

CLASS "A" OR "B"

WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

OF

FOUR LAKES GOLF CLUB, LTD

Exact Legal Name of Respondent

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



FOR THE

YEAR ENDED DECEMBER 31, 2022

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GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
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 with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems."
12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

The fourth copy should be retained by the utility.

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EXECUTIVE SUMMARY

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UTILITY NAME: **FOUR LAKES GOLF CLUB, LTD**

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. |
| 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 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 the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents. |

Items Certified			
1.	2.	3.	4.
X	X	X	X



 (Signature of Chief Executive Officer of the utility) *

 (Signature of Chief Financial Officer of the utility) *

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

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

ANNUAL REPORT OF

YEAR OF REPORT
December 31, 2022

FOUR LAKES GOLF CLUB, LTD
(Exact Name of Utility)

County: POLK

List below the exact mailing address of the utility for which normal correspondence should be sent:

Four Lakes Golf Club, Ltd.
P.O. Box 330
Lakeland, FL 33802-0330

Telephone: 863-647-1581

E Mail Address: baltman@centurycompanies.net

WEB Site: _____

Sunshine State One-Call of Florida, Inc. Member Number GC2094

Name and address of person to whom correspondence concerning this report should be addressed:

Brian Altman
P.O. Box 330
Lakeland, FL 33802-0330

Telephone: 863-647-1581

List below the address of where the utility's books and records are located:

Century Companies
500 S Florida Avenue, Suite 700
Lakeland, FL 33801
Telephone: 863-647-1581

List below any groups auditing or reviewing the records and operations:

None

Date of original organization of the utility: 01/01/95

Check the appropriate business entity of the utility as filed with the Internal Revenue Service

Individual Partnership Sub S Corporation 1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5% or more of the voting securities of the utility:

	Name	Percent Ownership
1.	R Tom Chapman	20
2.	Thomas J Shannon	25
3.	Anita K. Maxwell	30
4.	John & Margaret Maxwell	15
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

Four Lakes Golf Club, Ltd is an age restricted, active adult manufactured home community in Winter Haven, FL developed in 1993 consisting of 813 manufactured homes and lots as well as amenities serving the residents. Four Lakes has water and wastewater treatment facilities and provides water & wastewater services to it's residents only. The primary goal and objective of Four Lakes is to manage and maintain the infrastructure an the amenities of the manufactured home community for the benefit of its residents so as to continue to meet our objective of providing a Class A active adult lifestyle community. These goals and objectives include maintaining high standards of operation of the water & wastewater facilities.

Four Lakes is comprised of 2 divisions; a manufactured home park operations division and a utilities division. There is no projected annual growth as the community consists of 813 units and will not ever exceed that. There are no major transactions currently planned that would have a material effect on the operations.

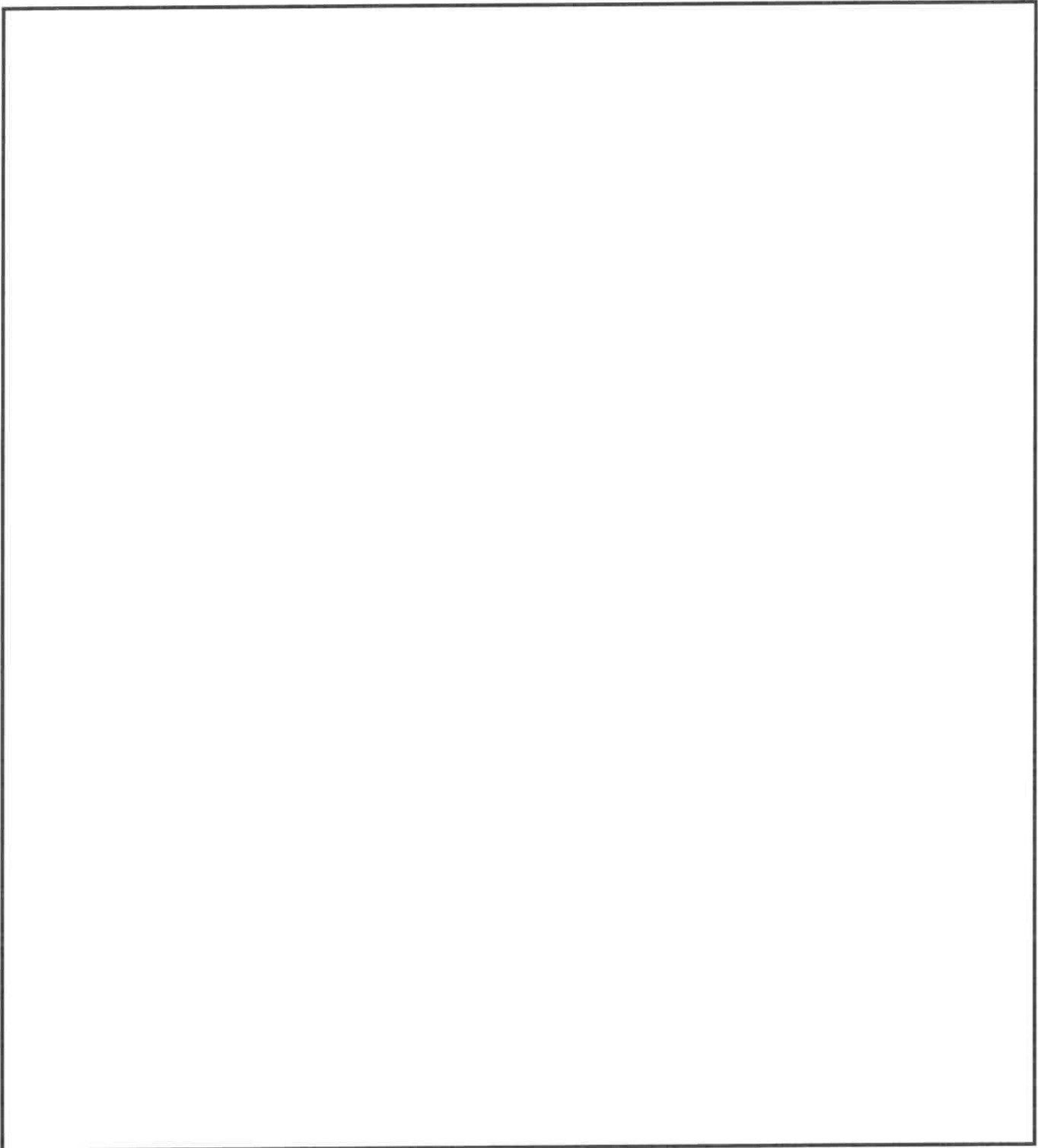
UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT December 31, 2022
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PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/22

Complete below an organizational chart that shows all parents, subsidiaries and affiliates of the utility.
The chart must also show the relationship between the utility and affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT December 31, 2022
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COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF THE UTILITY (c)	OFFICERS' COMPENSATION (d)
N/A			\$

COMPENSATION OF DIRECTORS

For each director, list the number of directors' meetings attended by each director and the compensation received as a director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS' MEETINGS ATTENDED (c)	DIRECTORS' COMPENSATION (d)
N/A			\$

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FINANCIAL SECTION

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 2,029,087	\$ 2,049,584
108-110	Less: Accumulated Depreciation and Amortization	F-8	1,287,458	1,339,662
Net Plant			\$ 741,629	\$ 709,922
114-115	Utility Plant Acquisition adjustment (Net)	F-7	_____	0
116 *	Other Utility Plant Adjustments			
Total Net Utility Plant			\$ 741,629	\$ 709,922
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9	\$ 23,697,444	\$ 23,717,941
122	Less: Accumulated Depreciation and Amortization		14,276,415	14,425,632
Net Nonutility Property			\$ 9,421,029	\$ 9,292,309
123	Investment in Associated Companies	F-10	_____	0
124	Utility Investments	F-10	_____	0
125	Other Investments	F-10	_____	0
126-127	Special Funds	F-10	876,820	300,021
Total Other Property & Investments			\$ 10,297,849	\$ 9,592,330
CURRENT AND ACCRUED ASSETS				
131	Cash		\$ 1,878,109	\$ 2,246,657
132	Special Deposits	F-9	_____	0
133	Other Special Deposits	F-9	_____	0
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectible Accounts	F-11	_____	0
145	Accounts Receivable from Associated Companies	F-12	_____	0
146	Notes Receivable from Associated Companies	F-12	_____	0
151-153	Material and Supplies			
161	Stores Expense			
162	Prepayments			
171	Accrued Interest and Dividends Receivable			
172 *	Rents Receivable			
173 *	Accrued Utility Revenues			
174	Miscellaneous Current and Accrued Assets	F-12	40,040,587	42,149,113
Total Current and Accrued Assets			\$ 41,918,696	\$ 44,395,770

* Not Applicable for Class B Utilities

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT December 31, 2022
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**COMPARATIVE BALANCE SHEET
ASSETS AND OTHER DEBITS**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED DEBITS				
181	Unamortized Debt Discount & Expense	F-13	\$ 0	\$ 0
182	Extraordinary Property Losses	F-13	0	0
183	Preliminary Survey & Investigation Charges		0	
184	Clearing Accounts		0	
185 *	Temporary Facilities		0	
186	Miscellaneous Deferred Debits	F-14	0	0
187 *	Research & Development Expenditures		0	
190	Accumulated Deferred Income Taxes			
Total Deferred Debits			\$ 0	\$ 0
TOTAL ASSETS AND OTHER DEBITS			\$ 52,958,174	\$ 54,698,022

* Not Applicable for Class B Utilities

<p>NOTES TO THE BALANCE SHEET</p> <p>The space below is provided for important notes regarding the balance sheet</p>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT

December 31, 2022

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ 0	\$ 0
204	Preferred Stock Issued	F-15	0	0
202,205 *	Capital Stock Subscribed		0	
203,206 *	Capital Stock Liability for Conversion		0	
207 *	Premium on Capital Stock		0	
209 *	Reduction in Par or Stated Value of Capital Stock		0	
210 *	Gain on Resale or Cancellation of Reacquired Capital Stock		0	
211	Other Paid - In Capital		0	
212	Discount On Capital Stock		0	
213	Capital Stock Expense		0	
214-215	Retained Earnings	F-16	(9,707,474)	(6,686,862)
216	Reacquired Capital Stock		0	
218	Proprietary Capital (Proprietorship and Partnership Only)			
Total Equity Capital			\$ (9,707,474)	\$ (6,686,862)
LONG TERM DEBT				
221	Bonds	F-15		0
222 *	Reacquired Bonds			0
223	Advances from Associated Companies	F-17		0
224	Other Long Term Debt	F-17	58,680,000	58,680,000
Total Long Term Debt			\$ 58,680,000	\$ 58,680,000
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		44,009	152,103
232	Notes Payable	F-18	991	0
233	Accounts Payable to Associated Companies	F-18	1,940,539	0
234	Notes Payable to Associated Companies	F-18		1,940,539
235	Customer Deposits			
236	Accrued Taxes	W/S-3	40,687	41,349
237	Accrued Interest	F-19		175,844
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current & Accrued Liabilities	F-20	219,304	52,651
Total Current & Accrued Liabilities			\$ 2,245,530	\$ 2,362,486

* Not Applicable for Class B Utilities

UTILITY NAME: **FOUR LAKES GOLF CLUB, LTD**

**COMPARATIVE BALANCE SHEET
EQUITY CAPITAL AND LIABILITIES**

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium On Debt	F-13	\$ _____	\$ _____ 0
252	Advances For Construction	F-20	\$ _____	\$ _____ 0
253	Other Deferred Credits	F-21	1,570	_____ 0
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits			\$ <u>1,570</u>	\$ <u>_____ 0</u>
OPERATING RESERVES				
261	Property Insurance Reserve		\$ _____	\$ _____
262	Injuries & Damages Reserve		_____	_____
263	Pensions and Benefits Reserve		_____	_____
265	Miscellaneous Operating Reserves		_____	_____
Total Operating Reserves			\$ <u>_____ 0</u>	\$ <u>_____ 0</u>
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	\$ <u>1,492,578</u>	\$ <u>1,492,578</u>
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	1,064,692	(1,150,180)
Total Net CIAC			\$ <u>427,886</u>	\$ <u>342,398</u>
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation		\$ _____	\$ _____
282	Accumulated Deferred Income Taxes - Liberalized Depreciation		_____	_____
283	Accumulated Deferred Income Taxes - Other		_____	_____
Total Accumulated Deferred Income Tax			\$ <u>_____ 0</u>	\$ <u>_____ 0</u>
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ <u>51,647,512</u>	\$ <u>54,698,022</u>

UTILITY NAME: **FOUR LAKES GOLF CLUB, LTD**

COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR * (e)
UTILITY OPERATING INCOME				
400	Operating Revenues	F-3(b)	\$ 454,317	\$ 452,023
469, 530	Less: Guaranteed Revenue and AFPI	F-3(b)		0
Net Operating Revenues			\$ 454,317	\$ 452,023
401	Operating Expenses	F-3(b)	\$ 373,834	\$ 441,969
403	Depreciation Expense:	F-3(b)	\$ 57,245	\$ 58,173
	Less: Amortization of CIAC	F-22	42,744	42,744
Net Depreciation Expense			\$ 14,501	\$ 15,429
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		0
407	Amortization Expense (Other than CIAC)	F-3(b)		0
408	Taxes Other Than Income	W/S-3	41,002	41,347
409	Current Income Taxes	W/S-3	0	0
410.1	Deferred Federal Income Taxes	W/S-3	0	0
410.11	Deferred State Income Taxes	W/S-3	0	0
411.1	Provision for Deferred Income Taxes - Credit	W/S-3	0	0
412.1	Investment Tax Credits Deferred to Future Periods	W/S-3	0	0
412.11	Investment Tax Credits Restored to Operating Income	W/S-3	0	0
Utility Operating Expenses			\$ 429,337	\$ 498,745
Net Utility Operating Income			\$ 24,980	\$ (46,722)
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		0
413	Income From Utility Plant Leased to Others			0
414	Gains (losses) From Disposition of Utility Property			0
420	Allowance for Funds Used During Construction			0
Total Utility Operating Income [Enter here and on Page F-3(c)]			\$ 24,980	\$ (46,722)

* For each account, Column e should agree with Columns f, g and h on F-3(b)

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ <u>223,920</u> 0	\$ <u>228,103</u> 0	\$ _____
\$ <u>223,920</u>	\$ <u>228,103</u>	\$ <u>0</u>
\$ 193,592	\$ 248,377	\$ _____
<u>31,783</u> <u>18,115</u>	<u>26,390</u> <u>24,629</u>	_____
\$ <u>13,668</u>	\$ <u>1,761</u>	\$ <u>0</u>
0 0 <u>17,590</u> 0 0 0 0 0 0 0	0 0 <u>23,757</u> 0 0 0 0 0 0 0	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____
\$ <u>224,850</u>	\$ <u>273,895</u>	\$ <u>0</u>
\$ <u>(930)</u>	\$ <u>(45,792)</u>	\$ <u>0</u>
0 0 0 0	0 0 0 0	_____ _____ _____ _____
\$ <u>(930)</u>	\$ <u>(45,792)</u>	\$ <u>0</u>

* Total of Schedules W-3 / S-3 for all rate groups.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	CURRENT YEAR (e)
Total Utility Operating Income [from page F-3(a)]			\$ 24,980	\$ (46,722)
OTHER INCOME AND DEDUCTIONS				
415	Revenues-Merchandising, Jobbing, and Contract Deductions		\$ _____	\$ _____
416	Costs & Expenses of Merchandising Jobbing, and Contract Work		_____	_____
419	Interest and Dividend Income		_____	_____
421	Nonutility Income		11,395,097	7,380,309
426	Miscellaneous Nonutility Expenses		(7,794,691)	(3,482,989)
Total Other Income and Deductions			\$ 3,600,406	\$ 3,897,320
TAXES APPLICABLE TO OTHER INCOME				
408.2	Taxes Other Than Income		\$ _____	\$ _____
409.2	Income Taxes		_____	_____
410.2	Provision for Deferred Income Taxes		_____	_____
411.2	Provision for Deferred Income Taxes - Credit		_____	_____
412.2	Investment Tax Credits - Net		_____	_____
412.3	Investment Tax Credits Restored to Operating Income		_____	_____
Total Taxes Applicable To Other Income			\$ 0	\$ 0
INTEREST EXPENSE				
427	Interest Expense	F-19	\$ 2,070,426	\$ 2,070,426
428	Amortization of Debt Discount & Expense	F-13	_____	0
429	Amortization of Premium on Debt	F-13	_____	0
Total Interest Expense			\$ 2,070,426	\$ 2,070,426
EXTRAORDINARY ITEMS				
433	Extraordinary Income		\$ _____	\$ _____
434	Extraordinary Deductions		_____	_____
409.3	Income Taxes, Extraordinary Items		_____	_____
Total Extraordinary Items			\$ 0	\$ 0
NET INCOME			\$ 1,554,960	\$ 1,780,172

Explain Extraordinary Income:

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT

December 31, 2022

SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 923,973	\$ 1,125,611
	Less:			
	Nonused and Useful Plant (1)			
108	Accumulated Depreciation	F-8	496,276	843,386
110	Accumulated Amortization	F-8	0	0
271	Contributions in Aid of Construction	F-22	507,425	985,153
252	Advances for Construction	F-20		
Subtotal			\$ (79,728)	\$ (702,928)
	Add:			
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	428,742	721,438
Subtotal			\$ 349,014	\$ 18,510
	Plus or Minus:			
114	Acquisition Adjustments (2)	F-7	0	0
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	0	0
	Working Capital Allowance (3)		0	0
	Other (Specify):			
	_____		_____	_____
	_____		_____	_____
	_____		_____	_____
RATE BASE			\$ 349,014	\$ 18,510
NET UTILITY OPERATING INCOME			\$ (930)	\$ (45,792)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-0.27%	-247.39%

NOTES :

- (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT December 31, 2022
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**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity	\$ 0	0.00%	_____	0.00%
Preferred Stock	0	0.00%	_____	0.00%
Long Term Debt	0	0.00%	_____	0.00%
Customer Deposits	0	0.00%	_____	0.00%
Tax Credits - Zero Cost	0	0.00%	_____	0.00%
Tax Credits - Weighted Cost	0	0.00%	_____	0.00%
Deferred Income Taxes	0	0.00%	_____	0.00%
Other (Explain)	0	0.00%	_____	0.00%
	0	0.00%		0.00%
Total	\$ 0	0.00%		0.00%

(1) If the utility's capital structure is not used, explain which capital structure is used.

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

APPROVED RETURN ON EQUITY

Current Commission Return on Equity:	_____
Commission order approving Return on Equity:	_____

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

Current Commission Approved AFUDC rate:	_____
Commission order approving AFUDC rate:	_____

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

UTILITY NAME: **FOUR LAKES GOLF CLUB, LTD**

YEAR OF REPORT December 31, 2022
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**UTILITY PLANT
ACCOUNTS 101 - 106**

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts: Utility Plant In Service	\$ 923,973	\$ 1,125,611	\$ _____	\$ 2,049,584
102	Utility Plant Leased to Other	_____	_____	_____	0
103	Property Held for Future Use	_____	_____	_____	0
104	Utility Plant Purchased or Sold	_____	_____	_____	0
105	Construction Work in Progress	_____	_____	_____	0
106	Completed Construction Not Classified	_____	_____	_____	0
	Total Utility Plant	\$ <u>923,973</u>	\$ <u>1,125,611</u>	\$ <u>0</u>	\$ <u>2,049,584</u>

**UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115**

Report each acquisition adjustment and related accumulated amortization separately.
For any acquisition adjustments approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	WASTEWATER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment	\$ _____	\$ _____	\$ _____	\$ 0
		_____	_____	_____	0
		_____	_____	_____	0
		_____	_____	_____	0
	Total Plant Acquisition Adjustments	\$ 0	\$ 0	\$ 0	\$ 0
115	Accumulated Amortization	\$ _____	\$ _____	\$ _____	\$ 0
		_____	_____	_____	0
		_____	_____	_____	0
		_____	_____	_____	0
	Total Accumulated Amortization	\$ 0	\$ 0	\$ 0	\$ 0
	Net Acquisition Adjustments	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	WASTEWATER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION				
Account 108				
Balance first of year	\$ 467,408	\$ 820,050	\$	\$ 1,287,458
Credit during year:				
Accruals charged to:				
Account 108.1 (1)	\$ 31,783	\$ 26,390	\$	\$ 58,173
Account 108.2 (2)				0
Account 108.3 (2)				0
Other Accounts (specify):				0
				0
				0
Salvage				0
Other Credits (Specify):				0
				0
Total Credits	\$ 31,783	\$ 26,390	\$ 0	\$ 58,173
Debits during year:				
Book cost of plant retired	2,915	3,054		5,969
Cost of Removal				0
Other Debits (specify):				0
				0
Total Debits	\$ 2,915	\$ 3,054	\$ 0	\$ 5,969
Balance end of year	\$ 496,276	\$ 843,386	\$ 0	\$ 1,339,662
ACCUMULATED AMORTIZATION				
Account 110				
Balance first of year	\$	\$	\$	\$ 0
Credit during year:				
Accruals charged to:				
Account 110.2 (3)	\$	\$	\$	\$ 0
Other Accounts (specify):				0
				0
Total credits	\$ 0	\$ 0	\$ 0	\$ 0
Debits during year:				
Book cost of plant retired				0
Other debits (specify):				0
				0
Total Debits	\$ 0	\$ 0	\$ 0	\$ 0
Balance end of year	\$ 0	\$ 0	\$ 0	\$ 0

(1) Account 108 for Class B utilities.
(2) Not applicable for Class B utilities.
(3) Account 110 for Class B utilities.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCOUNTS 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (d)	AMOUNT (e)
	\$ 0	0	\$ 0
	0	0	0
Total	\$ 0		\$ 0

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.

Other Items may be grouped by classes of property.

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
Mobile Home Park	\$ 23,697,444	\$ 20,497	\$	\$ 23,717,941
				0
				0
				0
Total Nonutility Property	\$ 23,697,444	\$ 20,497	\$ 0	\$ 23,717,941

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 133.

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132):	
	\$
Total Special Deposits	\$ 0
OTHER SPECIAL DEPOSITS (Account 133):	
	\$
Total Other Special Deposits	\$ 0

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123 - 127**

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____
Total Investment in Associated Companies		\$ <u>0</u>
UTILITY INVESTMENTS (Account 124): _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____
Total Utility Investment		\$ <u>0</u>
OTHER INVESTMENTS (Account 125): _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____
Total Other Investment		\$ <u>0</u>
SPECIAL FUNDS (Class A Utilities: Accounts 126 and 127; Class B Utilities: Account 127): Mortgage holder reserves Insurance reserves _____ _____ _____		\$ 157,243 142,778 _____ _____ _____
Total Special Funds		\$ <u>300,021</u>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144**

Report hereunder all accounts and notes receivable included in Accounts 141, 142, and 144. Amounts included in
Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Water	\$ _____	
Wastewater	_____	
Other	_____	
Total Customer Accounts Receivable		\$ 0
OTHER ACCOUNTS RECEIVABLE (Account 142):		
_____	\$ _____	
_____	_____	
_____	_____	
Total Other Accounts Receivable		\$ 0
NOTES RECEIVABLE (Account 144):		
_____	\$ _____	
_____	_____	
_____	_____	
Total Notes Receivable		\$ 0
Total Accounts and Notes Receivable		\$ 0
ACCUMULATED PROVISION FOR UNCOLLECTIBLE ACCOUNTS (Account 143)		
Balance first of year	\$ _____	
Add: Provision for uncollectibles for current year	\$ _____	
Collection of accounts previously written off	_____	
Utility Accounts	_____	
Others	_____	
_____	_____	
Total Additions		\$ 0
Deduct accounts written off during year:		
Utility Accounts	_____	
Others	_____	
_____	_____	
Total accounts written off		\$ 0
Balance end of year		\$ 0
TOTAL ACCOUNTS AND NOTES RECEIVABLE - NET		\$ 0

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
ACCOUNTS 181 AND 251**

Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181): _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Unamortized Debt Discount and Expense	\$ <u>0</u>	\$ <u>0</u>
UNAMORTIZED PREMIUM ON DEBT (Account 251): _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Unamortized Premium on Debt	\$ <u>0</u>	\$ <u>0</u>

**EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182**

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
_____ _____ _____	\$ _____ _____ _____
Total Extraordinary Property Losses	\$ <u>0</u>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1) _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Deferred Rate Case Expense	\$ <u>0</u>	\$ <u>0</u>
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2): _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Other Deferred Debits	\$ <u>0</u>	\$ <u>0</u>
REGULATORY ASSETS (Class A Utilities: Account. 186.3): _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Regulatory Assets	\$ <u>0</u>	\$ <u>0</u>
TOTAL MISCELLANEOUS DEFERRED DEBITS	\$ <u>0</u>	\$ <u>0</u>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (c)
COMMON 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	%	\$ _____
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	%	\$ _____

* Account 204 not applicable for Class B utilities.

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
_____	%	_____	\$ _____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
_____	%	_____	_____
Total			\$ <u>0</u>

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

STATEMENT OF RETAINED EARNINGS

- Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
- Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance Beginning of Year	\$ (8,467,034)
439	Changes to Account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits: _____ _____	\$ _____ _____
	Total Credits:	\$ 0
	Debits: _____ _____	\$ _____ _____
	Total Debits:	\$ 0
435	Balance Transferred from Income	\$ 1,780,172
436	Appropriations of Retained Earnings: _____ _____	_____ _____
	Total Appropriations of Retained Earnings	\$ 0
437	Dividends Declared: Preferred Stock Dividends Declared _____	_____ _____
438	Common Stock Dividends Declared _____ _____	_____ _____
	Total Dividends Declared	\$ 0
215	Year end Balance	\$ (6,686,862)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end): _____ _____ _____	_____ _____ _____
214	Total Appropriated Retained Earnings	\$ 0
	Total Retained Earnings	\$ (6,686,862)
Notes to Statement of Retained Earnings:		

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**NOTES PAYABLE
ACCOUNTS 232 AND 234**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE * (c)	
NOTES PAYABLE (Account 232):			\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 232			\$ <u>0</u>
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			\$ _____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
_____	_____ %	_____	_____
Total Account 234			\$ <u>0</u>

* For variable rate obligations, provide the basis for the rate. (i.e.. prime + 2%, etc.)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately.

DESCRIPTION (a)	TOTAL (b)
A/P Four Lakes Golf	\$ 1,940,539
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ <u>1,940,539</u>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT
December 31, 2022

ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427

DESCRIPTION OF DEBIT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Debt	\$ 175,844		\$ 2,070,426	\$ 2,070,426	\$ 175,844
Total Account 237.1	\$ 175,844		\$ 2,070,426	\$ 2,070,426	\$ 175,844
ACCOUNT NO. 237.2 - Accrued Interest on Other Liabilities	\$	427	\$	\$	\$
Customer Deposits					
Total Account 237.2	\$ 0		\$ 0	\$ 0	\$ 0
Total Account 237 (1)	\$ 175,844		\$ 2,070,426	\$ 2,070,426	\$ 175,844
INTEREST EXPENSED:					
Total accrual Account 237		237	\$ 2,070,426		
Less Capitalized Interest Portion of AFUDC:					
Net Interest Expensed to Account No. 427 (2)			\$ 2,070,426		

(1) Must agree to F-2 (a), Beginning and
Ending Balance of Accrued Interest.
(2) Must agree to F-3 (c), Current
Year Interest Expense

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT
December 31, 2022

MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241

DESCRIPTION - Provide itemized listing (a)	BALANCE END OF YEAR (b)
Accrued expenses payable(resales)	\$ 50,027
Prepaid Utilities	2,624
Total Miscellaneous Current and Accrued Liabilities	\$ 52,651

ADVANCES FOR CONSTRUCTION
ACCOUNT 252

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	ACCT. DEBIT (c)	DEBITS AMOUNT (d)	CREDITS (e)	BALANCE END OF YEAR (f)
		\$			
					0
					0
					0
					0
					0
					0
Total	\$ 0				\$ 0

* Report advances separately by reporting group, designating water or wastewater in column (a).

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1): _____ _____ _____	\$ _____ _____ _____	\$ _____ _____ _____
Total Regulatory Liabilities	\$ _____	\$ _____
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2): _____ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____	\$ _____ _____ _____ _____ _____ _____
Total Other Deferred Liabilities	\$ _____	\$ _____
TOTAL OTHER DEFERRED CREDITS	\$ _____	\$ _____

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT December 31, 2022
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**CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271**

DESCRIPTION (a)	WATER (W-7) (b)	WASTEWATER (S-7) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>507,425</u>	\$ <u>985,153</u>	\$ _____	\$ <u>1,492,578</u>
Add credits during year:	\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Less debit charged during the year	\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Total Contribution In Aid of Construction	\$ <u><u>507,425</u></u>	\$ <u><u>985,153</u></u>	\$ <u><u>0</u></u>	\$ <u><u>1,492,578</u></u>

**ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272**

DESCRIPTION (a)	WATER (W-8(a)) (b)	WASTEWATER (S-8(a)) (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ <u>410,627</u>	\$ <u>696,809</u>	\$ _____	\$ <u>1,107,436</u>
Debits during the year:	\$ <u>18,115</u>	\$ <u>24,629</u>	\$ _____	\$ <u>42,744</u>
Credits during the year	\$ <u>0</u>	\$ <u>0</u>	\$ _____	\$ <u>0</u>
Total Accumulated Amortization of Contributions In Aid of Construction	\$ <u><u>428,742</u></u>	\$ <u><u>721,438</u></u>	\$ <u><u>0</u></u>	\$ <u><u>1,150,180</u></u>

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES (UTILITY OPERATIONS)

- The reconciliation should include the same detail as furnished on Schedule M-1 of the federal tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computations of all tax accruals.
- If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignments or sharing of the consolidated tax among the group members.

DESCRIPTION (a)	REF. NO. (b)	AMOUNT (c)
Net income for the year	F-3(c)	\$ 1,780,172
Reconciling items for the year:		
Taxable income not reported on books:		
N/A		

Deductions recorded on books not deducted for return:		

Income recorded on books not included in return:		

Deduction on return not charged against book income:		

Federal tax net income		\$ 1,780,172

Computation of tax :

**WATER
OPERATION
SECTION**

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 923,973
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	W-6(b)	496,276
110	Accumulated Amortization	F-8	0
271	Contributions in Aid of Construction	W-7	507,425
252	Advances for Construction	F-20	
Subtotal			\$ (79,728)
272	Add:		
	Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	\$ 410,627
Subtotal			\$ 330,899
114	Plus or Minus:		
	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		
	Other (Specify):		
WATER RATE BASE			\$ 330,899
WATER OPERATING INCOME		W-3	\$ (930)
ACHIEVED RATE OF RETURN (Water Operating Income / Water Rate Base)			<u>-0.28%</u>

- NOTES : (1) Estimate based on the methodology used in the last rate proceeding.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	CURRENT YEAR (d)
	UTILITY OPERATING INCOME		
400	Operating Revenues	W-9	\$ 223,920
469	Less: Guaranteed Revenue and AFPI	W-9	0
	Net Operating Revenues		\$ 223,920
401	Operating Expenses	W-10(a)	\$ 193,592
403	Depreciation Expense	W-6(a)	31,783
	Less: Amortization of CIAC	W-8(a)	18,115
	Net Depreciation Expense		\$ 13,668
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		10,076
408.11	Property Taxes		7,514
408.12	Payroll Taxes		
408.13	Other Taxes and Licenses		
408	Total Taxes Other Than Income		\$ 17,590
409.1	Income Taxes		
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		\$ 224,850
	Utility Operating Income		\$ (930)
469	Add Back: Guaranteed Revenue (and AFPI)	W-9	\$ 0
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income		\$ (930)

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$	\$	\$	\$
302	Franchises				0
303	Land and Land Rights	38,979			38,979
304	Structures and Improvements	20,052			20,052
305	Collecting and Impounding Reservoirs				0
306	Lake, River and Other Intakes				0
307	Wells and Springs	144,541		0	144,541
308	Infiltration Galleries and Tunnels				0
309	Supply Mains	4,425			4,425
310	Power Generation Equipment	29,152	6,585		35,737
311	Pumping Equipment	43,137			43,137
320	Water Treatment Equipment	22,068			22,068
330	Distribution Reservoirs and Standpipes	72,864			72,864
331	Transmission and Distribution Mains	246,618			246,618
333	Services	62,290			62,290
334	Meters and Meter Installations	197,902	2,654	2,914	197,642
335	Hydrants	19,160			19,160
336	Backflow Prevention Devices	2,301			2,301
339	Other Plant Miscellaneous Equipment				0
340	Office Furniture and Equipment				0
341	Transportation Equipment				0
342	Stores Equipment				0
343	Tools, Shop and Garage Equipment	665	4,795		5,460
344	Laboratory Equipment				0
345	Power Operated Equipment	4,649			4,649
346	Communication Equipment				0
347	Miscellaneous Equipment				0
348	Other Tangible Plant	4,050			4,050
TOTAL WATER PLANT		\$ 912,853	\$ 14,034	\$ 2,914	\$ 923,973

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 0	\$	\$	\$	\$	\$
302	Franchises	0					
303	Land and Land Rights	38,979		38,979			
304	Structures and Improvements	20,052		20,052			
305	Collecting and Impounding Reservoirs	0					
306	Lake, River and Other Intakes	0					
307	Wells and Springs	144,541		144,541			
308	Infiltration Galleries and Tunnels	0					
309	Supply Mains	4,425		4,425			
310	Power Generation Equipment	35,737		35,737			
311	Pumping Equipment	43,137		43,137			
320	Water Treatment Equipment	22,068			22,068		
330	Distribution Reservoirs and Standpipes	72,864				72,864	
331	Transmission and Distribution Mains	246,618				246,618	
333	Services	62,290				62,290	
334	Meters and Meter Installations	197,642				197,642	
335	Hydrants	19,160				19,160	
336	Backflow Prevention Devices	2,301				2,301	
339	Other Plant Miscellaneous Equipment	0					
340	Office Furniture and Equipment	0					
341	Transportation Equipment	0					
342	Stores Equipment	0					
343	Tools, Shop and Garage Equipment	5,460					5,460
344	Laboratory Equipment	0					
345	Power Operated Equipment	4,649					4,649
346	Communication Equipment	0					
347	Miscellaneous Equipment	0					
348	Other Tangible Plant	4,050					4,050
TOTAL WATER PLANT		\$ 923,973	\$ 0	\$ 286,871	\$ 22,068	\$ 600,875	\$ 14,159

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

BASIS FOR WATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
304	Structures and Improvements	28		3.57%
305	Collecting and Impounding Reservoirs			
306	Lake, River and Other Intakes			
307	Wells and Springs	27		3.70%
308	Infiltration Galleries and Tunnels			
309	Supply Mains	32		3.13%
310	Power Generation Equipment	17		5.88%
311	Pumping Equipment	17		5.88%
320	Water Treatment Equipment	17		5.88%
330	Distribution Reservoirs and Standpipes	33		3.03%
331	Transmission and Distribution Mains	38		2.63%
333	Services	35		2.86%
334	Meters and Meter Installations	17		5.88%
335	Hydrants	40		2.50%
336	Backflow Prevention Devices	10		10.00%
339	Other Plant Miscellaneous Equipment			
340	Office Furniture and Equipment	6		16.67%
341	Transportation Equipment			
342	Stores Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment	20		5.00%
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	5		20.00%
Water Plant Composite Depreciation Rate *				

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
304	Structures and Improvements	\$ 19,479	716		\$ 716
305	Collecting and Impounding Reservoirs				0
306	Lake, River and Other Intakes				0
307	Wells and Springs	98,962	5,348		5,348
308	Infiltration Galleries and Tunnels	0			0
309	Supply Mains	2,186	139		139
310	Power Generation Equipment	27,522	109		109
311	Pumping Equipment	7,542	1,240		1,240
320	Water Treatment Equipment	22,068	0		0
330	Distribution Reservoirs and Standpipes	8,831	2,208		2,208
331	Transmission and Distribution Mains	161,171	6,486		6,486
333	Services	42,891	1,781		1,781
334	Meters and Meter Installations	62,529	11,240		11,240
335	Hydrants	8,173	479		479
336	Backflow Prevention Devices	362	230		230
339	Other Plant Miscellaneous Equipment				0
340	Office Furniture and Equipment				0
341	Transportation Equipment				0
342	Stores Equipment				0
343	Tools, Shop and Garage Equipment	665	1,092		1,092
344	Laboratory Equipment				0
345	Power Operated Equipment	1,550	310		310
346	Communication Equipment				0
347	Miscellaneous Equipment				0
348	Other Tangible Plant	3,477	405		405
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 467,408	31,783	0	31,783

* Specify nature of transaction
Use () to denote reversal entries.

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
304	Structures and Improvements	\$	\$	\$	\$	\$
305	Collecting and Impounding Reservoirs				0	20,195
306	Lake, River and Other Intakes				0	0
307	Wells and Springs				0	0
308	Infiltration Galleries and Tunnels				0	104,310
309	Supply Mains				0	0
310	Power Generation Equipment				0	2,325
311	Pumping Equipment				0	27,631
320	Water Treatment Equipment				0	8,782
330	Distribution Reservoirs and Standpipes				0	22,068
331	Transmission and Distribution Mains				0	11,039
333	Services				0	167,657
334	Meters and Meter Installations				0	44,672
335	Hydrants	2,915			2,915	70,854
336	Backflow Prevention Devices				0	8,652
339	Other Plant Miscellaneous Equipment				0	592
340	Office Furniture and Equipment				0	0
341	Transportation Equipment				0	0
342	Stores Equipment				0	0
343	Tools, Shop and Garage Equipment				0	0
344	Laboratory Equipment				0	1,757
345	Power Operated Equipment				0	0
346	Communication Equipment				0	1,860
347	Miscellaneous Equipment				0	0
348	Other Tangible Plant				0	0
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 2,915	\$ 0	\$ 0	\$ 2,915	\$ 496,276

YEAR OF REPORT

December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WATER CIAC SCHEDULE "B"
ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION
RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS
WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

DESCRIPTION (a)	INDICATE CASH OR PROPERTY (b)	AMOUNT (c)
NONE		\$ _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Credits		\$ _____ 0

UTILITY NAME:

FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY :

Four Lakes Golf Club/Polk

WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS (d)	AMOUNT (e)
460	Water Sales: Unmetered Water Revenue			\$
461.1	Metered Water Revenue: Sales to Residential Customers	814	814	214,664
461.2	Sales to Commercial Customers	14	14	9,256
461.3	Sales to Industrial Customers			
461.4	Sales to Public Authorities			
461.5	Sales Multiple Family Dwellings			
Total Metered Sales		828	828	\$ 223,920
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
Total Fire Protection Revenue		0	0	\$ 0
464	Other Sales To Public Authorities			
465	Sales To Irrigation Customers			
466	Sales For Resale			
467	Interdepartmental Sales			
Total Water Sales		828	828	\$ 223,920
469	Other Water Revenues: Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
Total Other Water Revenues				\$ 0
Total Water Operating Revenues				\$ 223,920

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME:

FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY :

Four Lakes Golf Club/Polk

WATER UTILITY EXPENSE ACCOUNT MATRIX

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$ _____	\$ 3,464	\$ 10,327	\$ 24,221	\$ 53,049	\$ 17,338
_____	_____	_____	_____	_____	_____
8,417	_____	_____	_____	_____	_____
4,217	_____	2,475	_____	_____	_____
49	37	4,810	5,049	307	96
_____	_____	371	_____	_____	_____
_____	_____	_____	_____	_____	332
350	_____	_____	207	_____	17,914
9,308	355	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
33	_____	3,095	551	_____	5,248
_____	_____	_____	_____	_____	2,268
_____	_____	_____	_____	_____	1,553
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	0
_____	_____	_____	_____	0	_____
_____	_____	_____	_____	_____	2,459
\$ 22,374	\$ 3,856	\$ 21,078	\$ 30,028	\$ 53,356	\$ 47,208

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 119,460	\$	\$ 11,061
603	Salaries and Wages - Officers, Directors and Majority Stockholders	0		
604	Employee Pensions and Benefits	0		
610	Purchased Water	0		
615	Purchased Power	8,417		
616	Fuel for Power Production	0		
618	Chemicals	6,692		
620	Materials and Supplies	11,617	1,269	
631	Contractual Services-Engineering	2,165	2,165	
632	Contractual Services - Accounting	371		
633	Contractual Services - Legal	332		
634	Contractual Services - Mgt. Fees	17,914		
635	Contractual Services - Testing	1,417		860
636	Contractual Services - Other	9,663		
641	Rental of Building/Real Property	0		
642	Rental of Equipment	0		
650	Transportation Expenses	9,228	212	89
656	Insurance - Vehicle	2,268		
657	Insurance - General Liability	1,553		
658	Insurance - Workman's Comp.	0		
659	Insurance - Other	0		
660	Advertising Expense	0		
666	Regulatory Commission Expenses - Amortization of Rate Case Expense	0		
667	Regulatory Commission Exp.-Other	0		
668	Water Resource Conservation Exp.	0		
670	Bad Debt Expense	0		
675	Miscellaneous Expenses	2,495	36	
Total Water Utility Expenses		\$ 193,592	\$ 3,682	\$ 12,010

UTILITY NAME:

FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT

December 31, 2022

SYSTEM NAME / COUNTY :

Four Lakes Golf Club/Polk

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January		6,580	0	6,580	5,907
February		6,014	191	5,823	5,938
March		6,330	0	6,330	6,373
April		5,813	30	5,783	6,084
May		6,820	0	6,820	6,749
June		6,103	0	6,103	5,808
July		5,895	74	5,821	5,671
August		5,324	0	5,324	5,119
September		3,954	44	3,910	3,958
October		5,475	0	5,475	5,078
November		5,740	0	5,740	7,175
December		6,369	74	6,295	6,301
Total for Year	0	70,417	413	70,004	70,161

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:

NONE

SOURCE OF SUPPLY

List for each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
		184,148	Ground

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD):	_____
Location of measurement of capacity (i.e. Wellhead, Storage Tank):	_____
Type of treatment (reverse osmosis, sedimentation, chemical, aerated, etc.):	<u>Chemical</u>
LIME TREATMENT	
Unit rating (i.e., GPM, pounds per gallon): _____	Manufacturer: _____
FILTRATION	
Type and size of area:	
Pressure (in square feet): _____	Manufacturer: _____
Gravity (in GPM/square feet): _____	Manufacturer: _____

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

CALCULATION OF THE WATER SYSTEM METER EQUIVALENTS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	813	813
5/8"	Displacement	1.0	8	8
3/4"	Displacement	1.5		
1"	Displacement	2.5	2	5
1 1/2"	Displacement or Turbine	5.0		
2"	Displacement, Compound or Turbine	8.0	3	24
3"	Displacement	15.0	1	15
3"	Compound	16.0		
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0		
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				<u>865</u>

CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use one of the following methods:

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

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$$

ERC Calculation:

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

OTHER WATER SYSTEM INFORMATION

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

1. Present ERCs * the system can efficiently serve. 862.5
2. Maximum number of ERCs * which can be served. 862.5
3. Present system connection capacity (in ERCs *) using existing lines. 862.5
4. Future connection capacity (in ERCs *) upon service area buildout. 862.5
5. Estimated annual increase in ERCs *. NONE
6. Is the utility required to have fire flow capacity?
If so, how much capacity is required? YES
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:
There are no plans to enlarge or improve the system as the service area is at 100% capacity
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:
 - 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 # 6535360
12. Water Management District Consumptive Use Permit # 20001625.01
 - 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 the calculation on the bottom of Page W-13.

**WASTEWATER
OPERATION
SECTION**

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT

December 31, 2022

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 1,125,611
	Less:		
	Nonused and Useful Plant (1)		
108	Accumulated Depreciation	S-6(b)	843,385
110	Accumulated Amortization	F-8	0
271	Contributions in Aid of Construction	S-7	985,153
252	Advances for Construction	F-20	
Subtotal			\$ (702,927)
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	\$ 721,438
Subtotal			\$ 18,511
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		
	Other (Specify):		
WASTEWATER RATE BASE			\$ 18,511
WASTEWATER OPERATING INCOME		S-3	\$ (45,792)
ACHIEVED RATE OF RETURN (Wastewater Operating Income / Wastewater Rate Base)			<u>-247.38%</u>

NOTES : (1) Estimate based on the methodology used in the last rate proceeding.

(2) Include only those Acquisition Adjustments that have been approved by the Commission.

(3) Calculation consistent with last rate proceeding.

In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME:

FOUR LAKES GOLF CLUB, LTD

YEAR OF REPORT

December 31, 2022

SYSTEM NAME / COUNTY :

Four Lakes Golf Club/Polk

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REFERENCE PAGE (c)	WASTEWATER UTILITY (d)
UTILITY OPERATING INCOME			
400	Operating Revenues	S-9(a)	\$ 228,103
530	Less: Guaranteed Revenue (and AFPI)	S-9(a)	0
Net Operating Revenues			\$ 228,103
401	Operating Expenses	S-10(a)	\$ 248,377
403	Depreciation Expense	S-6(a)	26,390
	Less: Amortization of CIAC	S-8(a)	24,629
Net Depreciation Expense			\$ 1,761
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	0
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		10,264
408.11	Property Taxes		13,493
408.12	Payroll Taxes		
408.13	Other Taxes and Licenses		
408	Total Taxes Other Than Income		\$ 23,757
409.1	Income Taxes		
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
Utility Operating Expenses			\$ 273,895
Utility Operating Income			\$ (45,792)
530	Add Back: Guaranteed Revenue (and AFPI)	S-9(a)	\$ 0
413	Income From Utility Plant Leased to Others		
414	Gains (losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
Total Utility Operating Income			\$ (45,792)

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
351	Organization	\$	\$	\$	\$
352	Franchises				0
353	Land and Land Rights	70,004			0
354	Structures and Improvements	181,358			70,004
355	Power Generation Equipment	4,215			181,358
360	Collection Sewers - Force	10,494			4,215
361	Collection Sewers - Gravity	398,113			10,494
362	Special Collecting Structures				398,113
363	Services to Customers	96,494			0
364	Flow Measuring Devices	17,584			96,494
365	Flow Measuring Installations				17,584
366	Reuse Services				0
367	Reuse Meters and Meter Installations				0
370	Receiving Wells	37,693	8,357		46,050
371	Pumping Equipment	40,783	4,074	3,054	41,803
374	Reuse Distribution Reservoirs				0
375	Reuse Transmission and Distribution System				0
380	Treatment and Disposal Equipment	203,786			203,786
381	Plant Sewers	45,755			45,755
382	Outfall Sewer Lines				0
389	Other Plant Miscellaneous Equipment				0
390	Office Furniture and Equipment				0
391	Transportation Equipment				0
392	Stores Equipment				0
393	Tools, Shop and Garage Equipment				0
394	Laboratory Equipment				0
395	Power Operated Equipment	7,374			7,374
396	Communication Equipment				0
397	Miscellaneous Equipment				0
398	Other Tangible Plant	2,581			2,581
Total Wastewater Plant		\$ 1,116,234	\$ 12,431	\$ 3,054	\$ 1,125,611

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	.1 INTANGIBLE PLANT (g)	.2 COLLECTION PLANT (h)	.3 SYSTEM PUMPING PLANT (i)	.4 TREATMENT AND DISPOSAL (j)	.5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	.6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	.7 GENERAL PLANT (m)
351	Organization	\$						
352	Franchises							
353	Land and Land Rights		70,004					
354	Structures and Improvements		181,358					
355	Power Generation Equipment		4,215					
360	Collection Sewers - Force		10,494					
361	Collection Sewers - Gravity		398,113					
362	Special Collecting Structures		0					
363	Services to Customers		96,494					
364	Flow Measuring Devices		17,584					
365	Flow Measuring Installations		0					
366	Reuse Services		0					
367	Reuse Meters and Meter Installations		0					
370	Receiving Wells			46,050				
371	Pumping Equipment			41,803				
374	Reuse Distribution Reservoirs			0				
375	Reuse Transmission and Distribution System			0				
380	Treatment and Disposal Equipment				203,786			
381	Plant Sewers				45,755			
382	Outfall Sewer Lines							
389	Other Plant 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							7,374
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							2,581
	Total Wastewater Plant	\$ 0	\$ 778,262	\$ 87,853	\$ 249,541	\$ 0	\$ 0	\$ 9,955

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - D) / C (e)
354	Structures and Improvements	27		3.70%
355	Power Generation Equipment	17		5.88%
360	Collection Sewers - Force	27		3.70%
361	Collection Sewers - Gravity	40		2.50%
362	Special Collecting Structures	0		
363	Services to Customers	35		2.86%
364	Flow Measuring Devices	5		20.00%
365	Flow Measuring Installations	35		2.86%
366	Reuse Services	0		
367	Reuse Meters and Meter Installations	0		
370	Receiving Wells	18		5.56%
371	Pumping Equipment	18		5.56%
374	Reuse Distribution Reservoirs	0		
375	Reuse Transmission/Distribution Sys.	0		
380	Treatment and Disposal Equipment	18		5.56%
381	Plant Sewers			
382	Outfall Sewer Lines			
389	Other Plant Miscellaneous Equipment	15		6.67%
390	Office Furniture and Equipment	6		16.67%
391	Transportation Equipment			
392	Stores Equipment			
393	Tools, Shop and Garage Equipment			
394	Laboratory Equipment			
395	Power Operated Equipment	15		6.67%
396	Communication Equipment			
397	Miscellaneous Equipment			
398	Other Tangible Plant	10		10.00%
Wastewater Plant Composite Depreciation Rate *				

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRAUALS (d)	OTHER CREDITS * (e)	TOTAL CREDITS (d + e) (f)
354	Structures and Improvements	\$ 159,576	\$ 6,710		\$ 6,710
355	Power Generation Equipment	869	248		248
360	Collection Sewers - Force	10,473	388		388
361	Collection Sewers - Gravity	266,064	9,953		9,953
362	Special Collecting Structures	0			0
363	Services to Customers	69,082	2,760		2,760
364	Flow Measuring Devices	17,584	0		0
365	Flow Measuring Installations	0	0		0
366	Reuse Services	0	0		0
367	Reuse Meters and Meter Installations	0	0		0
370	Receiving Wells	37,693	465		465
371	Pumping Equipment	11,828	2,324		2,324
374	Reuse Distribution Reservoirs	0			0
375	Reuse Transmission/Distribution Sys.	0			0
380	Treatment and Disposal Equipment	199,070	293		293
381	Plant Sewers	43,256	2,499		2,499
382	Outfall Sewer Lines				0
389	Other Plant Miscellaneous Equipment				0
390	Office Furniture and Equipment				0
391	Transportation Equipment				0
392	Stores Equipment				0
393	Tools, Shop and Garage Equipment				0
394	Laboratory Equipment				0
395	Power Operated Equipment	4,038	492		492
396	Communication Equipment				0
397	Miscellaneous Equipment	516	258		258
398	Other Tangible Plant				0
Total Depreciable Wastewater Plant in Service		\$ 820,049	\$ 26,390	\$ 0	\$ 26,390

* Specify nature of transaction.
Use () to denote reversal entries.

YEAR OF REPORT
December 31, 2022

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

ANALYSIS OF ENTRIES IN WASTEWATER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-j) (k)
354	Structures and Improvements	\$	\$	\$	\$ 0	\$ 166,286
355	Power Generation Equipment				0	1,117
360	Collection Sewers - Force				0	10,861
361	Collection Sewers - Gravity				0	276,017
362	Special Collecting Structures				0	0
363	Services to Customers				0	71,842
364	Flow Measuring Devices				0	17,584
365	Flow Measuring Installations				0	0
366	Reuse Services				0	0
367	Reuse Meters and Meter Installations				0	0
370	Receiving Wells				0	38,158
371	Pumping Equipment	3,054			3,054	11,098
374	Reuse Distribution Reservoirs				0	0
375	Reuse Transmission/Distribution Sys.				0	0
380	Treatment and Disposal Equipment				0	199,363
381	Plant Sewers				0	45,755
382	Outfall Sewer Lines				0	0
389	Other Plant Miscellaneous Equipment				0	0
390	Office Furniture and Equipment				0	0
391	Transportation Equipment				0	0
392	Stores Equipment				0	0
393	Tools, Shop and Garage Equipment				0	0
394	Laboratory Equipment				0	0
395	Power Operated Equipment				0	4,530
396	Communication Equipment				0	0
397	Miscellaneous Equipment				0	774
398	Other Tangible Plant				0	0
Total Depreciable Wastewater Plant in Service		\$ 3,054	\$ 0	\$ 0	\$ 3,054	\$ 843,385

* Specify nature of transaction.
Use () to denote reversal entries.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
WASTEWATER SALES				
Flat Rate Revenues:				
521.1	Residential Revenues	_____	_____	\$ _____
521.2	Commercial Revenues	_____	_____	_____
521.3	Industrial Revenues	_____	_____	_____
521.4	Revenues From Public Authorities	_____	_____	_____
521.5	Multiple Family Dwelling Revenues	_____	_____	_____
521.6	Other Revenues	_____	_____	_____
521	Total Flat Rate Revenues	0	0	\$ _____ 0
Measured Revenues:				
522.1	Residential Revenues	813	813	220,154
522.2	Commercial Revenues	6	6	7,949
522.3	Industrial Revenues	_____	_____	_____
522.4	Revenues From Public Authorities	_____	_____	_____
522.5	Multiple Family Dwelling Revenues	_____	_____	_____
522	Total Measured Revenues	819	819	\$ _____ 228,103
523	Revenues From Public Authorities	_____	_____	_____
524	Revenues From Other Systems	_____	_____	_____
525	Interdepartmental Revenues	_____	_____	_____
Total Wastewater Sales		819	819	\$ _____ 228,103
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues (Including Allowance for Funds Prudently Invested or AFPI)			\$ _____
531	Sale of Sludge			_____
532	Forfeited Discounts			_____
534	Rents From Wastewater Property			_____
535	Interdepartmental Rents			_____
536	Other Wastewater Revenues			_____
Total Other Wastewater Revenues				\$ _____ 0

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER OF CUSTOMERS * (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
Flat Rate Reuse Revenues:				
540.1	Residential Reuse Revenues	_____	_____	\$ _____
540.2	Commercial Reuse Revenues	_____	_____	_____
540.3	Industrial Reuse Revenues	_____	_____	_____
540.4	Reuse Revenues From Public Authorities	_____	_____	_____
540.5	Other Revenues	_____	_____	_____
540	Total Flat Rate Reuse Revenues	0	0	\$ _____ 0
Measured Reuse Revenues:				
541.1	Residential Reuse Revenues	_____	_____	_____
541.2	Commercial Reuse Revenues	_____	_____	_____
541.3	Industrial Reuse Revenues	_____	_____	_____
541.4	Reuse Revenues From Public Authorities	_____	_____	_____
541	Total Measured Reuse Revenues	0	0	\$ _____ 0
544	Reuse Revenues From Other Systems	_____	_____	_____
Total Reclaimed Water Sales				\$ _____ 0
Total Wastewater Operating Revenues				\$ <u>228,103</u>

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 COLLECTION EXPENSES- OPERATIONS (d)	.2 COLLECTION EXPENSES- MAINTENANCE (e)	.3 PUMPING EXPENSES - OPERATIONS (f)	.4 PUMPING EXPENSES - MAINTENANCE (g)	.5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	.6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 110,493	\$ 3,127	\$ 10,800	\$ 3,127	\$ 10,800	\$ 2,269	\$ 9,595
703	Salaries and Wages - Officers, Directors and Majority Stockholders	0						
704	Employee Pensions and Benefits	0						
710	Purchased Sewage Treatment	0						
711	Sludge Removal Expense	47,683			21,063		47,683	
715	Purchased Power	21,063						
716	Fuel for Power Production	0						
718	Chemicals	11,528						507
720	Materials and Supplies	14,844	4,449	1,121	926	1,378	3,278	3,599
731	Contractual Services-Engineering	4,720					4,720	
732	Contractual Services - Accounting	0						
733	Contractual Services - Legal	332						
734	Contractual Services - Mgt. Fees	18,248						
735	Contractual Services - Testing	1,413					1,413	
736	Contractual Services - Other	3,457		2,466		567		
741	Rental of Building/Real Property	0						
742	Rental of Equipment	0						
750	Transportation Expenses	9,812						
756	Insurance - Vehicle	1,964	505					
757	Insurance - General Liability	1,857						
758	Insurance - Workman's Comp.	0						
759	Insurance - Other	0						
760	Advertising Expense	0						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense	0						
767	Regulatory Commission Exp.-Other	0						
770	Bad Debt Expense	0						
775	Miscellaneous Expenses	963					395	
Total Wastewater Utility Expenses		\$ 248,377	\$ 8,081	\$ 14,387	\$ 25,116	\$ 12,745	\$ 73,194	\$ 13,840

YEAR OF REPORT
December 31, 2022

UTILITY NAME: **FOUR LAKES GOLF CLUB, LTD**

SYSTEM NAME / COUNTY : **Four Lakes Golf Club/Polk**

WASTEWATER UTILITY EXPENSE ACCOUNT MATRIX

ACCT. NO.	ACCOUNT NAME	.7 CUSTOMER ACCOUNTS EXPENSE	.8 ADMIN. & GENERAL EXPENSES	.9 RECLAIMED WATER TREATMENT EXPENSES- OPERATIONS	.10 RECLAIMED WATER TREATMENT EXPENSES- MAINTENANCE	.11 RECLAIMED WATER DISTRIBUTION EXPENSES- OPERATIONS	.12 RECLAIMED WATER DISTRIBUTION EXPENSES- MAINTENANCE
(a)	(b)	(i)	(k)	(l)	(m)	(n)	(o)
701	Salaries and Wages - Employees	\$ 53,004	\$ 17,771	\$	\$	\$	\$
703	Salaries and Wages - Officers, Directors and Majority Stockholders						
704	Employee Pensions and Benefits						
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Purchased						
718	Chemicals						
720	Materials and Supplies	93					
731	Contractual Services-Engineering						
732	Contractual Services - Accounting						
733	Contractual Services - Legal		332				
734	Contractual Services - Mgt. Fees		18,248				
735	Contractual Services - Testing						
736	Contractual Services - Other		424				
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expenses		6,753				
756	Insurance - Vehicle		1,964				
757	Insurance - General Liability		1,857				
758	Insurance - Workman's Comp.						
759	Insurance - Other						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense						
775	Miscellaneous Expenses		568				
Total Wastewater Utility Expenses		\$ 53,097	\$ 47,917	\$ 0	\$ 0	\$ 0	\$ 0

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

CALCULATION OF THE WASTEWATER SYSTEM METER EQUIVALENTS

WATER METER SIZE (a)	TYPE OF WATER METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF WATER METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	813	813
5/8"	Displacement	1.0	3	3
3/4"	Displacement	1.5		0
1"	Displacement	2.5	1	3
1 1/2"	Displacement or Turbine	5.0		0
2"	Displacement, Compound or Turbine	8.0	1	8
3"	Displacement	15.0	1	15
3"	Compound	16.0		0
3"	Turbine	17.5		0
4"	Displacement or Compound	25.0		0
4"	Turbine	30.0		0
6"	Displacement or Compound	50.0		0
6"	Turbine	62.5		0
8"	Compound	80.0		0
8"	Turbine	90.0		0
10"	Compound	115.0		0
10"	Turbine	145.0		0
12"	Turbine	215.0		0
Total Wastewater System Meter Equivalents				<u>842</u>

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use one of the following methods:

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

$$ERC = (\text{Total SFR gallons treated (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons per day.

NOTE: Total gallons treated includes both treated and purchased treatment.

ERC Calculation:

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

WASTEWATER TREATMENT PLANT INFORMATION

Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	<u>.060 MGD</u>	<u> </u>	<u> </u>
Basis of Permit Capacity (1)	<u> </u>	<u> </u>	<u> </u>
Manufacturer	<u> </u>	<u> </u>	<u> </u>
Type (2)	<u>Extended Aeration</u>	<u> </u>	<u> </u>
Hydraulic Capacity	<u> </u>	<u> </u>	<u> </u>
Average Daily Flow	<u>72,244</u>	<u> </u>	<u> </u>
Total Gallons of Wastewater Treated	<u>26,369,000</u>	<u> </u>	<u> </u>
Method of Effluent Disposal	<u>Perc/Evaporation</u>	<u> </u>	<u> </u>

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit (i.e. average annual daily flow, etc.)

(2) Contact stabilization, advanced treatment, etc.

UTILITY NAME: FOUR LAKES GOLF CLUB, LTD

SYSTEM NAME / COUNTY : Four Lakes Golf Club/Polk

OTHER 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 834

2. Maximum number of ERCs* which can be served 834

3. Present system connection capacity (in ERCs*) using existing lines 834

4. Future connection capacity (in ERCs*) upon service area buildout 834

5. Estimated annual increase in ERCs* NONE

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
At this time there are no plans to enlarge or improve the system

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

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? Oct-13

11. If the present system does not meet the requirements of DEP rules:
 a. Attach a description of the plant upgrade necessary to meet the DEP rules. _____
 b. Have these plans been approved by DEP? _____
 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 # FLA013066

* An ERC is determined based on the calculation on S-11.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class A & B**

**Company: Four Lakes Golf Club., Ltd.
For the Year Ended December 31, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. S-9	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Total Flat-Rate Revenues (521.1 - 521.6)	\$ -	\$ -	\$ _____
Total Measured Revenues (522.1 - 522.5)	228,103	228,103	_____
Revenues from Public Authorities (523)	0	0	_____
Revenues from Other Systems (524)	0	0	_____
Interdepartmental Revenues (525)	0	0	_____
Total Other Wastewater Revenues (530 - 536)	0	0	_____
Reclaimed Water Sales (540.1 - 544)	0	0	_____
Total Wastewater Operating Revenue	\$ 228,103	\$ 228,103	\$ _____
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	0	0	_____
Net Wastewater Operating Revenues	\$ 228,103	\$ 228,103	\$ _____

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule S-9 with the gross wastewater 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
Water Operations
Class A & B**

**Company: Four Lakes Golf Club, Ltd.
For the Year Ended December 31, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. W-9	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Unmetered Water Revenues (460)	\$ _____	0	\$ _____
Total Metered Sales (461.1 - 461.5)	223,921	223,921	_____
Total Fire Protection Revenue (462.1 - 462.2)	0	0	_____
Other Sales to Public Authorities (464)	0	0	_____
Sales to Irrigation Customers (465)	0	0	_____
Sales for Resale (466)	0	0	_____
Interdepartmental Sales (467)	0	0	_____
Total Other Water Revenues (469 - 474)	0	0	_____
Total Water Operating Revenue	\$ 223,921	\$ 223,921	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 226,002	\$ 226,002	\$ _____

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule W-9 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).