

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES
(Gross Revenue of Less Than \$200,000 Each)

ANNUAL REPORT

OF

St James Island Utility Company
Exact Legal Name of Respondent

WS873-22-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2023 APR - 3 AM 8:12
DIVISION OF
ACCOUNTING & FINANCE

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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

GENERAL INSTRUCTIONS

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

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

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

GENERAL DEFINITIONS

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

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

St James Island Utility Company

(EXACT NAME OF UTILITY)

130 Richard Jackson Boulevard, Suite 200 Panama City Beach, FL 32407	108 Sea Pine Drive St Teresa, FL 32358	Franklin
Mailing Address	Street Address	County

Telephone Number 850-231-6400 Date Utility First Organized 1/27/2004

Fax Number _____ E-mail Address bridget.precise@joe.com

Sunshine State One-Call of Florida, Inc. Member No. 192399

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: The St Joe Company, 130 Richard Jackson Blvd, Suite 200
Panama City Beach, FL 32407

Name of subdivisions where services are provided: SummerCamp Beach

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Bridget Precise</u>	<u>Vice President</u>	<u>130 Richard Jackson Blvd Ste 200 Panama City Beach, FL 32407</u>	\$ _____
Person who prepared this report: <u>Stephanie Plaver</u>	<u>Senior Accountant</u>	<u>130 Richard Jackson Blvd Ste 200 Panama City Beach, FL 32407</u>	\$ _____
Officers and Managers: <u>Jorge Gonzalez</u>	<u>President/Director</u>	<u>130 Richard Jackson Blvd Ste 200 Panama City Beach, FL 32407</u>	\$ _____
<u>Marek Bakun</u>	<u>Treasurer/EVP/Director</u>	<u>130 Richard Jackson Blvd Ste 200 Panama City Beach, FL 32407</u>	\$ _____
<u>Elizabeth Walters</u>	<u>Secretary</u>	<u>130 Richard Jackson Blvd Ste 200 Panama City Beach, FL 32407</u>	\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>The St Joe Company</u>	<u>100%</u>	<u>130 Richard Jackson Blvd Ste 200 Panama City Beach, FL 32407</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT December 31, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 22,835	\$ 21,362	\$ _____	\$ 44,197
Commercial_____		7,701	_____	_____	7,701
Industrial_____		_____	_____	_____	0
Multiple Family_____		_____	_____	_____	0
Guaranteed Revenues__		_____	_____	_____	0
Other (Specify) <u>Tap Fees</u>		71,520	70,530	_____	142,050
Total Gross Revenue___		\$ 102,056	\$ 91,892	\$ 0	\$ 193,948
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3 S-3	\$ (99,881)	\$ (276,756)	\$ _____	\$ (376,637)
Depreciation Expense____	F-5	(184,169)	(172,467)	_____	(356,636)
CIAC Amortization Expense__	F-8	207,247	183,785	_____	391,032
Taxes Other Than Income___	F-7	(3,218)	(4,135)	(716)	(8,069)
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ (80,021)	(269,573)	(716)	\$ (350,310)
Net Operating Income (Loss)		\$ 22,035	\$ (177,681)	\$ (716)	\$ (156,362)
Other Income:					
Nonutility Income___/___		\$ _____	\$ _____	\$ _____	\$ 0
_____		_____	_____	_____	0
_____		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 0
Interest Expense_____		_____	_____	_____	0
_____		_____	_____	_____	0
_____		_____	_____	_____	0
Net Income (Loss)		\$ 22,035	\$ (177,681)	\$ (716)	\$ (156,362)

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 5,818,989	\$ 5,827,302
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>(4,230,101)</u>	<u>(3,881,778)</u>
Net Utility Plant _____		\$ 1,588,888	\$ 1,945,524
Cash _____		22,637	9,670
Customer Accounts Receivable (141)_____			
Other Assets (Specify):_____			
Land _____		69,520	69,520
Prepaid Insurance _____		9,114	8,163
Accounts Receivable _____		571	659
Total Assets _____		\$ 1,690,730	\$ 2,033,536
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6		
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6	<u>(6,535,209)</u>	<u>(6,378,847)</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital _____		\$ (6,535,209)	\$ (6,378,847)
Long Term Debt (224)_____	F-6	\$	\$
Accounts Payable (231)_____		37,935	11,786
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____			
Other Liabilities (Specify)_____			
Intercompany with St Joe (Payable)_____		<u>5,059,759</u>	<u>4,881,321</u>
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>3,128,244</u>	<u>3,519,276</u>
Total Liabilities and Capital _____		\$ 1,690,730	\$ 2,033,536

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT December 31, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>3,223,314</u>	\$ <u>2,595,675</u>	\$ _____	\$ <u>5,818,989</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>3,223,314</u>	\$ <u>2,595,675</u>	\$ _____	\$ <u>5,818,989</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>(1,978,540)</u>	\$ <u>(1,903,238)</u>	\$ _____	\$ <u>(3,881,778)</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>(184,169)</u>	\$ <u>(172,467)</u>	\$ _____	\$ <u>(356,636)</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>(184,169)</u>	\$ <u>(172,467)</u>	\$ _____	\$ <u>(356,636)</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ <u>8,313</u>	\$ _____	\$ <u>8,313</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ <u>8,313</u>	\$ _____	\$ <u>8,313</u>
Balance End of Year _____	\$ <u>(2,162,709)</u>	\$ <u>(2,067,392)</u>	\$ _____	\$ <u>(4,230,101)</u>

UTILITY NAME: St James Utility Company

YEAR OF REPORT DECEMBER 31, 2022

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 _____	\$ _____	\$ (6,378,847)
Changes during the year (Specify):		
Net Operating Loss _____	_____	(156,362)
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ (6,535,209)

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

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

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	716	716
Regulatory assessment fee _____	3,218	4,135	_____	7,353
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ <u>3,218</u>	\$ <u>4,135</u>	\$ <u>716</u>	\$ <u>8,069</u>

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>Consolidated Communications</u>	\$ <u>3,277</u>	\$ <u>3,277</u>	<u>Telephone/Internet Services</u>
<u>Duke Energy</u>	\$ <u>11,143</u>	\$ <u>3,714</u>	<u>Electrical Service</u>
<u>Jeremy's Backflow Testing</u>	\$ <u>13,230</u>	\$ <u>4,410</u>	<u>Operator Fees</u>
<u>Jones Plumbing & Fiberglass</u>	\$ <u>8,326</u>	\$ <u>230,528</u>	<u>Sewage Disposal & Maintenance</u>
<u>The Water Spigot</u>	\$ <u>9,156</u>	\$ _____	<u>Water Testing</u>
<u>Dewberry Engineers</u>	\$ <u>6,563</u>	\$ <u>6,563</u>	<u>Engineering & Permitting</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ <u>1,865,216</u>	\$ <u>1,654,060</u>	\$ <u>3,519,276</u>
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	<u>1,865,216</u>	<u>1,654,060</u>	<u>3,519,276</u>
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	<u>1,865,216</u>	<u>1,654,060</u>	<u>3,519,276</u>
6) Less Accumulated Amortization _____	<u>(207,247)</u>	<u>(183,785)</u>	<u>(391,032)</u>
7) Net CIAC _____	\$ <u>1,657,969</u>	\$ <u>1,470,275</u>	\$ <u>3,128,244</u>

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	<u> </u> %
Commission Order Number approving AFUDC rate:	<u> </u>

**WATER
OPERATING
SECTION**

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	_____	_____	_____	_____
304	Structures and Improvements _____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	<u>384,238</u>	_____	_____	<u>384,238</u>
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	_____	_____	_____	_____
310	Power Generation Equipment _____	<u>2,034</u>	_____	_____	<u>2,034</u>
311	Pumping Equipment _____	<u>2,789,384</u>	_____	_____	<u>2,789,384</u>
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	_____	_____	_____	_____
331	Transmission and Distribution Lines _____	_____	_____	_____	_____
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	<u>16,304</u>	_____	_____	<u>16,304</u>
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	<u>24,644</u>	_____	_____	<u>24,644</u>
341	Transportation Equipment _____	_____	_____	_____	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	_____	_____	_____	_____
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	<u>6,710</u>	_____	_____	<u>6,710</u>
	Total Water Plant _____	\$ <u>3,223,314</u>	\$ _____	\$ _____	\$ <u>3,223,314</u>

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT
DECEMBER 31, 2022

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%		\$	\$		\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70	(156,501)		(14,231)	(170,732)
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	17	%	5.88	(1,319)		(120)	(1,439)
311	Pumping Equipment	17	%	5.88	(1,804,892)		(164,081)	(1,968,973)
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains		%					
333	Services		%					
334	Meter & Meter Installations	17	%	5.88	(10,549)		(959)	(11,508)
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	6	%	16.66	(4,496)		(4,107)	(8,603)
341	Transportation Equipment		%					
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	10	%	10.00	(783)		(671)	(1,454)
	Totals				\$ (1,978,540)	\$ 0	\$ (184,169)	\$ (2,162,709) *

* This amount should tie to Sheet F-5.

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	11,143
616	Fuel for Power Production_____	352
618	Chemicals_____	17,099
620	Materials and Supplies_____	15,110
630	Contractual Services:	
	Billing_____	240
	Professional_____	19,793
	Testing_____	9,156
	Other_____	11,603
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	10,461
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	4,924
	Total Water Operation And Maintenance Expense_____	\$ 99,881 *

* 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			
3/4"	D	1.5	38	68	102
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1	1	1
3/4"	D	1.5	1	1	1.5
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0	2	2	10
2"	D,C,T	8.0	7	7	56
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			50	80	173

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: SummerCamp

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_____	_____	142	97	45	115
February_____	_____	119	93	26	73
March_____	_____	149	86	63	82
April_____	_____	213	92	121	100
May_____	_____	308	87	221	172
June_____	_____	377	96	281	250
July_____	_____	287	93	194	320
August_____	_____	414	117	297	237
September_____	_____	714	91	623	236
October_____	_____	923	95	828	199
November_____	_____	575	89	486	389
December_____	_____	408	84	324	171
Total for Year_____	0	4629	1120	3509	2344

If water is purchased for resale, indicate the following:
 Vendor _____
 Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	9779	0	0	9779
PVC	8"	380	0	0	380
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: SummerCamp

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	<u>2005</u>	<u>2005</u>	_____	_____
Types of Well Construction and Casing_____	<u>Black Steel</u>	<u>Black Steel</u>	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	<u>189'</u>	<u>185'</u>	_____	_____
Diameters of Wells_____	<u>8"</u>	<u>8"</u>	_____	_____
Pump - GPM_____	<u>150</u>	<u>150</u>	_____	_____
Motor - HP_____	<u>10</u>	<u>10</u>	_____	_____
Motor Type *_____	<u>Sub</u>	<u>Sub</u>	_____	_____
Yields of Wells in GPD_____	<u>180,000</u>	<u>180,000</u>	_____	_____
Auxiliary Power_____	<u>Portable</u>	_____	_____	_____
	<u>Diesel 25KW</u>	_____	_____	_____

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Glass Fused</u>	_____	_____	_____
Capacity of Tank_____	<u>Steel</u>	_____	_____	_____
Ground or Elevated_____	<u>150,000 Gal</u>	_____	_____	_____
	<u>Ground</u>	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer_____	<u>Westinghouse</u>	<u>Westinghouse</u>	<u>Westinghouse</u>	<u>Baldor</u>
Type_____	<u>High Service</u>	<u>High Service</u>	<u>Fire</u>	<u>Jockey</u>
Rated Horsepower_____	<u>25</u>	<u>25</u>	<u>40</u>	<u>2</u>
Pumps				
Manufacturer_____	<u>Aurora</u>	<u>Aurora</u>	<u>Aurora</u>	<u>Aurora</u>
Type_____	<u>Centrifugal</u>	<u>Centrifugal</u>	<u>Centrifugal</u>	<u>Centrifugal</u>
Capacity in GPM_____	<u>250</u>	<u>250</u>	<u>750</u>	<u>N/A</u>
Average Number of Hours Operated Per Day_____	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Auxiliary Power_____	<u>Diesel</u>	<u>Diesel</u>	<u>Diesel</u>	<u>Diesel</u>

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _ _	76,500 Average	_____	_____
	130,000 Max	_____	_____
Type of Source_ _ _ _ _	Ground/Potable	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_ _ _ _ _	Nano-Filtration	_____	_____
Make_ _ _ _ _	Aerex	_____	_____
Permitted Capacity (GPD)_ _	360,000	_____	_____
High service pumping		_____	_____
Gallons per minute_ _ _	250	_____	_____
Reverse Osmosis_ _ _ _ _		_____	_____
Lime Treatment		_____	_____
Unit Rating_ _ _ _ _		_____	_____
Filtration		_____	_____
Pressure Sq. Ft._ _ _ _ _		_____	_____
Gravity GPD/Sq.Ft._ _ _ _		_____	_____
Disinfection		_____	_____
Chlorinator_ _ _ _ _	Sodium Hypochlorite	_____	_____
Ozone_ _ _ _ _	Feed System	_____	_____
Other_ _ _ _ _		_____	_____
Auxiliary Power_ _ _ _ _	Fixed Diesel	_____	_____
	100KW	_____	_____

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT
DECEMBER 31, 2022

SYSTEM NAME: SummerCamp

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. 44
2. Maximum number of ERCs * which can be served. 257
3. Present system connection capacity (in ERCs *) using existing lines. 257
4. Future connection capacity (in ERCs *) upon service area buildout. 514
5. Estimated annual increase in ERCs *. 4
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? 500 GPM for 4 Hours
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? 7-Jun-2007
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? _____
11. Department of Environmental Protection ID # 1194045
12. Water Management District Consumptive Use Permit # 20040039
 - a. Is the system in compliance with the requirements of the CUP? YES
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures and Improvements_____	_____	_____	_____	_____
355	Power Generation Equipment_____	28,502	_____	_____	28,502
360	Collection Sewers - Force_____	11,980	_____	_____	11,980
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	12,189	_____	_____	12,189
380	Treatment and Disposal Equipment_____	2,515,292	_____	_____	2,515,292
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	36,025	_____	(8,313)	27,712
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	/
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ <u>2,603,988</u>	\$ _____	\$ <u>(8,313)</u>	\$ <u>2,595,675 *</u>

* This amount should tie to sheet F-5.

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT
DECEMBER 31, 2022

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements		%	%	\$	\$	\$	\$
355	Power Generation Equipment	17	%	5.88	(18,446)		(1,677)	(20,123)
360	Collection Sewers - Force	27	%	3.7	(4,883)		(444)	(5,327)
361	Collection Sewers - Gravity		%					
362	Special Collecting Structures		%					
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment	15	%	6.67	(8,942)		(813)	(9,755)
380	Treatment and Disposal Equipment	15	%	6.67	(1,844,546)		(167,686)	(2,012,232)
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment	15	%	6.67	(26,421)	8,313	(1,847)	(19,955)
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ (1,903,238)	\$ 8,313	\$ (172,467)	\$ (2,067,392) *

* This amount should tie to Sheet F-5.

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	222,202
715	Purchased Power _____	3,714
716	Fuel for Power Production _____	352
718	Chemicals _____	5,397
720	Materials and Supplies _____	8,931
730	Contractual Services:	
	Billing _____	240
	Professional _____	6,700
	Testing _____	_____
	Other _____	16,013
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	10,461
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	2,746
	Total Wastewater Operation And Maintenance Expense _____	\$ 276,756 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of ter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	37	67	67
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	1	1	1.5
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0	2	2	16
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
Total			41	71	89.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT DECEMBER 31, 2022

PUMPING EQUIPMENT

Lift Station Number_____	<u>3</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
Year installed_____	<u>2006</u>	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:						
Electric_____	<u>X</u>	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>1.25"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length_____	<u>15'</u>	_____	_____	_____	_____	_____
Number of active service connections_____	<u>71</u>	_____	_____	_____	_____	_____
Beginning of year_____	<u>41</u>	_____	_____	_____	_____	_____
Added during year_____	<u>30</u>	_____	_____	_____	_____	_____
Retired during year_____	<u>0</u>	_____	_____	_____	_____	_____
End of year_____	<u>71</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	<u>1.5"</u>	<u>2"</u>	<u>3"</u>	_____	<u>6"</u>	<u>8"</u>	_____	_____
Type of main_____	<u>LP PVC</u>	<u>LP PVC</u>	<u>LP PVC</u>	_____	<u>PVC</u>	<u>PVC</u>	_____	_____
Length of main (nearest foot)_____	<u>10171</u>	<u>9272</u>	<u>4930</u>	_____	<u>7775</u>	<u>12387</u>	_____	_____
Beginning of year_____	<u>10171</u>	<u>9272</u>	<u>4930</u>	_____	<u>7775</u>	<u>12387</u>	_____	_____
Added during year_____	<u>0</u>	<u>0</u>	<u>0</u>	_____	<u>0</u>	<u>0</u>	_____	_____
Retired during year_____	<u>0</u>	<u>0</u>	<u>0</u>	_____	<u>0</u>	<u>0</u>	_____	_____
End of year_____	<u>10171</u>	<u>9272</u>	<u>4930</u>	_____	<u>7775</u>	<u>12387</u>	_____	_____

MANHOLES

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

UTILITY NAME: St James Island Utility Company

SYSTEM NAME: SummerCamp

YEAR OF REPORT DECEMBER 31, 2022

TREATMENT PLANT

Manufacturer_____	<u>Aqua Aerobics</u>	_____	_____
Type_____	<u>SBR</u>	_____	_____
"Steel" or "Concrete"_____	<u>Glass Fused Steel</u>	_____	_____
Total Permitted Capacity_____	<u>120,000 GPD</u>	_____	_____
Average Daily Flow_____	<u>0</u>	_____	_____
Method of Effluent Disposal_____	<u>Percolation Ponds</u>	_____	_____
Permitted Capacity of Disposal_____	<u>120,000 GPD</u>	_____	_____
Total Gallons of Wastewater treated_____	<u>0</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	<u>Flygt</u>	_____	_____	_____	_____	_____
Capacity (GPM's)_____	<u>365</u>	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	<u>U.S.</u>	_____	_____	_____	_____	_____
Horsepower_____	<u>30 HP</u>	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	<u>Electric</u>	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	_____	_____	_____
February_____	_____	_____	_____
March_____	_____	_____	_____
April_____	_____	_____	_____
May_____	_____	_____	_____
June_____	_____	_____	_____
July_____	_____	_____	_____
August_____	_____	_____	_____
September_____	_____	_____	_____
October_____	_____	_____	_____
November_____	_____	_____	_____
December_____	_____	_____	_____
Total for year_____	_____	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT
DECEMBER 31, 2022

SYSTEM NAME: SummerCamp

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. 0

2. Maximum number of ERCs* which can be served. 342 (120,000/350)

3. Present system connection capacity (in ERCs*) using existing lines. 342

4. Future connection capacity (in ERCs*) upon service area buildout. 514 (180,000/350)

5. Estimated annual increase in ERCs*. 4

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

Proposed west to east sewer connection planned for 2023/2024

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? N/A

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 # Permit #331 805

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days)/280 gallons per day).

UTILITY NAME: St James Island Utility Company

YEAR OF REPORT
DECEMBER 31, 2022

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

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

Date: March 31, 2023

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

Date: _____

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

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