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FLORIDA PUBLIC SERVICE
COMMISSION

2022 MAY -6 AM 10: 12

DIVISION OF
ACCOUNTING & FINANCE

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Northgate Properties, Inc. of Titusville
Exact Legal Name of Respondent

WS172-11-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2021

Form PSC/AFD 006-W (Rev. 12/99)

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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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REPORT OF

Northgate Properties, Inc. of Titusville
(EXACT NAME OF UTILITY)

3277 First Avenue Mims, FL 32754	Mailing Address	3277 First Avenue Mims, FL 32754	Street Address	Brevard County
Telephone Number	321-267-0144	Date Utility First Organized		
Fax Number	321-267-0501	E-mail Address	northgateprope@cfl.rr.com	
Sunshine State One-Call of Florida, Inc. Member No.	216535			

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: Northgate Properties, 3277 First Ave, Mims, FL 32754
321-267-0144

Name of subdivisions where services are provided: NORTHGATE MOBILE RANCH

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Lester E. Groom, Jr.</u>	<u>VP & Resgistered Agent</u>	<u>3277 First Ave, Mims, FL</u>	
Person who prepared this report: <u>Lester E. Groom, Jr.</u>			
Officers and Managers: <u>Lester E. Groom, Jr.</u>	<u>VP & Resgistered Agent</u>	<u>3277 First Ave, Mims, FL</u>	\$ \$ <u>11,250.5</u>
			\$ \$ _____
			\$ \$ _____
			\$ \$ _____
			\$ \$ _____

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	Principal Business Address	Salary Charged Utility
_____	_____	_____	\$ \$ _____
_____	_____	_____	\$ \$ _____
_____	_____	_____	\$ \$ _____
_____	_____	_____	\$ \$ _____
_____	_____	_____	\$ \$ _____
_____	_____	_____	\$ \$ _____

REVISED

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT	
DECEMBER 31,	2021

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 29,516	\$ 21,342	\$ _____	\$ 50,858
Commercial_____		230	_____	_____	230
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 29,746	21,342	0	\$ 51,088
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 87,045	\$ 58,030	\$ _____	\$ 145,075
Depreciation Expense_____	F-5	2,277	1,452	_____	3,729
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	1,339	960	_____	2,299
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 90,661	60,442	_____	\$ 151,103
Net Operating Income (Loss)		\$ -60,915	\$ -39,100	\$ _____	\$ -100,015
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ -60,915	\$ -39,100	\$ _____	\$ -100,015

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 124818	\$ 124818
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>64042</u>	<u>60313</u>
Net Utility Plant -----		\$ <u>60776</u>	\$ <u>64505</u>
Cash -----			
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			

Total Assets -----		\$ <u>60776</u>	\$ <u>64505</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		
Total Capital -----		\$ -----	\$ -----
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		<u>2299</u>	<u>1913</u>
Other Liabilities (Specify) -----			
Absorbed by entity's funds from other operations -----		<u>58477</u>	<u>62592</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>60776</u>	\$ <u>64505</u>

REVISED

UTILITY NAME Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>43221</u>	\$ <u>81597</u>	\$ _____	\$ <u>124818</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>43221</u>	\$ <u>81597</u>	\$ _____	\$ <u>124818</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>35253</u>	\$ <u>25060</u>	\$ _____	\$ <u>60313</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>2277</u>	\$ <u>1452</u>	\$ _____	\$ <u>3729</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
PY Beg Bal Discrepancy _____	_____	_____	_____	_____
Total Credits _____	\$ <u>2277</u>	\$ <u>1452</u>	\$ _____	\$ <u>3729</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>37530</u>	\$ <u>26512</u>	\$ _____	\$ <u>64042</u>

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT	
DECEMBER 31,	2021

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 <u>REPORTED ON COMP. TAX RETURN</u>	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

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: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

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	
_____	_____	\$ _____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Debits During Year: _____	_____	_____	_____
Deduct Credits 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 Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

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	\$ _____	<u>100.00</u> %		_____ %

(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: _____

**WATER
OPERATING
SECTION**

REVISED

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT	
DECEMBER 31,	2021

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	_____	_____	_____	_____
304	Structures and Improvements	<u>25000</u>	_____	_____	<u>25000</u>
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	<u>0</u>
307	Wells and Springs	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	<u>2683</u>	_____	_____	<u>2683</u>
311	Pumping Equipment	<u>5467</u>	_____	_____	<u>5467</u>
320	Water Treatment Equipment	<u>3903</u>	_____	_____	<u>3903</u>
330	Distribution Reservoirs and Standpipes	<u>5945</u>	_____	_____	<u>5945</u>
331	Transmission and Distribution Lines	_____	_____	_____	_____
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	<u>223</u>	_____	_____	<u>223</u>
335	Hydrants	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	<u>0</u>	_____	_____	<u>0</u>
340	Office Furniture and Equipment	_____	_____	_____	_____
341	Transportation Equipment	<u>0</u>	_____	_____	<u>0</u>
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	_____	_____	_____
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____	_____	_____
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	<u>0</u>	_____	_____	<u>0</u>
	Total Water Plant	\$ <u>43221</u>	<u>0</u>	<u>0</u>	<u>43221</u>

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2021

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

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)
304	Structures and Improvements	30	%	%	\$ 25000	\$	\$	\$ 25000
305	Collecting and Impounding Reservoirs		%	%				0
306	Lake, River and Other Intakes		%	%				0
307	Wells and Springs	15	%	%	0			0
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains		%	%				0
310	Power Generating Equipment	10	%	%	2665			2665
311	Pumping Equipment	7	%	%	5438			5438
320	Water Treatment Equipment	7	%	%	3850			3850
330	Distribution Reservoirs & Standpipes	10	%	%	5807			5807
331	Trans. & Dist. Mains		%	%				0
333	Services		%	%				0
334	Meter & Meter Installations	15	%	%	223	0		223
335	Hydrants		%	%				0
336	Backflow Prevention Devices		%	%				0
339	Other Plant and Miscellaneous Equipment	7	%	%	0	0		0
340	Office Furniture and Equipment		%	%				0
341	Transportation Equipment	5	%	%	0	0		0
342	Stores Equipment		%	%				0
343	Tools, Shop and Garage Equipment		%	%				0
344	Laboratory Equipment		%	%				0
345	Power Operated Equipment		%	%				0
346	Communication Equipment		%	%				0
347	Miscellaneous Equipment		%	%	-7730		2277	-5453
348	Other Tangible Plant	15	%	%	0	0		0
	Totals				\$ 35253	0	2277	\$ 37530 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 24750
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	6444
616	Fuel for Power Production	
618	Chemicals	22519
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional	465
	Testing	23423
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	9444
	Total Water Operation And Maintenance Expense	\$ 87045 *

* This amount should tie to Sheet F-3.

WATER 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					
5/8"	D	1.0	246	246	246
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
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 Other (Specify)					
** D = Displacement C = Compound T = Turbine					
Total			246	246	246

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1995	2015	_____
Types of Well Construction and Casing _____	Drilled Steel Rotary	Drilled Steel Rotary	Drilled PVC Rotary	_____
Depth of Wells _____	100ft	130ft	140'	_____
Diameters of Wells _____	8"	4"	5"	_____
Pump - GPM _____	75	60	75	_____
Motor - HP _____	3	3	5	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	108,000	86,400	95,100	_____
Auxiliary Power _____	None	Yes	No	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel Pressure	Steel Storage	Steel Pressure	_____
Capacity of Tank _____	5,000 gal	20,000 gal	2,000 gal	_____
Ground or Elevated _____	Ground	Ground	Ground	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	AD Smith	Marathon	Century	_____
Type _____	Sub	Elec 1 PH	Elec 1 PH	_____
Rated Horsepower _____	3	3	2	_____
Pumps				
Manufacturer _____	Grunfos	Red Jacket	Red Jacket	_____
Type _____	Sub	Centrifugal	Centrifugal	_____
Capacity in GPM _____	78	50	30	_____
Average Number of Hours Operated Per Day _____	1/2 avg	9	None	_____
Auxiliary Power _____	None	None	None	_____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2021

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. <.01

Number of ERCs * which can be served. _____

3. Present system connection capacity (in ERCs *) using existing lines. _____

4. Future connection capacity (in ERCs *) upon service area buildout. NONE

5. Estimated annual increase in ERCs *. NONE

6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities.

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

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

10. 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? YES

11. Department of Environmental Protection ID # PLA 010386

12. Water Management District Consumptive Use Permit # N/A

a. Is the system in compliance with the requirements of the CUP? _____

b. If not, what are the utility's plans to gain compliance? _____

* 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/350 gallons per day).

UTILITY NAME: Northgate Properties, Inc. of Titusville

<p>YEAR OF REPORT DECEMBER 31, 2021</p>

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises	_____	_____	_____	_____
353	Land and Land Rights	_____	_____	_____	_____
354	Structures and Improvements	56597	0	_____	56597
355	Power Generation Equipment	25000	_____	_____	25000
360	Collection Sewers - Force	_____	_____	_____	_____
361	Collection Sewers - Gravity	_____	_____	_____	_____
362	Special Collecting Structures	0	_____	_____	0
363	Services to Customers	_____	_____	_____	_____
364	Flow Measuring Devices	_____	_____	_____	_____
365	Flow Measuring Installations	_____	_____	_____	_____
370	Receiving Wells	_____	_____	_____	_____
371	Pumping Equipment	0	_____	_____	0
380	Treatment and Disposal Equipment	_____	_____	_____	_____
381	Plant Sewers	_____	_____	_____	_____
382	Outfall Sewer Lines	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
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	0	_____	_____	0
398	Other Tangible Plant	_____	_____	_____	_____
	Total Wastewater Plant	\$ 81597	0	0	81597 *

* This amount should tie to sheet F-5.

REVISED

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2021

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	30	%	%	\$ 25060	\$	\$ 1452.00	\$ 26512
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	%				
362	Special Collecting Structures		%	%	0			0
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%	0			0
371	Pumping Equipment		%	%				
380	Treatment and Disposal Equipment		%	%				
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
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		%	%	0			0
398	Other Tangible Plant		%	%				
	Totals				\$ 25060	\$ 0	\$ 1452	\$ 26512

* This amount should tie to Sheet F-5.

UTILITY NAME: ___ Northgate Properties, Inc. of Titusville

YEAR OF REPORT DECEMBER 31, 2021

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 16500
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	_____
715	Purchased Power _____	4296
716	Fuel for Power Production _____	_____
718	Chemicals _____	15013
720	Materials and Supplies _____	_____
730	Contractual Services:	_____
	Billing _____	_____
	Professional _____	310
	Testing _____	15615
	Other _____	_____
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	6296
	Total Wastewater Operation And Maintenance Expense _____	\$ 58030 *

* 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 ter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	245	245	245
General Service					
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	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			<u>245</u>	<u>245</u>	<u>245</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Northgate Properties, Inc. of Titusville

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2021

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	<u>STEEL</u>	<u>STEEL</u>	_____
Total Permitted Capacity _____	<u>26,000 GPD</u>	<u>20,000 GPD</u>	_____
Average Daily Flow _____	_____	_____	_____
Method of Effluent Disposal _____	<u>DRYING & STORAGE</u>	<u>DRYING & STORAGE</u>	_____
Permitted Capacity of Disposal _____	<u>26,000 GPD</u>	<u>20,000 GPD</u>	_____
Total Gallons of Wastewater treated _____	_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	<u>Gorman</u>	<u>Gorman</u>	<u>Gorman</u>	<u>Gorman</u>	_____	_____
Capacity (GPM's) _____	<u>80 GPM</u>	<u>80 GPM</u>	<u>80 GPM</u>	<u>80 GPM</u>	_____	_____
Motor: _____	_____	_____	_____	_____	_____	_____
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	_____	_____
Power (Electric or Mechanical) _____	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>447,200</u>	_____	_____
February _____	<u>447,200</u>	_____	_____
March _____	<u>330,800</u>	_____	_____
April _____	<u>330,800</u>	_____	_____
May _____	<u>316,400</u>	_____	_____
June _____	<u>316,400</u>	_____	_____
July _____	<u>361,200</u>	_____	_____
August _____	<u>361,200</u>	_____	_____
September _____	<u>552,400</u>	_____	_____
October _____	<u>552,400</u>	_____	_____
November _____	<u>415,200</u>	_____	_____
December _____	<u>415,200</u>	_____	_____
Total for year _____	<u>6,058,000</u>	_____	<u>6,058,000</u>

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Northgate Properties, Inc. of Titusville

YEAR OF REPORT
DECEMBER 31, 2021

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.	2.	3.	4.	<i>[Signature]</i>	*
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(signature of chief executive officer of the utility)	

Date: _____

1.	2.	3.	4.	_____	*
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(signature of chief financial officer of the utility)	

Date: _____

* 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.

Small Wastewater Utility Regulatory Assessment Fee Return

Florida Public Service Commission

(See Filing Instructions on Back of Form)

FOR PSC USE ONLY

STATUS:

- Actual Return
- Estimated Return
- Amended Return

PERIOD COVERED:
1/1/2021 TO 12/31/2021

WS172-21-S-0-R
Northgate Properties, Inc.
3277 First Avenue
Mims, FL 32754-3134

Check # _____	
\$ _____	0604002 000000
\$ _____ E	
\$ _____ P	0604002 000000
\$ _____ I	
Postmark Date _____	
Initials of Preparer _____	

Please Complete Below If Official Mailing Address Has Changed

(Name of Utility)	(Address)	(City/State)	(Zip)
-------------------	-----------	--------------	-------

	#	#	#
Florida Public Service Commission Certificate			
WASTEWATER OPERATING REVENUES			
FLAT-RATE REVENUES			
1. Residential Revenues (521.1)	\$ _____	\$ _____	\$ _____
2. Commercial Revenues (521.2)	_____	_____	_____
3. Industrial Revenues (521.3)	_____	_____	_____
4. Revenues from Public Authorities (521.4)	_____	_____	_____
5. Multiple Family Dwelling Revenues (521.5)	_____	_____	_____
6. Other Revenues (521.6)	_____	_____	_____
7. TOTAL FLAT-RATE REVENUES	\$ _____	\$ _____	\$ _____
MEASURED REVENUES			
8. Residential Revenues (522.1)	_____	_____	_____
9. Commercial Revenues (522.2)	_____	_____	_____
10. Industrial Revenues (522.3)	_____	_____	_____
11. Revenues from Public Authorities (522.4)	_____	_____	_____
12. Multiple Family Dwelling Revenues (522.5)	_____	_____	_____
13. TOTAL MEASURED REVENUES	\$ <u>21341.92</u>	\$ _____	\$ _____
14. Revenues from Public Authorities (523)	_____	_____	_____
15. Revenues from Other Systems (524)	_____	_____	_____
16. Interdepartmental Revenues (525)	_____	_____	_____
17. TOTAL OPERATING REVENUES (Lines 7+13+14+15+16)	\$ <u>21341.92</u>	\$ _____	\$ _____
OTHER WASTEWATER REVENUES			
18. Guaranteed Revenues (Include Revenues from A.F.P.I. Charges) (530)	_____	_____	_____
19. Sales of Sludge (531)	_____	_____	_____
20. Forfeited Discounts (532)	_____	_____	_____
21. Rents from Wastewater Property (534)	_____	_____	_____
22. Interdepartmental Rents (535)	_____	_____	_____
23. Other Wastewater Revenues (536) Describe: <i>Describe:</i>	_____	_____	_____
24. TOTAL OTHER WASTEWATER REVENUES (Lines 18+19+20+21+22+23)	\$ <u>21341.92</u>	\$ _____	\$ _____
25. TOTAL WASTEWATER REVENUES*(Lines 17+24) ⁽¹⁾	\$ _____	\$ _____	\$ _____
26. Less: Expense for Purchased Wastewater Treatment from FPSC-Regulated Utility	(_____)	(_____)	(_____)
27. NET WASTEWATER REVENUES (Line 25 Less Line 26)	<u>21341.92</u>	_____	_____
28. REGULATORY ASSESSMENT FEE DUE - (Multiply Line 27 by 0.045) (If more than \$25, enter amount. If less, enter \$25) ⁽²⁾	_____	_____	<u>960.39</u>
29. Less: Approved Prior-Period Credit	_____	_____	(_____)
30. NET REGULATORY ASSESSMENT FEE (Line 28 Less Line 29)	_____	_____	\$ <u>960.39</u>
31. Penalty for Late Payment (see "4. Failure to File by Due Date" on back)	_____	_____	_____
32. Interest for Late Payment (see "4. Failure to File by Due Date" on back)	_____	_____	_____
33. Extension Payment Fee (see "5. Extension" on back)	_____	_____	_____
34. TOTAL AMOUNT DUE (Line 30+31+32+33)	_____	_____	\$ <u>960.39</u>

⁽¹⁾ These amounts must agree with Annual Report Schedule F-3
⁽²⁾ As provided in Section 350.113, Florida Statutes, the minimum Annual Fee is \$25; see Item #7 on back
 If service was purchased from a regulated utility, please insert its name: _____

I, the undersigned owner/officer of the above-named vendor, have read the foregoing and declare that to the best of my knowledge and belief the above information is a true and correct statement. I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Walter G. Grooms Jr. (Signature of Utility Official) OWNER/MANAGER (Title) 3-11-2022 (Date)
WALTER GROOMS JR. (Please Print Name) Telephone Number (321) 267-0144 Fax Number (321) 267-0501
 F.E.I. No. 83-1734499

2021 Consumer Consumption Report

Month	Sewer Revenue	Water Revenue	Consumption
January	\$3,077.32	\$4,275.15	1038
March	\$3,122.90	\$4,384.96	1118
May	\$2,817.62	\$3,987.42	827
July	\$5,998.68	\$8,105.99	791
September	\$2,954.94	\$4,090.41	903
November	\$3,370.46	\$4,672.20	1381
Total	\$21,341.92	\$29,516.13	6058

Commercial			
January		\$30.45	13
March		\$36.01	17
May		\$48.52	26
July		\$38.79	19
September		\$36.01	17
November		\$40.18	20
Total		\$229.96	112

Florida Public Service Commission

3/11/2022

Utility Regulatory Assessment Fee WS172-21-W-O-
Utility Regulatory Assessment Fee WS172-21-S-O-R

1,338.53
960.39

CCU Checking

2,298.92



Result



MIMS
 3405 KELLY RD
 MIMS, FL 32754-9998
 (800)275-8777

03/11/2022 11:53 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

Other	1		\$0.00
-------	---	--	--------

Priority Mail® 2-Day 1 Window FR Env			\$8.95
---	--	--	--------

Tallahassee, FL 32399

Flat Rate

Expected Delivery Date
Mon 03/14/2022

Tracking #:
9505 5158 4888 2070 8557 28

Insurance Up to \$50.00 included			\$0.00
-------------------------------------	--	--	--------

Total			\$8.95
-------	--	--	--------

Priority Mail® 2-Day 1 Sm Flat Rate Env			\$8.95
--	--	--	--------

Tallahassee, FL 32399

Flat Rate

Expected Delivery Date
Mon 03/14/2022

Tracking #:
9505 5158 4888 2070 8557 35

Insurance Up to \$50.00 included			\$0.00
-------------------------------------	--	--	--------

Total			\$8.95
-------	--	--	--------

Grand Total:			\$17.90
--------------	--	--	---------

Credit Card Remitted			\$17.90
----------------------	--	--	---------

Card Name: VISA

Account #: XXXXXXXXXXXXX1661

Approval #: 00266G

Transaction #: 155

AID: A0000000031010 Chip

AL: VISA CREDIT

PIN: Not Required CAPITAL ONE VISA

ASSESSMENT

EXT REQUEST