

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Gulfstream Utility LLC

Exact Legal Name of Respondent

579S

Certificate Number(s)

Submitted To The

Florida Public Service Commission

FOR THE

YEAR ENDED DECEMBER 31, 2023

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 (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes 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 utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in 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 the 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

Gulfstream Utility LLC
(EXACT NAME OF UTILITY)

27777 Franklin Road, Southfield MI 48034 Same as Mailing Address Orange
Mailing Address Street Address County

Telephone Number 248-208-2500 Date Utility First Organized 2022

Fax Number _____ E-mail Address swoodworth@suncommunities.com

Sunshine State One-Call of Florida, Inc. Member No. _____

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: Sheri Woodworth 27777 Franklin Rd. Suite 200 Southfield, MI 48034

Name of subdivisions where services are provided: Gulfstream Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Sheri Woodworth	Senior Vice President	2777 Franklin Road Suite 200 Southfield MI 48034	_____
Person who prepared this report: Gary Morse	Utility Consultant	_____	_____
Officers and Managers: Gary Shiffman	Registered Agent	2777 Franklin Road Suite 200 Southfield MI 48034	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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
Asset Investors Operating Partnership, LP	100%	2777 Franklin Road Suite 200 Southfield MI 48034	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue					
Residential_____		\$ _____	\$ 182,629	\$ _____	\$ 182,629
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_ Late Fees		_____	_____	_____	_____
Total Gross Revenue__		\$ _____	\$ 182,629	\$ _____	\$ 182,629
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ _____	\$ 187,000	\$ _____	\$ 187,000
Depreciation Expense__	F-5	_____	12,963	_____	12,963
CIAC Amortization Expense_	F-8	_____	0	_____	0
Taxes Other Than Income__	F-7	_____	6,627	_____	6,627
Income Taxes_____	F-7	_____	0	_____	0
Total Operating Expense		\$ _____	206,590	_____	\$ 206,590
Net Operating Income (Loss)		\$ _____	(23,961)	\$ _____	\$ (23,961)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	(23,961)	\$ _____	\$ (23,961)

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>481,084</u>	\$ <u>456,576</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>51,027</u>	<u>38,064</u>
Net Utility Plant_____		\$ <u>430,057</u>	\$ <u>418,512</u>
Cash_____		_____	_____
Customer Accounts Receivable (141)_____		_____	_____
Other Assets (Specify):_____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets_____		\$ <u>430,057</u>	\$ <u>418,512</u>
Liabilities and Capital:			
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	<u>(234,229)</u>	<u>(210,268)</u>
Total Capital_____		\$ <u>(234,229)</u>	\$ <u>(210,268)</u>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		_____	_____
Notes Payable (232)_____		_____	_____
Customer Deposits (235)_____		_____	_____
Accrued Taxes (236)_____		_____	_____
Other Liabilities (Specify)		_____	_____
Due to Owner		<u>664,286</u>	<u>628,780</u>
_____		_____	_____
Advances for Construction_____		_____	_____
Contributions in Aid of Construction - Net (271-272)_____	F-8	_____	_____
Total Liabilities and Capital_____		\$ <u>430,057</u>	\$ <u>418,512</u>

UTILITY NAME Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ _____	\$ <u>481,084</u>	\$ _____	\$ <u>481,084</u>

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>-</u>	\$ <u>481,084</u>	\$ _____	\$ <u>481,084</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>38,064</u>	\$ _____	\$ <u>38,064</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ _____	\$ <u>12,963</u>	\$ _____	\$ <u>12,963</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>-</u>	\$ <u>51,027</u>	\$ _____	\$ <u>51,027</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>-</u>	\$ <u>51,027</u>	\$ _____	\$ <u>51,027</u>

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
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 _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (210,268)	\$ _____
Changes during the year (Specify): Retained Earnings _____	(23,961)	_____
Capital Contributions(Distributions) _____	_____	-
Balance end of year _____	\$ (234,229)	\$ -

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

TAXES EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax_____	_____	_____	_____	_____
Taxes Other Than Income:_____	_____	_____	_____	_____
State ad valorem tax_____	_____	_____	_____	_____
Local property tax_____	_____	_____	_____	_____
Regulatory assessment fees	_____	6,627	_____	6,627
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax	-	-	_____	-
Workers Comp	_____	_____	_____	_____
Total Taxes Accrued_____	\$ -	\$ 6,627	\$ _____	\$ 6,627

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
<u>US Water</u>	\$ _____	\$ 25,988	<u>Monthly Contract Operations Only</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ -	\$ -	\$ -
2) Add credits during year_____	-	-	-
	\$ -	\$ -	\$ -
3) Total_____	-	-	-
4) Deduct charges during the year_____	-	-	-
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_____		\$ -	\$ -
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
New Homes	0	\$ -	\$ -
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ -

ACCUMULATED AMORTIZATION OF CIAC (272)

See Note Below	Water	Wastewater	Total
Balance First of Year_____	\$ -	\$ -	\$ -
Add Credits During Year:_____	-	-	-
	_____	_____	_____
Deduct Debits During Year:_____	-	-	-
	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ -	\$ -	\$ -

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____

**** COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR ****

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023
--

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION
Not Applicable**

WASTEWATER OPERATING SECTION

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 65,250	\$ _____	\$ _____	\$ 65,250
352	Franchises_____				
353	Land and Land Rights_____	98,726			98,726
354	Structures and Improvements_____				-
355	Power Generation Equipment_____				-
360	Collection Sewers - Force_____				-
361	Collection Sewers - Gravity_____		10705		10,705
362	Special Collecting Structures-Manholes				-
363	Services to Customers_____				-
364	Flow Measuring Devices_____	3,764			3,764
365	Flow Measuring Installations_____				
370	Receiving Wells_____				-
371	Pumping Equipment_____	80,746			80,746
380	Treatment and Disposal Equipment_____	204,870	11,732		204,870
381	Plant Sewers_____				
382	Outfall Sewer Lines_____	3,220	-		3,220
389	Other Plant and Miscellaneous Equipment_____		13803		13,803
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_____				-
	Total Wastewater Plant_____	\$ 456,576	\$ 36,240	\$ 0	\$ 481,084 *

* This amount should tie to sheet F-5.

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT	
DECEMBER 31,	2023

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	%	3.70%	\$	\$	\$ -	\$ -
355	Power Generation Equipment		%					
360	Collection Sewers - Force	27	%	3.70%			-	-
361	Collection Sewers - Gravity	40	%	2.50%			134	134
362	Special Collecting Structures	27	%	3.70%			-	-
363	Services to Customers	35	%	2.86%			-	-
364	Flow Measuring Devices	5		20.00%	2,635		753	3,388
365	Flow Measuring Installations		%					
370	Receiving Wells	25		4.00%			-	-
371	Pumping Equipment	15	%	6.67%	8,717		5,383	14,100
380	Treatment and Disposal							
	Equipment	32	%	3.13%	26,659		6,586	33,245
381	Plant Sewers		%					
382	Outfall Sewer Lines	30	%	3.33%	54		107	161
389	Other Plant and Miscellaneous							
	Equipment	15		6.67%			-	-
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	15	%	6.67%			-	-
	Totals				\$ 38,064	\$ -	\$ 12,963	\$ 51,027 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Actual Amount
701	Salaries and Wages - Employees _____	\$ 26,514
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	59,039
711	Sludge Removal Expense _____	-
715	Purchased Power _____	12,179
716	Fuel for Power Production _____	_____
718	Chemicals _____	-
720	Materials and Supplies _____	_____
730	Contractual Services:	
	Billing _____	
	Professional (Contract Ops & Annual Report/Legal) _____	25,988
	Testing _____	
	Other (Repair and Maintenance) _____	61,526
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses (includes Bank Service Fees) _____	1,754
	Total Wastewater Operation And Maintenance Expense _____	\$ 187,000 *
	* 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)	
Residential Service					
All meter sizes	D	1.0	976	976	976
General Service					
5/8"	D	1.0	2	2	2
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	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	978	978

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2023

PUMPING EQUIPMENT

Lift Station Number_____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	_____	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	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	_____	_____	_____	_____	_____	_____	_____	_____

0 MANHOLES

Size (inches)_____	4Ft	_____	_____	_____
Type of Manhole_____	Precast	_____	_____	_____
Number of Manholes:				
Beginning of year_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	_____	_____	_____	_____

UTILITY NAME: Gulfstream Utility LLC

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TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____ Extended Aeration _____ Concrete _____ 100,000 GPD _____ 33,638 _____ Perc Ponds _____ 100,000 GPD _____ 12,278,000 _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
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MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
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PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	1,054,000	_____	All _____
February _____	1,008,000	_____	All _____
March _____	1,116,000	_____	All _____
April _____	930,000	_____	All _____
May _____	1,023,000	_____	All _____
June _____	960,000	_____	All _____
July _____	1,023,000	_____	All _____
August _____	1,023,000	_____	All _____
September _____	1,080,000	_____	All _____
October _____	1,457,000	_____	All _____
November _____	1,170,000	_____	All _____
December _____	434,000	_____	All _____
Total for year _____	12,278,000	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: Orange County

UTILITY NAME: Gulfstream Utility LLC

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GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs* now being served. 978
- 2. Maximum number of ERCs* which can be served. -
- 3. Present system connection capacity (in ERCs*) using existing lines 978
- 4. Future connection capacity (in ERCs*) upon service area buildout. 1,014
- 5. Estimated annual increase in ERCs*. 38

6 Describe any plans and estimated completion dates for any enlargements or improvements of this system.

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP?

11. If the present system does not meet the requirements of DEP rules, submit the following:

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # FLA010835

* An ERC is determined based on 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 residents (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).

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT
DECEMBER 31, 2023

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--|--------------------------------|---|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 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. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>
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DocuSigned by:

 55105C4C324646A

 (signature of chief executive officer of the utility) *

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>
--------------------------------	--------------------------------	--------------------------------	--------------------------------

 (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.