

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Hidden Cove, Ltd.

Exact Legal Name of Respondent

607-W 523-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

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 Accounting and Finance
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 Accounting and Finance, 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 (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

Hidden Cove, Ltd.
(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1982

Fax Number (863) 647-3992 E-mail Address baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. CS2102

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: 500 S. Florida Avenue, Suite 700
Lakeland, Florida

Name of subdivisions where services are provided: Hidden Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Altman	Manager	500 S. Florida Ave. Lakeland, FL 33801	
Person who prepared this report: Kim S Kelley	Tax Manager	500 S. Fl. Ave, Ste 700 Lakeland, FL 33801	
Officers and Managers: Brian Altman	Manager	500 S. Florida Avenue Lakeland FL 33801	\$ 0
			\$
			\$
			\$
			\$

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
T & A Family Partnership	19	500 S. FL. Ave, Lakeland	\$ 0
J&M Maxwell Family Partnership	10	500 S. FL Ave, Lakeland	\$ 0
813 North LLC	69	500 S. FL Ave, Lakeland	\$ 0
			\$
			\$
			\$
			\$

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 16,962	26,386	\$ _____	\$ 43,348
Commercial_____		1,547	431	_____	1,978
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
 Total Gross Revenue_____		 \$ 18,509	 \$ 26,817	 \$ _____	 \$ 45,326
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3				
		\$ 25,509	27,834	\$ _____	\$ 53,343
Depreciation Expense_____	F-5	4,741	1,116	_____	5,857
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	1,252	3,405	_____	4,657
Income Taxes_____	F-7	_____	_____	_____	0
 Total Operating Expense		 \$ 31,502	 32,355	 _____	 \$ 63,857
Net Operating Income (Loss)		\$ (12,993)	\$ (5,538)	\$ _____	\$ (18,531)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 617,193
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 287,564
Interest Expense_____		_____	_____	_____	177,793
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
 Net Income (Loss)		 \$ _____	 \$ _____	 \$ _____	 \$ 133,305

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 237,519	\$ 237,371
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	193,800	188,516
Net Utility Plant _____		\$ 43,719	\$ 48,855
Cash_____		45,814	61,369
Customer Accounts Receivable (141)_____		0	-
Other Assets (Specify): Misc Deferred debits _____		3,386	9,063
Non-utility Prop. Net (121,122)_____		40,591	2,281
Accounts Receivable Assoc. Cos (145)_____		6,213,073	6,090,561
Notes Receivable Assoc. Cos (146)_____		62,038	62,038
Misc. Current & Accrued Assets (174)_____		25,296	28,888
Total Assets _____		\$ 6,433,917	\$ 6,303,055
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	1,389,355	1,256,053
Total Capital _____		\$ 1,389,355	\$ 1,256,053
Long Term Debt (224)_____	F-6	\$ 5,039,000	\$ 5,039,000
Accounts Payable (231)_____		519	2,925
Notes Payable (232)_____		-	147
Customer Deposits (235)_____		0	0
Accrued Taxes (236)_____		4,657	4,607
Other Liabilities (Specify) Prepaid Utility Income _____		386	323
Misc. Current & Accrued Liabilities (241)_____		0	0
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8		
Total Liabilities and Capital _____		\$ 6,433,917	\$ 6,303,055

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 109,584	\$ 127,935	\$ _____	\$ 237,519

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 109,584	\$ 127,935	\$ _____	\$ 237,519

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 70,467	\$ 118,049	\$ _____	\$ 188,516
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 4,741	\$ 1,116	\$ _____	\$ 5,857
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchise	_____	_____	_____	_____
Total Credits _____	\$ 4,741	\$ 1,116	\$ _____	\$ 5,857
Deduct Debits During Year:				
Book cost of plant retired _____	\$ 436	\$ 137	\$ _____	\$ 573
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 436	\$ 137	\$ _____	\$ 573
Balance End of Year _____	\$ 74,772	\$ 119,028	\$ _____	\$ 193,800

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

CAPITAL STOCK (201 - 204)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 1,256,052
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	133,303 _____
Balance end of year _____	\$ _____	\$ 1,389,355

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Walker & Dunlop LLC, Issued 11/27/19 Matures 12/1/29</u> _____ _____	3.48%	120	\$ 5,039,000
Total _____			\$ 5,039,000

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 0	\$ 0	\$ 0
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	0	0	0
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	_____	_____	_____
6) Less Accumulated Amortization_____	_____	_____	_____
7) Net CIAC_____	\$ 0	\$ 0	\$ 0

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_____	\$ 0	\$ 0	\$ 0
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 0	\$ 0	\$ 0

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

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

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	\$ <u>N/A</u>	<u> </u> %	<u> </u> %	<u> </u> %
Preferred Stock	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Long Term Debt	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Customer Deposits	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Tax Credits - Zero Cost	<u> </u>	<u> </u> %	0.00 %	<u> </u> %
Tax Credits - Weighted Cost	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Deferred Income Taxes	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Other (Explain)	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Total	\$ <u> </u>	<u>100.00</u> %		<u> </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:	<u> </u> %
Commission Order Number approving AFUDC rate:	<u> </u>

**WATER
OPERATING
SECTION**

UTILITY NAME:

Hidden Cove, Ltd.

YEAR OF REPORT	
DECEMBER 31,	2022

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	320			320
304	Structures and Improvements	371			371
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	3,434			3,434
308	Infiltration Galleries and Tunnels				
309	Supply Mains	1,145			1,145
310	Power Generation Equipment				
311	Pumping Equipment	2,417			2,417
320	Water Treatment Equipment	1,832			1,832
330	Distribution Reservoirs and Standpipes	4,579			4,579
331	Transmission and Distribution Lines	9,679			9,679
333	Services	11,448			11,448
334	Meters and Meter Installations	70,837	398	436	70,799
335	Hydrants				
336	Backflow Prevention Devices				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment	0			0
341	Transportation Equipment	2,706			2,706
342	Stores Equipment				
343	Tools, Shop and Garage Equipment		157		157
344	Laboratory Equipment				
345	Power Operated Equipment	697			697
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant	0			0
	Total Water Plant	\$ 109,465	\$ 555	\$ 436	\$ 109,584

UTILITY NAME:

Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

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	28	0 %	3.57 %	\$ 371	\$	0	\$ 371
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	3,434		0	3,434
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains	32	0 %	3.13 %	1,145		0	1,145
310	Power Generating Equipment	17	0 %	5.88 %			0	0
311	Pumping Equipment	17	0 %	6.67 %	1,717		47	1,764
320	Water Treatment Equipment	17	0 %	5.88 %	1,832	0	0	1,832
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,579		0	4,579
331	Trans. & Dist. Mains	38	0 %	2.63 %	9,493		0	9,493
333	Services	35	0 %	2.86 %	11,448		0	11,448
334	Meter & Meter Installations	17	%	5.88 %	34,291	436	4,163	38,018
335	Hydrants		%	%	131			131
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	%	16.7 %	0		0	0
341	Transportation Equipment		%	%	1,465		451	1,916
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	6.67 %	0		10	10
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	10	%	10.00 %	561		70	631
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	5.00 %			0	0
	Totals				\$ 70,467	\$ 436	\$ 4,741	\$ 74,772 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 7,986
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	2,951
616	Fuel for Power Production_____	_____
618	Chemicals_____	979
620	Materials and Supplies_____	2,245
630	Contractual Services:	_____
	Billing_____	_____
	Professional_____	_____
	Testing_____	867
	Other_____	8,606
640	Rents_____	_____
650	Transportation Expense_____	173
655	Insurance Expense_____	509
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	568
670	Bad Debt Expense_____	0
675	Miscellaneous Expenses_____	625
	Total Water Operation And Maintenance Expense_____	\$ 25,509 *

* 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	122.0	122.0	122.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	1.0	1.0	1.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1.0	1.0	2.5
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	1.0	1.0	8.0
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			<u>125.0</u>	<u>125.0</u>	<u>133.5</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: _____ Hidden Cove

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January_____	_____	300	0	300	257
February_____	_____	270	0	270	229
March_____	_____	307	45	262	218
April_____	_____	278	0	278	257
May_____	_____	275	0	275	223
June_____	_____	277	0	277	230
July_____	_____	291	56	235	233
August_____	_____	269	44	225	224
September_____	_____	230	0	230	211
October_____	_____	286	44	242	219
November_____	_____	265	77	188	194
December_____	_____	277	36	241	202
Total for Year_____	_____	3,325	302	3,023	2,697

If water is purchased for resale, indicate the following:

Vendor _____ N/A

Point of delivery _____

If water is sold to other water utilities for redistribution, list names of such utilities below:

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC_____	4"	1,600	_____	_____	1,600
PVC_____	2"	2,300	_____	_____	2,300
PVC_____	1"	400	_____	_____	400
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: _____ Hidden Cove

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1982	_____	_____	_____
Types of Well Construction and Casing _____	Steel 70' Casing	_____	_____	_____
Depth of Wells _____	430'	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	380	_____	_____	_____
Motor - HP _____	7.5	_____	_____	_____
Motor Type * _____	Turbine	_____	_____	_____
Yields of Wells in GPD _____	300	_____	_____	_____
Auxiliary Power _____	ARCO-ST-5	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	2,500	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 202

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	37,500	_____	_____
Type of Source_____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Primary	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	432,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	ARCO-ST-5	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: _____ Hidden Cove

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. _____ 136
2. Maximum number of ERC's * which can be served. _____ 136
3. Present system connection capacity (in ERCs *) using existing lines. _____ 136
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 136
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? No
11. Department of Environmental Protection ID # _____ 6534736
12. Water Management District Consumptive Use Permit # 20006893.003
 - a. Is the system in compliance with the requirements of the CUP? _____ Yes
 - 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) 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).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

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_____	1,680			1,680
354	Structures and Improvements_____	343			343
355	Power Generation Equipment_____	160			160
360	Collection Sewers - Force_____	0			
361	Collection Sewers - Gravity_____	60,984			60,984
362	Special Collecting Structures_____				
363	Services to Customers_____	0			0
364	Flow Measuring Devices_____	1,145			1,145
365	Flow Measuring Installations_____				
370	Receiving Wells_____	9,158			9,158
371	Pumping Equipment_____	4,760	647	617	4,790
380	Treatment and Disposal Equipment_____	45,228	0	0	45,228
381	Plant Sewers_____				
382	Outfall Sewer Lines_____				
389	Other Plant and Miscellaneous Equipment_____				
390	Office Furniture and Equipment_____	437			437
391	Transportation Equipment_____	2,706			2,706
392	Stores Equipment_____				
393	Tools, Shop and Garage Equipment_____				
394	Laboratory Equipment_____				
395	Power Operated Equipment_____	1,304			1,304
396	Communication Equipment_____				
397	Miscellaneous Equipment_____				
398	Other Tangible Plant_____	0			
	Total Wastewater Plant_____	\$ 127,905	\$ 647	\$ 617	\$ 127,935 *

* This amount should tie to sheet F-5.

UTILITY NAME:

Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

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	0 %	3.7 %	\$ 343	\$	0	\$ 343
355	Power Generation Equipment		%	5.88 %	36		8	44
360	Collection Sewers - Force	27	0 %	3.7 %				
361	Collection Sewers - Gravity	40	0 %	2.5 %	60,984		0	60,984
362	Special Collecting Structures		%		0			
363	Services to Customers	35	0 %	2.86 %	0			
364	Flow Measuring Devices	5	0 %	20.0 %	1,145		0	1,145
365	Flow Measuring Installations		%					
370	Receiving Wells		%		9,158			9,158
371	Pumping Equipment	18	0 %	5.56 %	476	137	266	605
380	Treatment and Disposal Equipment	18	0 %	5.56 %	43,394		231	43,625
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment	6	0 %	6.67 %	219		29	248
392	Stores Equipment		%	16.67 %	1,465		451	1,916
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	10.00 %	830		130	960
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 118,050	\$ 137	\$ 1,115	\$ 119,028 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, _____ 2022

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 9,483
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	6,083
715	Purchased Power_____	1,967
716	Fuel for Power Production_____	_____
718	Chemicals_____	5,277
720	Materials and Supplies_____	1,882
730	Contractual Services:	
	Billing_____	_____
	Professional_____	_____
	Testing_____	580
	Other_____	737
740	Rents_____	_____
750	Transportation Expense_____	669
755	Insurance Expense_____	509
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	560
770	Bad Debt Expense_____	0
775	Miscellaneous Expenses_____	87
	Total Wastewater Operation And Maintenance Expense_____	\$ 27,834 *

* 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	122.0	122.0	122.0
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1.0	1.0	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			123.0	123.0	124.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

PUMPING EQUIPMENT

Lift Station Number _____	1	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	1982	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	5' x 10' 4"	_____	_____	_____	_____	_____
Power:						
Electric _____	Electric	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2-1 HP	_____	_____	_____	_____	_____
	230 v	_____	_____	_____	_____	_____
	1 Phase	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	123	_____	_____	_____	_____	_____
Beginning of year _____	123	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	123	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"	6"	_____	_____	3"	_____	_____	_____
Type of main _____	PVC	PVC	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	3,308	250	_____	_____	850	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	3,308	250	_____	_____	850	_____	_____	_____

MANHOLES

Size (inches) _____	48"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	12	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	12	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

SYSTEM NAME: _____ Hidden Cove

YEAR OF REPORT DECEMBER 31, 2022

TREATMENT PLANT

Manufacturer _____	Unknown _____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	Concrete _____	_____	_____
Total Permitted Capacity _____	.02 MGD _____	_____	_____
Average Daily Flow _____	7,860 _____	_____	_____
Method of Effluent Disposal _____	_____	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	2,869,000 _____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	N/A _____	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
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 _____	320	_____	320
February _____	288	_____	288
March _____	331	_____	331
April _____	261	_____	261
May _____	183	_____	183
June _____	160	_____	160
July _____	153	_____	153
August _____	168	_____	168
September _____	227	_____	227
October _____	251	_____	251
November _____	258	_____	258
December _____	269	_____	269
Total for year _____	2,869	_____	2,869

If Wastewater Treatment is purchased, indicate the vendor: _____ N/A _____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

SYSTEM NAME: _____ Hidden Cove

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. _____ 127
2. Maximum number of ERCs* which can be served. _____ 127
3. Present system connection capacity (in ERCs*) using existing lines. _____ 127
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 127
5. Estimated annual increase in ERCs*. _____ None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
No current plans to expand or improve the 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? ___ The utility does not engage in reuse nor has a feasibility study been done.
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? _____ February 2015

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 n/a
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____ No

12. Department of Environmental Protection ID # ___ FLA013107

* 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: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |



(signature of chief executive officer of the utility)

*

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

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

Company: Hidden Cove, Ltd.

For the Year Ended December 31, 2022

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 16,962	\$ 16,962	\$ -
Commercial	\$ 1,547	\$ 1,547	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 18,509	\$ 18,509	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 18,509	\$ 18,509	\$ -

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).

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

Company: Hidden Cove, Ltd.

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	\$ 26,386	\$ 26,386	\$ -
Commercial	431	431	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 26,817	\$ 26,817	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	_____
Net Wastewater Operating Revenues	\$ 26,817	\$ 26,817	\$ -

Explanations:

Instructions:

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

