

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS906-18-AR

St. Johns River Estates Utilities , LLC
Exact Legal Name of Respondent

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Submitted To The

STATE OF FLORIDA

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PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2018

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 the 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". (Rule 25-30.116, Florida Administrative Code)

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. Johns River Estates Utilities , LLC
(EXACT NAME OF UTILITY)

15 Shaker Rd. Gray, Maine 04039	100 Bayou Drive Satsuma, FL 32189	Putnam
Mailing Address	Street Address	County
Telephone Number (207) 772-0548	Date Utility First Organized	8/16/2018
Fax Number (207) 772-0481	E-mail Address	rjohnson@lgicos.com
Sunshine State One-Call of Florida, Inc. Member No. BB1314		

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

- Individual
 Sub Chapter S Corporation
 LLC
 Partnership

Name, Address and Phone where records are located: Robert Johnson 15 Shaker Rd.
Gray, Maine 04039 (207) 772 -0548

Name of subdivisions where services are provided: Bayou Club/St Johns River Club

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Robert Johnson</u>	<u>CFO</u>	<u>Same as above</u>	
Person who prepared this report: <u>Robert Johnson</u>	<u>CFO</u>	<u>Same as above</u>	
Officers and Managers: <u>Anthony Fratianne</u>	<u>Managing Member</u>	<u>Same as above</u>	\$ None
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Report every corporation or person owning or holding directly or indirectly ## the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>American Retirement Communities</u>	<u>100%</u>	<u>2000 N. Orange Ave.</u> <u>Orlando, Fl. 32804</u>	\$ 0
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT	
DECEMBER 31,	2018

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 13,340	\$ 16,800	\$ _____	\$ 30,140
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (specify.) _____		40	_____	_____	40
Total Gross Revenue _____		\$ 13,380	\$ 16,800	\$ 0	\$ 30,180
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 13,738	\$ 11,085	\$ 0	\$ 24,823
Depreciation Expense _____	F-5	1,049	449	0	1,498
CIAC Amortization Expense _____	F-8	(162)	(231)	0	(393)
Taxes Other Than Income _____	F-7	206	205	0	411
Income Taxes _____	F-7	0	0	0	0
Total Operating Expense		\$ 14,831	11,508	0	\$ 26,339
Net Operating Income (Loss)		\$ (1,451)	\$ 5,292	\$ 0	\$ 3,841
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ 1,625	\$ 2,278	\$ _____	\$ 3,903
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (3,076)	\$ 3,014	\$ 0	\$ (62)

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>253,915</u>	\$ <u>243,074</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	(<u>0</u>)	(<u>206,239</u>)
Net Utility Plant _____		\$ <u>253,915</u>	\$ <u>36,835</u>
Cash _____		<u>10,000</u>	<u>2,605</u>
Customer Accounts Receivable (141) _____		<u> </u>	<u>4,195</u>
Other Assets (Specify): _____		<u> </u>	<u>1,783</u>
Goodwill _____		<u> </u>	<u>46,645</u>
PSC Rate Case Exp _____		<u> </u>	<u>4,426</u>
(Accum Amort) _____		(<u> </u>)	(<u>4,426</u>)
Notes receivable _____		<u> </u>	<u>43,972</u>
Total Assets _____		\$ <u>263,915</u>	\$ <u>136,035</u>
Liabilities and Capital:			
Common Stock Issued (201) _____	F-6	<u>0</u>	<u>500</u>
Preferred Stock Issued (204) _____	F-6	<u>0</u>	<u>0</u>
Other Paid in Capital (211) _____		<u> </u>	<u>89,697</u>
Retained Earnings (215) _____	F-6	<u>(62)</u>	<u>35,127</u>
Proprietary Capital (Proprietary and Partnership only) (218) _____	F-6	<u>61,416</u>	<u>0</u>
Total Capital _____		\$ <u>61,354</u>	\$ <u>125,324</u>
Long Term Debt (224) _____	F-6	\$ <u>200,000</u>	\$ <u>0</u>
Accounts Payable (231) _____		<u> </u>	<u> </u>
Notes Payable (232) _____		<u> </u>	<u> </u>
Customer Deposits (235) _____		<u> </u>	<u> </u>
Accrued Taxes (236) _____		<u>2,561</u>	<u>1,596</u>
Other Liabilities (Specify) - _____		<u>0</u>	<u>0</u>
_____		<u>0</u>	<u>0</u>
_____		<u> </u>	<u> </u>
Advances for Construction _____		<u> </u>	<u> </u>
Contributions in Aid of Construction - Net (271-272) _____	F-8	<u>0</u>	<u>9,115</u>
Total Liabilities and Capital _____		\$ <u>263,915</u>	\$ <u>136,035</u>

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>101,470</u>	\$ <u>136,908</u>	\$ _____	\$ <u>238,378</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____ 0
Other (Specify) _____	_____	_____	_____	_____
Land	_____ 4,246	_____ 11,291	_____	_____ 15,537
Total Utility Plant _____	\$ <u>105,716</u>	\$ <u>148,199</u>	\$ _____	\$ <u>253,915</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>82,820</u>	\$ <u>125,893</u>	\$ _____	\$ <u>208,713</u>
<u>Add Credits During Year:</u>				
Accruals charged to Depreciation account _____	\$ <u>1,049</u>	\$ <u>449</u>	\$ _____	\$ <u>1,498</u>
Salvage _____	_____	_____	_____	_____ 0
Other Credits (specify) _____	_____	_____	_____	_____ 0
<u>Total Credits _____</u>	\$ <u>1,049</u>	\$ <u>449</u>	\$ <u>0</u>	\$ <u>1,498</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ <u>83,869</u>	\$ <u>126,342</u>	\$ _____	\$ <u>210,211</u>
Cost of removal _____	_____	_____	_____	_____ 0
Other debits (specify) _____	_____	_____	_____	_____ 0
<u>Total Debits _____</u>	\$ <u>83,869</u>	\$ <u>126,342</u>	\$ <u>0</u>	\$ <u>210,211</u>
Balance End of Year _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT	
DECEMBER 31,	2018

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 _____	\$ 0	\$ 35,766
Changes during the year (Specify):		
Net Income (Loss) _____	0	(62)
prior year retained earnings adjusted to zero due to sale _____	0	(35,766)
_____	0	_____
Balance end of year _____	\$ 0	\$ (62)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
Partner investment _____	61,416	_____
_____	_____	_____
Balance end of year _____	\$ 61,416	\$ 0

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Mortgage issued 08/21/18; maturity 08/01/2021 _____	4.50%	36	\$ 200,000
_____	_____	_____	_____
Total _____			\$ 200,000

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

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 _____	205	205	_____	410
Regulatory assessment fee _____	_____	_____	_____	0
Other (Specify) _____	_____	_____	_____	_____
Licenses/permits _____	933	932	_____	1,865
Total Tax Expense _____	\$ 1,138	\$ 1,137	\$ 0	\$ 2,275

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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>Fredrick Wainio CPA, P.L.</u>	\$ <u>1,475</u>	\$ <u>1,475</u>	<u>Accounting</u>
<u>FL Gen'l Environmental Sevice</u>	\$ <u>2,800</u>	\$ <u>2,800</u>	<u>Plant Management</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 31,205	\$ 34,285	\$ 65,490
2) Add credits during year_____	\$ 9,396	\$ (392)	\$ 9,004
3) Total_____	40,601	33,893	74,494
4) Deduct charges during the year_____	(13,170)	(4,556)	(0)
5) Balance end of year_____	27,431	29,337	56,768
6) Less Accumulated Amortization_____	(0)	(0)	(0)
7) Net CIAC_____	\$ 27,431	\$ 29,337	\$ 56,768

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_____	_____	_____	\$ 0	\$ 0
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		
Main Extension	0	\$ 545	\$ 0	\$ 0
Main Extension	0	935	0	0
Main Extension	0	110	0	0
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ 0	\$ 0

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ 27,269	\$ 29,106	\$ 56,375
Add Debits During Year:_____	162	231	393
Deduct Credits During Year:_____	27,431	29,337	56,768
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: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

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	_____	_____ %	_____ %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %	_____ %	_____ %

(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: _____

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

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	200,000	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	61,416	_____
Total	\$ _____	\$ _____	\$ _____	\$ 261,416	\$ _____

(1) Explain below all adjustments made in Column (e):

New debt acquired with new owner purchase of SJRE New investor as part of purchase of SJRE <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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**WATER
OPERATING
SECTION**

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ 0	\$	\$	\$ 0
302	Franchises	0			0
303	Land and Land Rights	2,225	6,172	4,152	4,245
304	Structures and Improvements	3,825	3,911	3,825	3,911
305	Collecting and Impounding Reservoirs				0
306	Lake, River and Other Intakes				0
307	Wells and Springs	20,459	20,920	20,459	20,920
308	Infiltration Galleries and Tunnels				0
309	Supply Mains				0
310	Power Generation Equipment				0
311	Pumping Equipment	14,599	14,927	14,599	14,927
320	Water Treatment Equipment	1,224	1,252	1,224	1,252
330	Distribution Reservoirs and Standpipes	7,350	7,515	7,350	7,515
331	Transmission and Distribution Lines	36,075	36,285	36,075	36,285
333	Services	8,530	9,842	8,530	9,842
334	Meters and Meter Installations	506		506	0
335	Hydrants				0
336	Backflow Prevention Devices	6,666	6,816	6,666	6,816
339	Other Plant and Miscellaneous Equipment				0
340	Office Furniture and Equipment				0
341	Transportation Equipment				0
342	Stores Equipment				0
343	Tools, Shop and Garage Equipment				0
344	Laboratory Equipment				0
345	Power Operated Equipment				0
346	Communication Equipment				0
347	Miscellaneous Equipment				0
348	Other Tangible Plant				0
	Total Water Plant	\$ 101,459	\$ 107,640	\$ 103,386	\$ 105,713

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT	
DECEMBER 31,	2018

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			%	\$ 3,763	\$ 3,790	\$ 27	\$ (0)
305	Collecting and Impounding							
	Reservoirs			%	0			0
306	Lake, River and Other Intakes			%	0			0
307	Wells and Springs			%	15,774	15,937	163	0
308	Infiltration Galleries & Tunnels			%	0			0
309	Supply Mains			%	0			0
310	Power Generating Equipment			%	0			0
311	Pumping Equipment			%	11,296	11,464	168	(0)
320	Water Treatment Equipment			%	1,224	1,224		0
330	Distribution Reservoirs & Standpipes			%	6,980	6,980		0
331	Trans. & Dist. Mains			%	28,890	29,406	516	(0)
333	Services			%	8,171	8,320	149	(0)
334	Meter & Meter Installations			%	6,722	6,749	27	(0)
335	Hydrants			%	0			0
336	Backflow Prevention Devices			%	0			0
339	Other Plant and Miscellaneous Equipment			%	0			0
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			0
345	Power Operated Equipment			%	0			0
346	Communication Equipment			%	0			0
347	Miscellaneous Equipment			%	0			0
348	Other Tangible Plant			%	0			0
	Totals				\$ 82,820	\$ 83,870	\$ 1,049	\$ (1)

* This amount should tie to Sheet F-5.

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

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	1,940
616	Fuel for Power Production	_____
618	Chemicals	1,434
620	Materials and Supplies	1,673
630	Contractual Services:	
	Billing	_____
	Professional	5,115
	Testing	880
	Other	_____
640	Rents	_____
650	Transportation Expense	_____
655	Insurance Expense	1,229
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	_____
675	Miscellaneous Expenses	1,467
	Total Water Operation And Maintenance Expense	\$ <u>13,738</u>
	* 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	73	68	68	
3/4"	D	1.5	_____	_____	-	
1"	D	2.5	_____	_____	-	
1 1/2"	D,T	5.0	_____	_____	-	
General Service						
5/8"	D	1.0	3	3	3	
3/4"	D	1.5	_____	_____	-	
1"	D	2.5	_____	_____	-	
1 1/2"	D,T	5.0	_____	_____	-	
2"	D,C,T	8.0	_____	_____	-	
3"	D	15.0	_____	_____	-	
3"	C	16.0	_____	_____	-	
3"	T	17.5	_____	_____	-	
Unmetered Customers	_____	_____	_____	_____	-	
Other (Specify)	_____	_____	_____	_____	-	
** D = Displacement C = Compound T = Turbine			Total	76	76	71

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

SYSTEM NAME: _____

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_____	_____	199.6	_____	199.6	_____
February_____	_____	197.7	_____	197.7	_____
March_____	_____	212.4	_____	212.4	_____
April_____	_____	342	_____	342	_____
May_____	_____	237.4	_____	237.4	_____
June_____	_____	179.6	_____	179.6	_____
July_____	_____	198.2	_____	198.2	_____
August_____	_____	233.1	_____	233.1	_____
September_____	_____	182.1	_____	182.1	_____
October_____	_____	186.3	_____	186.3	_____
November_____	_____	198.5	_____	198.5	_____
December_____	_____	181.7	_____	181.7	_____
Total for Year___	_____	2548.6	not recorded	2548.6	_____

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:

NOT APPLICABLE

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"	2053	_____	_____	2053
PVC	4"	6480	_____	_____	6480
PVC	2"	400	_____	_____	400
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT	
DECEMBER 31,	2018

SYSTEM NAME: St. Johns River Club

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	1982	1987	2008	_____
Types of Well Construction and Casing_____	PVC	PVC	PVC	_____
_____	_____	_____	_____	_____
Depth of Wells_____	85'	85'	100'	_____
Diameters of Wells_____	4"	4"	4"	_____
Pump - GPM_____	20	20	20	_____
Motor - HP_____	1	1	1	_____
Motor Type * _____	Subm/Centr	Subm/Centr	Subm/Centr	_____
Yields of Wells in GPD_____	28800	28800	28800	_____
Auxiliary Power_____	N/A	N/A	N/A	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank_____	2500	_____	_____	_____
Ground or Elevated_____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	_____	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day____ Type of Source_____	<u>0.0864 MGD</u> <u>Groundwater</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	<u>Aeration/Chlorination</u>	_____	_____
Make_____	<u>N/A</u>	_____	_____
Permitted Capacity (GPD)____	<u>86400</u>	_____	_____
High service pumping Gallons per minute_____	<u>N/A</u>	_____	_____
Reverse Osmosis_____	<u>N/A</u>	_____	_____
Lime Treatment Unit Rating_____	<u>N/A</u>	_____	_____
Filtration Pressure Sq. Ft._____	<u>N/A</u>	_____	_____
Gravity GPD/Sq.Ft._____	<u>N/A</u>	_____	_____
Disinfection Chlorinator_____	<u>Hypochlorinator</u>	_____	_____
Ozone_____	<u>N/A</u>	_____	_____
Other_____	<u>N/A</u>	_____	_____
Auxiliary Power_____	<u>N/A</u>	_____	_____

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT
DECEMBER 31, 2018

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. 606(a)
2. Maximum number of ERCs * which can be served. 909(a)
3. Present system connection capacity (in ERCs *) using existing lines. The dist.sys. can accommodate 20 new connections
4. Future connection capacity (in ERCs *) upon service area buildout. 909(a)
5. Estimated annual increase in ERCs *. No Estimate Available
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
n/a

9. When did the company last file a capacity analysis report with the DEP? 2008
10. If the present system does not meet the requirements of DEP rules, submit the following: N/A
 - 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 # 2544266
12. Water Management District Consumptive Use Permit # N/A
 - a. Is the system in compliance with the requirements of the CUP? N/A
 - b. If not, what are the utility's plans to gain compliance? N/A

* 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 SFR customers for the same period and divide the result by 365 days.

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

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____ 0
352	Franchises_____	_____	_____	_____	_____ 0
353	Land and Land Rights_____	10,960	11,291	10,960	11,291
354	Structures and Improvements_____	49,635	51,133	49,635	51,133
355	Power Generation Equipment_____	_____	_____	_____	_____ 0
360	Collection Sewers - Force_____	8,681	8,943	8,681	8,943
361	Collection Sewers - Gravity_____	20,587	21,208	20,587	21,208
362	Special Collecting Structures_____	_____	_____	_____	_____ 0
363	Services to Customers_____	2,414	2,487	2,414	2,487
364	Flow Measuring Devices_____	_____	_____	_____	_____ 0
365	Flow Measuring Installations_____	_____	_____	_____	_____ 0
370	Receiving Wells_____	7,354	7,576	7,354	7,576
371	Pumping Equipment_____	_____	_____	_____	_____ 0
380	Treatment and Disposal Equipment_____	12,965	13,356	12,965	13,356
381	Plant Sewers_____	31,263	32,205	31,263	32,205
382	Outfall Sewer Lines_____	_____	_____	_____	_____ 0
389	Other Plant and 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_____	_____	_____	_____	_____ 0
396	Communication Equipment_____	_____	_____	_____	_____ 0
397	Miscellaneous Equipment_____	_____	_____	_____	_____ 0
398	Other Tangible Plant_____	_____	_____	_____	_____ 0
	Total Wastewater Plant_____	\$ <u>143,859</u>	\$ <u>148,199</u>	\$ <u>143,859</u>	\$ <u>148,199</u>

* This amount should tie to sheet F-5.

UTILITY NAME: St. Johns River Estates Utilities, LLC

YEAR OF REPORT
DECEMBER 31, 2018

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		%	%	\$ 49,635	\$ 49,635	\$	\$ 0
355	Power Generation Equipment		%	%	0			0
360	Collection Sewers - Force		%	%	8,682	8,682		0
361	Collection Sewers - Gravity		%	%	18,426	18,629	203	0
362	Special Collecting Structures		%	%	0			0
363	Services to Customers		%	%	2,312	2,354	42	0
364	Flow Measuring Devices		%	%	0			0
365	Flow Measuring Installations		%	%	0			0
370	Receiving Wells		%	%	7,162	7,192	30	0
371	Pumping Equipment		%	%	0			0
380	Treatment and Disposal Equipment		%	%	10,646	10,760	114	0
381	Plant Sewers		%	%	29,031	29,091	60	0
382	Outfall Sewer Lines		%	%	0			0
389	Other Plant and 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			0
396	Communication Equipment		%	%	0			0
397	Miscellaneous Equipment		%	%	0			0
398	Other Tangible Plant		%	%	0			0
	Totals				\$ 125,894	\$ 126,343	\$ 449	\$ 0

* This amount should tie to Sheet F-5.

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT DECEMBER 31, 2018

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_____	_____
715	Purchased Power_____	1,940
716	Fuel for Power Production_____	_____
718	Chemicals_____	_____
720	Materials and Supplies_____	617
730	Contractual Services:	
	Billing_____	_____
	Professional_____	5,115
	Testing_____	885
	Other_____	_____
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	1,228
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	1,300
	Total Wastewater Operation And Maintenance Expense_____	\$ 11,085 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	73	68	68
General Service					
5/8"	D	1.0	2	2	2
3/4"	D	1.5			-
1"	D	2.5			-
1 1/2"	D,T	5.0			-
2"	D,C,T	8.0			-
3"	D	15.0			-
3"	C	16.0			-
3"	T	17.5			-
Unmetered Customers	_____	_____	_____	_____	-
Other (Specify)	_____	_____	_____	_____	-
** D = Displacement C = Compound T = Turbine			Total		
			75	70	70

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT
DECEMBER 31, 2018

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>Barnes</u>	_____	_____	_____	_____	_____
Year installed _____	<u>1982</u>	_____	_____	_____	_____	_____
Rated capacity _____	<u>89 GPM</u>	_____	_____	_____	_____	_____
Size _____	<u>2 HP</u>	_____	_____	_____	_____	_____
Power:						
Electric _____	<u>230V</u>	_____	_____	_____	_____	_____
Mechanical _____	<u>N/A</u>	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>UNKNW</u>	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>20'</u>	_____	_____	_____	_____	_____
Number of active service connections _____	<u>75</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>75</u>	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	_____	_____
End of year _____	<u>75</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains			Force Mains			
Size (inches) _____	<u>8"</u>	<u>4"</u>	_____	_____	_____	_____	<u>4"</u>
Type of main _____	<u>PVC</u>	<u>PVC</u>	_____	_____	_____	_____	<u>PVC</u>
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>5400</u>	<u>2020</u>	_____	_____	_____	_____	<u>950</u>
Added during year _____	<u>0</u>	<u>0</u>	_____	_____	_____	_____	<u>0</u>
Retired during year _____	<u>0</u>	<u>0</u>	_____	_____	_____	_____	<u>0</u>
End of year _____	<u>5400</u>	<u>2020</u>	_____	_____	_____	_____	<u>950</u>

MANHOLES

Size (inches) _____	<u>48"</u>	_____	_____	_____
Type of Manhole _____	<u>CONCRETE</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>18</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____
End of Year _____	<u>18</u>	_____	_____	_____

UTILITY NAME: St. Johns River Estates Utilities , LLC

SYSTEM NAME: _____

YEAR OF REPORT	
DECEMBER 31,	2018

TREATMENT PLANT

Manufacturer_____	Amer. Enviroport	_____	_____
Type_____	Ext. Aeration	_____	_____
"Steel" or "Concrete"_____	Steel	_____	_____
Total Permitted Capacity_____	0.099 MGD	_____	_____
Average Daily Flow_____	0.0048	_____	_____
Method of Effluent Disposal_____	2 percolation Ponds	_____	_____
Permitted Capacity of Disposal_____	0.0285 MGD	_____	_____
Total Gallons of Wastewater treated_____	0.99 MGD	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	Barnes	_____	_____	_____	_____	_____
Capacity (GPM's)_____	90	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____						
Horsepower_____	3					
Power (Electric or Mechanical)_____						

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater		Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site	
	MGD			MGD	
January_____	0.09				
February_____	0.09				
March_____	0.08				
April_____	0.08				
May_____	0.08				
June_____	0.06				
July_____	0.07				
August_____	0.07				
September_____	0.09				
October_____	0.09				
November_____	0.09				
December_____	0.10				
Total for year_____	0.99		0.00		1.08

omit '000

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

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT
DECEMBER 31, 2018

SYSTEM NAME: _____

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. 68

2. Maximum number of ERCs* which can be served. 712(a)

3. Present system connection capacity (in ERCs*) using existing lines. 103

4. Future connection capacity (in ERCs*) upon service area buildout. 712a

5. Estimated annual increase in ERCs*. No Est.

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.

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. N/A

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? N/A

10. When did the company last file a capacity analysis report with the DEP? 2017

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

a. Attach a description of the plant upgrade necessary to meet the DEP rules.

b. Have these plans been approved by DE _____

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 # No. FLA011717-007 Ex.4/11/2022

* 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 SFR customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000)/365 days/280 gallons per day).

UTILITY NAME: St. Johns River Estates Utilities , LLC

YEAR OF REPORT
DECEMBER 31, 2018

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"/>	<u>N/A</u> *
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(signature of Chief Executive Officer of the utility)

Date: _____

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	<u>[Signature]</u> *
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(signature of Chief Financial Officer of the utility)

Date: 6/10/20

* 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.