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**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

OF

Anglers Cove West, Ltd.

Exact Legal Name of Respondent

610-W 526-S

Certificate Number(s)

Submitted To The

***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2023**

## GENERAL INSTRUCTIONS

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

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

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

## GENERAL DEFINITIONS

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

**ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION ( 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

Anglers Cove West, Ltd  
(EXACT NAME OF UTILITY)

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

Telephone Number (863) 647-1581 Date Utility First Organized 1986

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

Sunshine State One-Call of Florida, Inc. Member No. HC 2093

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 FL 33801

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Altman	Property Manager	500 S. Florida Avenue Lakeland FL 33801	
Person who prepared this report: Kim S Kelley	Accountant	PO Box 330 Lakeland, FL 33802	
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
Patricia A Falk	10	500 S. Fl. Ave., Lkld	\$ 0
J&M Maxwell Family Partnership	20	500 S. FL. Ave, Lkld	\$ 0
813 North LLC	68	500 S FL Ave., Lkld	\$ 0
			\$
			\$

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 92,858	88,623	_____	181,481
Commercial_____		4,663	2,039	_____	6,702
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 97,521	90,662	\$ _____	\$ 188,183
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 90,122	76,972	\$ _____	\$ 167,094
Depreciation Expense_____	F-5	10,572	11,130	_____	21,702
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	3,423	19,813	_____	23,236
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 104,117	107,915	_____	\$ 212,032
Net Operating Income (Loss)		\$ (6,596)	(17,253)	\$ _____	\$ (23,849)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 2,023,693
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 975,933
Interest Expense_____		_____	_____	_____	710,717
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 313,194

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 751,448	\$ 731,747
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	496,237	474,536
Net Utility Plant _____		\$ 255,211	\$ 257,211
Cash _____		380,618	326,973
Customer Accounts Receivable (141) _____		4,331	2,048
Other Assets (Specify): _____			
Nonutility Property, Net(121,122) _____		289,665	302,502
Accounts Receivable Assoc Cos (145) _____		13,290,261	13,016,010
Misc. Current & Accrued Assets (174) _____		1,002,142	999,745
Misc. deferred debits (186) _____		3,394	4,190
Total Assets _____		\$ 15,225,622	\$ 14,908,679
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6		
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6		
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	393,346	80,152
Total Capital _____		\$ 393,346	\$ 80,152
Long Term Debt (224) _____	F-6	\$ 14,788,000	\$ 14,788,000
Accounts Payable (231) _____		19,347	17,605
Notes Payable (232) _____		0	0
Customer Deposits (235) _____		0	0
Accrued Taxes (236) _____		24,929	22,923
Other Liabilities (Specify) _____		0	0
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	0	0
Total Liabilities and Capital _____		\$ 15,225,622	\$ 14,908,680



UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>247,877</u>	\$ <u>503,571</u>	\$ _____	\$ <u>751,448</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>247,877</u>	\$ <u>503,571</u>	\$ _____	\$ <u>751,448</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>139,662</u>	\$ <u>334,874</u>	\$ _____	\$ <u>474,536</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>10,571</u>	\$ <u>11,130</u>	\$ _____	\$ <u>21,701</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises	_____	_____	_____	0
Total Credits _____	\$ <u>10,571</u>	\$ <u>11,130</u>	\$ _____	\$ <u>21,701</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>150,233</u>	\$ <u>346,004</u>	\$ _____	\$ <u>496,237</u>

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 80,152
Changes during the year (Specify): Current year income (loss) _____ _____	_____ _____	313,194 _____
Balance end of year _____	\$ _____	\$ 393,346

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 &amp; Dunlop LLC, Issued 5/31/18 Matures 6/1/30</u> _____ _____	4.74%	144	\$ 14,788,000
Total _____			\$ 14,788,000



UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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**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.)_____			\$ 0	\$ 0

**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: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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**SCHEDULE "A"**

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

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

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

**APPROVED AFUDC RATE**

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



**WATER  
OPERATING  
SECTION**

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	_____	_____	_____	_____
304	Structures and Improvements _____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	0
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	28,383	_____	_____	28,383
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	_____	_____	_____	_____
331	Transmission and Distribution Lines _____	92,448	_____	_____	92,448
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	103,066	_____	_____	103,066
335	Hydrants _____	9,177	_____	_____	9,177
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	2,464	_____	_____	2,464
341	Transportation Equipment _____	8,268	_____	_____	8,268
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	437	_____	_____	437
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	1,692	_____	_____	1,692
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	1,942	_____	_____	1,942
	Total Water Plant _____	\$ 247,877	\$ 0	\$ -	\$ 247,877



UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2023

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		0 %		\$	\$	\$	\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.13 %			0	0
310	Power Generating Equipment		%					
311	Pumping Equipment		%		28,383		0	28,383
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	0 %	2.63 %	88,159		2,431	90,590
333	Services	35	0 %	2.86 %	0			0
334	Meter & Meter Installations	17	0 %	5.88 %	6,791		6,060	12,851
335	Hydrants	40	0 %	2.5 %	8,316		229	8,545
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	6	6.67 %	6.67 %	1,237		165	1,402
342	Transportation Equipment	6	16.67 %	16.67 %	4,071		1,379	5,450
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%		29		29	58
344	Laboratory Equipment		%					
345	Power Operated Equipment	20	5.00 %	5.00 %	1,607		85	1,692
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	7	14.28 %	14.28 %	1,068		194	1,262
	Totals				\$ 139,661	\$	\$ 10,572	\$ 150,233 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 30,743
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	46,194
615	Purchased Power_____	0
616	Fuel for Power Production_____	0
618	Chemicals_____	0
620	Materials and Supplies_____	3,331
630	Contractual Services:	
	Billing_____	
	Professional_____	
	Testing_____	575
	Other_____	5,482
640	Rents_____	-
650	Transportation Expense_____	1,308
655	Insurance Expense_____	1,592
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	802
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	95
	Total Water Operation And Maintenance Expense_____	\$ 90,122 *

\* 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	340	340	340
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	5	5	12.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	346	346
					360.5

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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SYSTEM NAME: \_\_\_\_\_ Anglers Cove and Anglers Cove West

**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_____	707	_____	41	666	546
February_____	717	_____	33	684	555
March_____	813	_____	0	813	705
April_____	620	_____	113	507	500
May_____	600	_____	20	580	515
June_____	545	_____	90	455	430
July_____	678	_____	89	589	468
August_____	605	_____	49	556	429
September_____	670	_____	138	532	444
October_____	671	_____	89	582	462
November_____	855	_____	110	745	553
December_____	783	_____	87	696	589
Total for Year_____	8,264	_____	859	7,405	6,196

If water is purchased for resale, indicate the following:

Vendor \_\_\_\_\_ Lakeland Electric & water

Point of delivery Master meter located at the entrance to the mobile home parks

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	6"	5,835	_____	_____	5,835
PVC	4"	1,625	_____	_____	1,625
PVC	2"	3,700	_____	_____	3,700
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Anglers Cove and Anglers Cove West

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	N/A _____	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A _____	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

**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: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
-------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day _____	N/A	_____	_____
Type of Source _____	Purchased Water	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _____	N/A	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	_____	_____	_____
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 _____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Anglers Cove West

**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. \_\_\_\_\_ 370
2. Maximum number of ERCs \* which can be served. \_\_\_\_\_ 370
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 370
4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 370
5. Estimated annual increase in ERCs \*. \_\_\_ None
6. Is the utility required to have fire flow capacity? \_\_\_\_\_ Yes  
If so, how much capacity is required? \_\_\_\_\_
7. Attach a description of the fire fighting facilities. \_\_\_\_\_ Service is provided by the City and County fire Depts.  
Water is provided by the City of Lakeland
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

Water is purchased from the city of lakeland. There are no current plans for this to change and the park is at capacity so there should not be any need for enlarging the plant in the future.

9. When did the company last file a capacity analysis report with the DEP? \_ N/A
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 # \_\_\_\_\_ Not required
12. Water Management District Consumptive Use Permit # \_\_\_\_\_ Not required
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
(a) If actual flow data are available from the preceding 12 months:  
Divide the total annual single family residence (SFR) gallons sold by the average number of single family 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: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
-------------------------------------

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	32,659	_____	_____	32,659
354	Structures and Improvements _____	212,652	17,443	_____	230,095
355	Power Generation Equipment _____	445	_____	_____	445
360	Collection Sewers - Force _____	0	_____	_____	0
361	Collection Sewers - Gravity _____	197,694	_____	_____	197,694
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	0	_____	_____	0
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	5,572	_____	_____	5,572
380	Treatment and Disposal Equipment _____	21,857	_____	_____	21,857
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	609	_____	_____	609
391	Transportation Equipment _____	8,268	_____	_____	8,268
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	2,260	_____	2,260
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	1,692	_____	_____	1,692
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	2,420	_____	_____	2,420
	<b>Total Wastewater Plant _____</b>	\$ <u>483,868</u>	\$ <u>19,703</u>	\$ _____	\$ <u>503,571 *</u>

\* This amount should tie to sheet F-5.



UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2023

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	0 %	3.70 %	\$ 134,984	\$	\$ 3,630	\$ 138,614
355	Power Generation Equipment		%	5.88 %	144		26	170
360	Collection Sewers - Force	27	0 %	3.70 %	0			0
361	Collection Sewers - Gravity	40	0 %	2.50 %	176,431		4,942	181,373
362	Special Collecting Structures		%					0
363	Services to Customers	35	0 %	2.86 %	0		0	0
364	Flow Measuring Devices		%					0
365	Flow Measuring Installations		%					0
370	Receiving Wells		%					0
371	Pumping Equipment	18	0 %	6.67 %	(2,204)		372	(1,832)
380	Treatment and Disposal Equipment	18	0 %	6.67 %	18,164		264	18,428
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Equipment	15	%	6.67 %	346		40	386
392	Transportation Equipment	6	%	16.67 %	4,071		1,378	5,449
393	Stores Equipment		%					
393	Tools, Shop and Garage Equipment	15	%	6.67 %	0		151	151
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	10.00 %	1,607		85	1,692
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant	7	%	10.00 %	1,331		242	1,573
	Totals				\$ 334,874	\$	\$ 11,130	\$ 346,004 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
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**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 36,368
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	8,978
715	Purchased Power _____	10,058
716	Fuel for Power Production _____	_____
718	Chemicals _____	8,068
720	Materials and Supplies _____	3,313
730	Contractual Services:	_____
	Billing _____	_____
	Professional _____	_____
	Testing _____	938
	Other _____	5,022
740	Rents _____	_____
750	Transportation Expense _____	1,624
755	Insurance Expense _____	1,592
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	794
770	Bad Debt Expense _____	0
775	Miscellaneous Expenses _____	217
	 Total Wastewater Operation And Maintenance Expense _____	 \$ 76,972 *

\* 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 Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	340	340	340
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)	_____	_____			
Total			342	342	350.5

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
-------------------------------------

**PUMPING EQUIPMENT**

Lift Station Number _____	Club House	Summer Wind	Eastwind Drive	ACW Club House	_____	_____
Make or Type and nameplate data on pump _____	Goulds	Hydro-matic	Hydro-matic	Liberty	_____	_____
Year installed _____	1983	?	_____	2019	_____	_____
Rated capacity _____	?	?	_____	_____	_____	_____
Size _____	4' x 11'	4'x12'x6"	6'x12'x6	2'x5'	_____	_____
Power:						
Electric _____	Electric	Electric	Electric	Electric	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2-1 HP	2-1 HP	1 HP	1 HP	_____	_____
_____	230 v	230 v	230 v	230 v	_____	_____
_____	1 amp	1 amp	1 ph	1 ph	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	4"	4"	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	PVC	_____	_____	_____	_____
Average length _____	15'	9'	_____	_____	_____	_____
Number of active service connections _____	90	114	_____	_____	_____	_____
Beginning of year _____	90	114	_____	_____	_____	_____
Added during year _____	0	0	_____	_____	_____	_____
Retired during year _____	0	0	_____	_____	_____	_____
End of year _____	90	114	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____	8"	_____	_____	_____	4"	_____	_____	_____
Type of main _____	PVC	_____	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	10,271	_____	_____	_____	2,200	_____	_____	_____
Beginning of year _____	10,271	_____	_____	_____	2,200	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	10,271	_____	_____	_____	2,200	_____	_____	_____

**MANHOLES**

Size (inches) _____	4"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	41	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	41	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2023
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Anglers Cove and Anglers Cove West

**TREATMENT PLANT**

Manufacturer _____	_____	_____	_____
Type _____	Extended Air _____	_____	_____
"Steel" or "Concrete" _____	Concrete _____	_____	_____
Total Permitted Capacity _____	70,000 GPD _____	_____	_____
Average Daily Flow _____	33,301 _____	_____	_____
Method of Effluent Disposal _____	Perc-Evaporation _____	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	12,155,000 _____	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	None _____	_____	_____	_____	_____	_____
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 _____	1,310	_____	1,310
February _____	1,207	_____	1,207
March _____	1,482	_____	1,482
April _____	1,123	_____	1,123
May _____	638	_____	638
June _____	540	_____	540
July _____	569	_____	569
August _____	831	_____	831
September _____	870	_____	870
October _____	1,054	_____	1,054
November _____	1,202	_____	1,202
December _____	1,329	_____	1,329
Total for year _____	12,155	_____	12,155

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

UTILITY NAME: \_\_\_\_\_ Anglers Cove West, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2023

SYSTEM NAME: \_\_\_\_\_ Anglers Cove and Anglers Cove West

### 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. \_\_\_\_\_ 356
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 356
3. Present system connection capacity (in ERCs\*) using existing lines \_\_\_\_\_ 356
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ 356
5. Estimated annual increase in ERCs\*. \_\_\_\_\_ None

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

There are no current plans to enlarge or improve this system which serves a mobile home park that is at capacity.

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? \_\_\_ No

If so, when? \_\_\_\_\_

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

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

10. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_ March 2014

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

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

12. Department of Environmental Protection ID # \_\_\_\_\_ FLA013062

\* 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 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: Anglers Cove West, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2023

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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: Anglers Cove West, Ltd.**

**For the Year Ended December 31, 2023**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 92,858	\$ 92,858	\$ -
Commercial	\$ 4,663	\$ 4,663	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Water Operating Revenue</b>	<b>\$ 97,521</b>	<b>\$ 97,521</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 97,521</b>	<b>\$ 97,521</b>	<b>\$ -</b>

Explanations:

Instructions:

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

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

**Company: Anglers Cove West, Ltd.**

**For the Year Ended December 31, 2023**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 88,623	\$ 88,623	\$ -
Commercial	2,039	2,039	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Wastewater Operating Revenue</b>	<b>\$ 90,662</b>	<b>\$ 90,662</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	
<b>Net Wastewater Operating Revenues</b>	<b>\$ 90,662</b>	<b>\$ 90,662</b>	<b>\$ -</b>

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).