

**CLASS "C"**

**WATER and/or WASTEWATER UTILITIES**

(Gross Revenue of Less Than \$200,000 Each)

# ***ANNUAL REPORT***

SU966-22-AR

**Coastal Income Properties - Zachary Taylor  
LLC**

EXACT LEGAL NAME OF RESPONDENT

**538-S**

Certificate Number(s)

Submitted To The

***STATE OF FLORIDA***



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FLORIDA PUBLIC SERVICE  
COMMISSION  
2023 MAY -1 AM 9:38  
DIVISION OF  
ACCOUNTING & FINANCE

***PUBLIC SERVICE COMMISSION***

**FOR THE**

**YEAR ENDED DECEMBER 31, 2022**

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## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission  
Division of Economic Regulation  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

## GENERAL DEFINITIONS

**ADVANCES FOR CONSTRUCTION** - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

**ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION** - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

**AMORTIZATION** - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

**CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC)** - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement or construction costs of the utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

**CONSTRUCTION WORK IN PROGRESS (CWIP)** - This account shall include the cost of water and wastewater plant in process of construction, but not yet ready for services. (USOA)

**DEPRECIATION** - The loss of service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

**EFFLUENT REUSE** - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

**EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER)-** (Rule 25-30.515 (8), Florida Administrative Code)  
(a) 350 gallons per day  
(b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or  
(c) The number of gallons which has been approved by the DEP for a single family residential unit.

**EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER )-** Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

**GUARANTEED REVENUE CHARGE** - A charge designed to cover the utility's costs including, but not limited to, the cost of operation, maintenance, depreciation and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

**LONG TERM DEBT** - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

**PROPRIETARY CAPITAL** - (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

**RETAINED EARNINGS** - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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# **FINANCIAL SECTION**

REPORT OF

Coastal Income Properties - Zachary Taylor LLC  
(Exact name of utility)

<u>2995 US Highway 441 SE</u>		<u>2995 US Highway 441 SE</u>	
<u>Okeechobee, FL 34974</u>		<u>Okeechobee, FL 34974</u>	<u>Okeechobee</u>
Mailing Address		Street Address	County
Telephone Number	<u>(863) 484-8314</u>	Date Utility First Organized	<u>1978</u>
Fax Number	<u>(863) 763-6301</u>	E-mail Address	<u>Info@flrvresort.com</u>
Sunshine State Ine-Call of Florida, Inc. Member No.		Applied For	

Check the business entity of the utility as filed with the Internal Revenue Service:  
 Individual     Sub Chapter S Corporation     1120 Corporation     Partnership

Name, Address and Phone where records are located    2995 US Highway 441 SE  
Okeechobee, FL 34974

Names of subdivisions where service is provided:    Zachary Taylor RV Resort & Taylor  
Creek Condominiums

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Wendy Henderson	Park Manager	10511 Monroe Ct. Lake Wales, FL 33898	
Person who prepared this report: Jones & Company, LLC	CPAs	161 West Main Street Lancaster, OH	
Officers and Managers:			\$ -

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership In Utility	Principle Business Address	Salary Charged Utility
Hello Tiger, LLC	10.00	38573 US 19N, Palm Harbor, FL 34684	N/A
K4 Investments, LLC	23.33	2840 West Bay Drive #174 Belleair Bluffs, FL 33770	
Keller Investment Properties	36.60	2840 West Bay Drive #174 Belleair Bluffs, FL 33770	
Brown Florida Holdings, LLC	30.00	635 Court Street, Suite 120 Clearwater, FL 33756	

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____			\$ 31,223		\$ 31,223
Commercial _____			26,624		26,624
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		N/A	57,847	N/A	57,847
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	N/A	64,311		64,311
Depreciation Expense _____	F-5	-	363		363
CIAC Amortization Expense _____	F-8	-	-		-
Taxes Other Than Income _____		-	2,603	-	2,603
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		-	67,277		67,277
Net Operating Income (Loss)		N/A	(9,430)	-	(9,430)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-			-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		N/A	\$ (9,430)	N/A	\$ (9,430)

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

<b>YEAR OF REPORT</b> December 31, 2022
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**COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
<b>ASSETS:</b>			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 53,988	\$ 53,988
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(47,005)	(46,642)
Net Utility Plant _____		6,983	7,346
Cash _____			
Customer Accounts Receivable (141) _____			
Other Assets (Specify):			
Deferred Exp Cert Transfer & Acc Costs		-	-
		-	-
		-	-
		-	-
<b>Total Assets</b> _____		<b>\$ 6,983</b>	<b>\$ 7,346</b>
<b>LIABILITIES AND CAPITAL:</b>			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____			
Retained Earnings (215) _____	F-6		
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	(68,483)	(59,053)
<b>Total Capital</b> _____		<b>(68,483)</b>	<b>(59,053)</b>
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	2,603	2,587
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		72,863	63,812
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
<b>Total Liabilities and Capital</b> _____		<b>\$ 6,983</b>	<b>\$ 7,346</b>



**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	N/A	\$ 53,988	N/A	\$ 53,988
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	N/A	\$ 53,988	N/A	\$ 53,988

**ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT**

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	N/A	\$ 46,642	N/A	\$ 46,642
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	-	363		363
Salvage _____				-
Other credits (specify) _____				-
_____		-		-
<b>Total credits</b> _____		363		363
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____		-		-
Other debits (specify) _____				-
_____				-
<b>Total debits</b> _____	-	-		-
<b>Balance End of Year</b> _____	N/A	\$ 47,005	N/A	\$ 47,005

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

**YEAR OF REPORT**  
December 31, 2022

**CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per share _____	NA	N/A
Shares authorized _____		
Shares issued and outstanding _____		
Total par value of stock issued _____		
Dividends declared per share for year _____		

**RETAINED EARNINGS (215)**

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	
_____		
_____		
Balance end of year _____	\$	\$

**PROPRIETARY CAPITAL (218)**

	Proprietor or Partner	Partner
Balance first of year _____	\$ (59,053)	N/A
Charges during the year (specify):		
Current year loss _____	(9,430)	
Rounding _____	-	
_____	-	
Balance end of year _____	\$ (68,483)	\$

**LONG TERM DEBT (224)**

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	_____ %	_____	\$ -
_____	_____ %	_____	-
_____	_____ %	_____	-
_____	_____ %	_____	-
Total _____			N/A

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

<b>YEAR OF REPORT</b> December 31, 2022
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**TAXES ACCRUED (236)**

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income:				
State ad valorem tax _____	-	-		
Local property tax _____	-	-		
Regulatory assessment fee _____	-	2,603		2,603
Other (Specify): _____	-	-		
Total taxes accrued _____		\$ 2,603		\$ 2,603

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever, amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
	\$ -	\$ -	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

<b>YEAR OF REPORT</b> December 31, 2022
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**CONTRIBUTIONS IN AID OF CONSTRUCTION (271)**

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	\$ -
2. Add credits during year:			
3. Total _____	-	-	-
4. Deduct charges during year _____	-	-	N/A
5. Balance end of year _____			-
6. Less Accumulated Amortization _____			-
7. Net CIAC _____			

**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)**

Report below all developers or contractors agreements from which cash or property was received during the year.			Indicate "Cash" or "Property"	Water	Wastewater
_____				\$ -	\$ -
_____					
_____					
_____					
Sub-total _____				NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			
None					
_____					
_____					
_____					
Total Credits During Year (Must agree with line # 2 above) _____				\$ -	\$ -

**ACCUMULATED AMORTIZATION OF CIAC**

	Water	Wastewater	Total
Balance First of Year _____	N/A	N/A	\$ -
Add Debits During Year: _____	-	-	
Deduct Credits During Year: _____	-	-	
Balance End of Year (Must agree with line #6 above) _____	\$ -	\$ -	

# **WATER OPERATION SECTION**

Utility only provides Sewer service. Water section omitted.

**WASTEWATER  
OPERATION  
SECTION**

**WASTEWATER UTILITY PLANT ACCOUNTS**

<b>Acct. No. (a)</b>	<b>Account Name (b)</b>	<b>Previous Year (c)</b>	<b>Additions (d)</b>	<b>Retirements (e)</b>	<b>Current Year (f)</b>
351	Organization _____	\$ -	\$ -	\$ -	\$ -
352	Franchises _____	-	-	-	-
353	Land and Land Rights _____	4,450	-	-	4,450
354	Structure and Improvements _____	-	-	-	-
355	Power Generation Equipment _____	-	-	-	-
360	Collection Sewers - Force _____	-	-	-	-
361	Collection Sewers - Gravity _____	41,822	-	-	41,822
362	Special Collecting Structures _____	-	-	-	-
363	Services to Customers _____	-	-	-	-
364	Flow Measuring Devices _____	-	-	-	-
365	Flow Measuring Installations _____	-	-	-	-
370	Receiving Wells _____	5,635	-	-	5,635
371	Pumping Equipment _____	906	-	-	906
380	Treatment and Disposal Equipment _____	-	-	-	-
381	Plant Sewers _____	-	-	-	-
382	Outfall Sewer Lines _____	-	-	-	-
389	Other Plant and Miscellaneous Equipment _____	1,175	-	-	1,175
390	Office Furniture and Equipment _____	-	-	-	-
391	Transportation Equipment _____	-	-	-	-
392	Stores Equipment _____	-	-	-	-
393	Tools, Shop and Garage Equipment _____	-	-	-	-
394	Laboratory Equipment _____	-	-	-	-
395	Power Operated Equipment _____	-	-	-	-
396	Communication Equipment _____	-	-	-	-
397	Miscellaneous Equipment _____	-	-	-	-
398	Other Tangible Plant _____	-	-	-	-
	<b>Total Sewer Plant _____</b>	<b>\$ 53,988</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,988</b>

\* This amount should tie to Sheet F-5

**UTILITY NAME:** Coastal Income Properties - Zachary Taylor LLC

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER**

Acct. No. (a)	Account Name (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)(1)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40	- %	2.50 %	-	-	-	-
352	Franchises	-	- %	-	-	-	-	-
354	Structure and Improvements	27	- %	3.70 %	-	-	-	-
355	Power Generation Equipment	-	- %	-	-	-	-	-
360	Collection Sewers - Force	27	- %	3.70 %	-	-	-	-
361	Collection Sewers - Gravity	40	- %	2.50 %	41,822	-	-	41,822
362	Special Collecting Structures (Lift Stations)	-	- %	-	-	-	-	-
363	Services to Customers	35	- %	2.90 %	-	-	-	-
364	Flow Measuring Devices	-	- %	-	-	-	-	-
365	Flow Measuring Installations	-	- %	-	-	-	-	-
370	Receiving Wells (Lift Stations)	15	- %	6.70 %	3,110	-	225	3,335
371	Pumping Equipment	15	- %	6.70 %	718	-	60	778
380	Treatment and Disposal Equipment	15	- %	6.70 %	-	-	-	-
381	Plant Sewers	32	- %	3.10 %	-	-	-	-
382	Outfall Sewer Lines	-	- %	-	-	-	-	-
389	Other Plant and Miscellaneous Equipment	15	- %	6.70 %	992	-	78	1,070
390	Office Furniture and Equipment	-	- %	-	-	-	-	-
391	Transportation Equipment	-	- %	-	-	-	-	-
392	Stores Equipment	-	- %	-	-	-	-	-
393	Tools, Shop and Garage Equipment	-	- %	-	-	-	-	-
394	Laboratory Equipment	-	- %	-	-	-	-	-
395	Power Operated Equipment	-	- %	-	-	-	-	-
396	Communication Equipment	-	- %	-	-	-	-	-
397	Miscellaneous Equipment	-	- %	-	-	-	-	-
398	Other Tangible Plant	-	- %	-	-	-	-	-
	Totals				46,642		363	47,005

\* This amount should tie to Sheet F-5

(1) Amounts adjusted for PSC Order NO. PSC-2018-0320-PAA-SU



UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

<b>YEAR OF REPORT</b> December 31, 2022
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**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 26,464
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	8,800
715	Purchased Power _____	5,059
716	Fule for Power Production _____	
718	Chemicals _____	
720	Materials and Supplies _____	3,442
730	Contractual Services:	
	Operator and Management _____	2,447
	Testing _____	-
	Other _____	18,099
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	
	Total Wastewater Operation and Maintenance Expense _____	\$ 64,311 *

\* This amount should tie to Sheet F-3.

**WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	113	113	113
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	-	-	-
3"	D	15.0			
3"	C	16.0	-	-	-
3"	T	17.5			
Unmetered Customers		1.0	76	76	76
Other (Specify):					
** D = Displacement C = Compound T = Turbine			<b>Total</b>	<b>189</b>	<b>189</b>

**PUMPING EQUIPMENT**

	#1	#2	#3	#4			
Lift station number _____							
Make or type and nameplate data of pump	Barnes	Barnes					
Year installed _____	2003	2003					
Rated capacity (GPM) _____	756	756					
Size (HP) _____	1HP	1HP					
Power:							
Electric _____	x	x					
Mechanical _____							
Nameplate data of motor _____							

**SERVICE CONNECTIONS**

Size (inches) _____	4"						
Type (PVC, VCP, etc) _____	PVC						
Average length _____							
Number of active service connections _____	88						
Beginning of year _____	88						
Added during year _____							
Retired during year _____							
End of year _____	88						
Give full particulars concerning inactive connections							

**COLLECTING AND FORCE MAINS AND MANHOLES**

	Collecting Mains				Force Mains			
Size (inches) _____								
Type of main _____								
Length of main (nearest foot):								
Beginning of year _____								
Added during year _____								
Retired during year _____								
End of year _____								

**MANHOLES:**

Size _____	24"			
Type _____				
Number:				
Beginning of year _____	7			
Added during year(1) _____				
Retired during year(1) _____				
End of year _____	7			

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

<b>YEAR OF REPORT</b> December 31, 2022
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**TREATMENT PLANT**

Manufacturer_____	_____	_____	_____
Type_____	Extended Air	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Capacity_____	40,000gpd	_____	_____
Average Daily Flow_____	29,466	_____	_____
Effluent Disposal_____	Perc Pond	_____	_____
Total Gallons of Wastewater Treated_____	10,755,000	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity_____ (PM)	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	566,000	NA	566,000
February_____	678,000	_____	678,000
March_____	1,210,000	_____	1,210,000
April_____	1,826,000	_____	1,826,000
May_____	811,000	_____	811,000
June_____	823,000	_____	823,000
July_____	673,000	_____	673,000
August_____	658,000	_____	658,000
September_____	878,000	_____	878,000
October_____	1,058,000	_____	1,058,000
November_____	693,000	_____	693,000
December_____	881,000	_____	881,000
Total for year_____	10,755,000	_____	10,755,000

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

**YEAR OF REPORT**  
**December 31, 2022**

**OTHER WASTEWATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * that system can efficiently serve.	<u>189</u>
2. Maximum number of ERC's * which can be served.	<u>189</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>189</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>189</u>
5. Estimated annual increase in ERC's * .	<u>None</u>
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.	<u>N/A</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>No</u>
<u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>N/A</u>
If so, what are the utility's plans to comply with the DEP?	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will con	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	<u>FLA 013910</u>

Use one of the following methods:

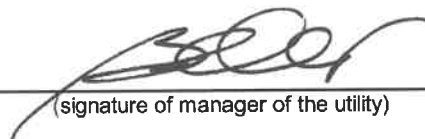
- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  
ERC = ( Total SFR gallons sold (Omit 000) / 365 days / 280 gallons per day )

# CERTIFICATION OF ANNUAL REPORT

**I HEREBY CERTIFY, to the best of my knowledge and belief:**

- |              |           |  |
|--------------|-----------|--|
| YES<br>( X ) | NO<br>( ) | 1. The utility is in substantial compliance with the Uniform System Of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.  |
| YES<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.   |
| YES<br>( X ) | NO<br>( ) | 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.  |
| YES<br>( X ) | NO<br>( ) | 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents. |

ITEMS CERTIFIED			
1.	2.	3.	4.
( X )	( X )	( X )	( X )
( )	( )	( )	( )

  
 \_\_\_\_\_  
 (signature of manager of the utility) \*

\_\_\_\_\_  
 (signature of chief financial officer of the utility) \*

\* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations  
Class C**

**Coastal Income Properties - Zachary Taylor LLC**

**For the Year Ended December 31, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	-	\$ -	\$ -
Commercial	26,624	26,624	-
Industrial	-	-	-
Multiple Family	31,223	31,223	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 57,847</b>	<b>\$ 57,847</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 57,847</b>	<b>\$ 57,847</b>	<b>\$ -</b>

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).