45	426 Miscellaneous non-utility expense	
46	427 Interest expense	
47	Net Income	225-

**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
NO. 1 Well	1	10	21	305	4,144,000

**OTHER**

Streams or springs location of diversion point	Flow in (Unit)		Annual quantities diverted (Unit)	
	Priority right	Diversions		
	Claim	Capacity	Max	Min
N/A				
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)	N/A	N/A	
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	N/A			

**SCHEDULE J - ADVANCES FOR CONSTRUCTION**

Balance beginning of year	
Additions during year	
Subtotal - Beginning balance plus additions during year	
Refunds	N/A
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		
3/4-in		
1-in		
-in	N/A	
-in		
Total		

**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		13	13					
Industrial								
Other (specify)		N/A						
Subtotal								
Fire protection (Hydrants)								
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	2" and under				Other sizes (specify)	Totals
				2"	2 1/4"	3 1/4"	4"		
Concrete			Cast Iron						
Earth			Welded steel					640	
Wood			Standard screw					290	
Steel	1	5000	Cement-asbestos						
Other			Plastic						
			Other (specify)						
Total			Total					930	

**DECLARATION**

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

I, the undersigned (officer, partner or owner) of Riverside Estates Water Co. (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 Jan 1, 2004, to and including Dec 31, 2004

Signed [Signature]  
 Title OWNER  
 Date 17 MAY 05