

# CLASS "C"

## WATER and/or WASTEWATER UTILITIES

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

# ANNUAL REPORT

WS975-22-AR

### Coastal Income Properties - The Harbor

EXACT LEGAL NAME OF RESPONDENT

671-W / 573-S

Certificate Number(s)

Submitted To The

## STATE OF FLORIDA



RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION  
2023 MAY -1 AM 9:37  
DIVISION OF  
ACCOUNTING & FINANCE

## PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

OFFICIAL COPY  
Public Service Commission  
Do Not Remove From This Office

## 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** - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction 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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

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

**DEPRECIATION** - The loss of 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 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)

## TABLE OF CONTENTS

FINANCIAL SECTION	
	PAGE
Identification	F-2
Income Statement	F-3
Comparative Balance Sheet	F-4
Gross Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Tax Expense	F-7
Payments For Services Rendered By Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used For AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	
	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation By Primary Account - Water	W-2
Water Operation And Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Well and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	
	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation By Primary Account - Wastewater	S-2
Wastewater Operation And Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Master Lift Station Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	
	PAGE
Verification	V-1

# **FINANCIAL SECTION**

REPORT OF

Coastal Income Properties - The Harbor  
(Exact name of utility)

38573 US Highway 19 N

38573 US Highway 19 N

Palm Harbor, FL 34684  
Mailing Address

Palm Harbor, FL 34684  
Street Address

Okeechobee  
County

Telephone Number 727-686-2700

Date Utility First Organized \_\_\_\_\_

Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

Sunshine State Ine-Call of Florida, Inc. Member No. \_\_\_\_\_

Applied For \_\_\_\_\_

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

38573 US Highway 19 N  
Palm Harbor, FL 34684

Names of subdivisions where service is provided:

The Harbor Waterfront Resort

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Wendy Henderson	Manager	10511 Monroe Ct. Lake Wales, FL 33898	
Person who prepared this report: Jones & Company, LLC	CPAs	161 West Main Street Lancaster, OH 43130	
Officers and Managers:			\$ -

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
Hello Tiger, LLC	10.00	38573 US 19N, Palm Harbor, FL 34684	N/A
K4 Investments, LLC	33.30	2840 West Bay Drive #174 Bellair Bluffs, FL 33770	
Keller Investment Properties	23.30	2840 West Bay Drive #174 Bellair Bluffs, FL 33770	
	-	Bellair Bluffs, FL 33770	
Brown Florida Holdings, LLC	33.40	635 Court Street, Suite 120 Clearwater, FL 33756	

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential_-----		\$ 53,991	\$ 36,340		\$ 90,331
Commercial_-----					-
Industrial_-----					-
Multiple Family_-----					-
Guarenteed Revenues_-----					-
Other (Specify)_-----					-
Total Gross Revenue_-----		53,991	36,340	N/A	90,331
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	49,163	44,073		93,236
Depreciation Expense_-----	F-5	3,889	3,889		7,778
CIAC Amortization Expense_-----	F-8	-	-		-
Taxes Other Than Income_-----		2,430	1,635	-	4,065
Income Taxes_-----	F-7	-	-		-
Total Operating Expenses_-----		55,482	49,597		105,079
Net Operating Income (Loss)		(1,491)	(13,257)	-	(14,748)
Other Income:					
Nonutility Income_-----					-
Interest Income_-----		-	-		-
					-
Other Deductions:					
Miscellaneous Nonutility Expenses_-----					-
Interest Expense_-----		-	-		-
AFUDC_-----		-	-		-
					-
					-
Net Income (Loss)		\$ (1,491)	\$ (13,257)	N/A	\$ (14,748)

UTILITY NAME: Coastal Income Properties - The Harbor

**YEAR OF REPORT**  
December 31, 2022

**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	\$ 200,000	\$ 200,000
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(46,668)	(38,890)
Net Utility Plant _____		153,332	161,110
Cash _____			
Customer Accounts Receivable (141) _____			
Other Assets (Specify):			
Deferred Exp Cert Transfer & Acc Costs		-	-
		-	-
		-	-
		-	-
<b>Total Assets</b> _____		<b>\$ 153,332</b>	<b>\$ 161,110</b>
<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	23,744	38,492
Total Capital _____		23,744	38,492
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	4,064	4,879
Other Liabilities (Specify):			
Accounts Payable - Assoc Co		125,524	117,739
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
<b>Total Liabilities and Capital</b> _____		<b>\$ 153,332</b>	<b>\$ 161,110</b>



**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 100,000	\$ 100,000	N/A	\$ 200,000
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>N/A</b>	<b>\$ 200,000</b>

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 19,445	\$ 19,445	N/A	\$ 38,890
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	3,889	3,889		7,778
Salvage _____				-
Other credits (specify) _____				-
_____				-
<b>Total credits</b> _____	<b>3,889</b>	<b>3,889</b>		<b>7,778</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				-
_____				-
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 23,334</b>	<b>\$ 23,334</b>	<b>N/A</b>	<b>\$ 46,668</b>

UTILITY NAME: Coastal Income Properties - The Harbor

<b>YEAR OF REPORT</b> December 31, 2022
--

**CAPITAL STOCK (201 - 204)**

	<b>Common Stock</b>	<b>Preferred Stock</b>
Par or stated value per share _____	NA	N/A
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

**RETAINED EARNINGS (215)**

	<b>Appropriated</b>	<b>Un-Appropriated</b>
Balance first of year _____	N/A	\$ -
Charges during the year (specify): Current Year Income _____	-	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$	\$

**PROPRIETARY CAPITAL (218)**

	<b>Proprietor or Partner</b>	<b>Partner</b>
Balance first of year _____	\$ 38,492	N/A
Charges during the year (specify): Current year loss _____	(14,748)	_____
Rounding _____	-	_____
_____	_____	_____
Balance end of year _____	\$ 23,744	\$

**LONG TERM DEBT (224)**

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%	_____	\$ -
_____	%	_____	-
_____	%	_____	-
_____	%	_____	_____
Total _____			N/A



UTILITY NAME: Coastal Income Properties - The Harbor

**YEAR OF REPORT**  
December 31, 2022

**CONTRIBUTIONS IN AID OF CONSTRUCTION (271)**

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	\$ -
2. Add credits during year:			
3. Total _____	-	-	-
4. Deduct charges during year _____	-	-	N/A
5. Balance end of year _____			-
6. Less Accumulated Amortization _____			-
7. Net CIAC _____			

**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 _____				NONE	NONE
Report below all capacity charges, main extension charges and customer connections charges received during the year.					
Description of Charge	Number of Connections	Charge per Connection			
None					
_____					
_____					
Total Credits During Year (Must agree with line # 2 above) _____				\$ -	\$ -

**ACCUMULATED AMORTIZATION OF CIAC**

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

**WATER  
OPERATION  
SECTION**

UTILITY NAME: Coastal Income Properties - The Harbor

<b>YEAR OF REPORT</b> December 31, 2022
--

**WATER UTILITY PLANT ACCOUNTS**

<b>Acct. No. (a)</b>	<b>Account Name (b)</b>	<b>PREVIOUS YEAR (c)</b>	<b>ADDITIONS (d)</b>	<b>RETIREMENTS (e)</b>	<b>CURRENT YEAR (f)</b>
301	Organization _____	\$ -	\$ -	\$ -	\$ -
302	Franchises _____	-	-	-	-
303	Land and Land Rights _____	-	-	-	-
304	Structure 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 _____	-	-	-	-
310	Power Generation Equipment _____	-	-	-	-
311	Pumping Equipment _____	-	-	-	-
320	Water Treatment Equipment _____	100,000	-	-	100,000
330	Distribution Reservoirs and Standpipes _____	-	-	-	-
331	Transmission and Distribution Mains _____	-	-	-	-
333	Services _____	-	-	-	-
334	Meters and Meter Installations _____	-	-	-	-
335	Hydrants _____	-	-	-	-
339	Other Plant and Miscellaneous Equipment _____	-	-	-	-
340	Office Furniture and Equipment _____	-	-	-	-
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 _____	-	-	-	-
	<b>Total Water Plant _____</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>

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

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER**

ACCT. NO. (a)	ACCOUNT NAME (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)
301	Organization	-	%	-	\$	\$	-	\$
302	Franchises	-	%	-			-	
304	Structure 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	-	%	-			-	
310	Power Generation Equipment	-	%	-			-	
311	Pumping Equipment	-	%	-			-	
320	Water Treatment Equipment	26	%	3.85	19,445	-	3,889	23,334
330	Distribution Reservoirs and Standpipes	-	%	-			-	
331	Transmission and Distribution Mains	-	%	-			-	
333	Services	-	%	-			-	
334	Meters and Meter Installations	-	%	-			-	
335	Hydrants	-	%	-			-	
339	Other Plant and Miscellaneous Equipment	-	%	-			-	
340	Office Furniture and Equipment	-	%	-			-	
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	-	%	-			-	
	Totals				\$ 19,445		\$ 3,889	\$ 23,334

\* This amount should tie to Sheet F-5

UTILITY NAME: Coastal Income Properties - The Harbor

**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 _____	11,617
616	Fuel for Power Production _____	_____
618	Chemicals _____	4,745
620	Materials and Supplies _____	579
630	Contractual Services:	
	Billing _____	_____
	Operator and Management _____	31,520
	Testing _____	_____
	Other _____	-
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	702
	Total Water Operation and Maintenance Expense _____	\$ 49,163 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	-	-	-
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	_____	_____	_____
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	_____	1.0	189	189	189
Other (Specify):	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			<b>Total</b>	<b>189</b>	<b>189</b>





UTILITY NAME: Coastal Income Properties - The Harbor  
 SYSTEM NAME: Coastal Income Properties - The Harbor

**YEAR OF REPORT**  
 December 31, 2022

**WELLS AND WELL PUMPS**  
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	Aprox 1972	Aprox 1972		
Types of Well Construction and Casing _____	unknown	unknown		
Depth of Wells _____	unknown	575 Feet		
Diameters of Wells _____	4"	6"		
Pump - GPM _____	80 GPM	80 GPM		
Motor - HP _____	-	-		
Motor Type * _____	submersible	submersible	-	
Yeilds of Wells in GPD _____	-	-		
Auxillary Power _____	generator	generator		
* Submersable, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	unknown			
Capacity of Tank _____	-			
Ground of Elevated _____	-			

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>MOTORS</b>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
<b>PUMPS</b>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: Coastal Income Properties - The Harbor

<b>YEAR OF REPORT</b> December 31, 2022
--

**SOURCE OF SUPPLY**

List for each source of supply (Ground, Surface, Purchased Water, etc):

Gallons per day of source _____	32,704	-	
Type of source _____	Ground	-	

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:

Type _____	-		
Make _____	-		
Permitted Capacity (GPD)	115,200 GPD		
High service pumping Gallons per minute _____ See Page W-5 _____	-		
Reverse Osmosis _____	-		
Lime treatment Unit Rating _____	-		
Filtration Pressure Sq. Ft. _____	-		
Gravity GPD/Sq. Ft. _____			
Disinfection Chlorinator _____	Chlorine		
Ozone _____			
Other _____			
Auxiliary Power _____	Generator		

UTILITY NAME: Coastal Income Properties - The Harbor  
 SYSTEM NAME: Coastal Income Properties - The Harbor

**YEAR OF REPORT**  
**December 31, 2022**

**OTHER WATER SYSTEM INFORMATION**

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1.	Present ERC's * the system can efficiently serve	<u>Unknown - no meters</u>
2.	Maximum number of ERC's * which can be served	<u>Unknown</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>Unknown</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>Unknown</u>
5.	Estimated annual increase in ERC's*	<u>Unknown</u>
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	<u>No</u> <u>N/A</u>
7.	Attach a description of the fire fighting facilities.	<u></u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9.	When did the company last file a capacity analysis report with the DEP?	<u>2005 (Wastewater Only)</u>
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 DEP rules.	
	b. Have these plans been approved by DEP?	<u>N/A</u>
	c. When will construction begin?	<u>N/A</u>
	d. Attach plans for funding the required upgrading.	<u>N/A</u>
	e. Is this system under any Consent Order with DEP?	<u>No</u>
11.	Department of Environmental Protection ID #	<u>3530736</u>
12.	Water Management District Consumptive Use Permit #	<u>53-00254-W</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

\* 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 available are available for use:  
 ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

**WASTEWATER  
OPERATION  
SECTION**

**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	Structure and Improvements	-	-	-	-
355	Power Generation Equipment	-	-	-	-
360	Collection Sewers - Force	-	-	-	-
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	-	-	-	-
380	Treatment and Disposal Equipment	100,000	-	-	100,000
381	Plant Sewers	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	-	-	-
390	Office Furniture and Equipment	-	-	-	-
391	Transportation Equipment	-	-	-	-
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-
394	Laboratory Equipment	-	-	-	-
395	Power Operated Equipment	-	-	-	-
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	-	-	-	-
	Total Sewer Plant	\$ 100,000	\$ -	\$ -	\$ 100,000

\* This amount should tie to Sheet F-5

**ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER**

Acct. No. (a)	Account Name (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)(1)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	-	%	%	-	-	-	-
352	Franchises	-	%	%	-	-	-	-
354	Structure and Improvements	-	%	%	-	-	-	-
355	Power Generation Equipment	-	%	%	-	-	-	-
360	Collection Sewers - Force	-	%	%	-	-	-	-
361	Collection Sewers - Gravity	-	%	%	-	-	-	-
362	Special Collecting Structures (Lift Stations)	-	%	%	-	-	-	-
363	Services to Customers	-	%	%	-	-	-	-
364	Flow Measuring Devices	-	%	%	-	-	-	-
365	Flow Measuring Installations	-	%	%	-	-	-	-
370	Receiving Wells (Lift Stations)	-	%	%	-	-	-	-
371	Pumping Equipment	-	%	%	-	-	-	-
380	Treatment and Disposal Equipment	15	%	6.70	19,445	-	3,889	23,334
381	Plant Sewers	-	%	%	-	-	-	-
382	Outfall Sewer Lines	-	%	%	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	%	%	-	-	-	-
390	Office Furniture and Equipment	-	%	%	-	-	-	-
391	Transportation Equipment	-	%	%	-	-	-	-
392	Stores Equipment	-	%	%	-	-	-	-
393	Tools, Shop and Garage Equipment	-	%	%	-	-	-	-
394	Laboratory Equipment	-	%	%	-	-	-	-
395	Power Operated Equipment	-	%	%	-	-	-	-
396	Communication Equipment	-	%	%	-	-	-	-
397	Miscellaneous Equipment	-	%	%	-	-	-	-
398	Other Tangible Plant	-	%	%	-	-	-	-
	Totals				19,445		3,889	23,334

\* This amount should tie to Sheet F-5

(1) Amounts adjusted for PSC Order NO. PSC-2018-0320-PAA-SU

UTILITY NAME: Coastal Income Properties - The Harbor

<b>YEAR OF REPORT</b> 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 _____	5,525
715	Purchased Power _____	7,819
716	Fule for Power Production _____	
718	Chemicals _____	3,340
720	Materials and Supplies _____	1,145
730	Contractual Services:	
	Operator and Management _____	22,454
	Testing _____	3,088
	Other _____	
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	702
	Total Wastewater Operation and Maintenance Expense _____	\$ 44,073 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	-	-	-
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
5/8"	D	1.0			
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		1.0	189	189	189
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	189	189



**PUMPING EQUIPMENT**

	#1	#2	#3	#4			
Lift station number _____	_____	_____	_____	_____	_____	_____	_____
Make or type and nameplate data of pump _____	_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____	_____
Rated capacity (GPM) _____	_____	_____	_____	_____	_____	_____	_____
Size (HP) _____	_____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

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

**COLLECTING AND FORCE MAINS AND MANHOLES**

	Collecting Mains				Force Mains			
Size (inches) _____	_____	_____	_____	_____	_____	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot):	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

**MANHOLES:**

Size _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Number:	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____
Added during year(1) _____	_____	_____	_____	_____
Retired during year(1) _____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____

UTILITY NAME: Coastal Income Properties - The Harbor

<b>YEAR OF REPORT</b> December 31, 2022
--

**TREATMENT PLANT**

Manufacturer _____	_____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	_____	_____	_____
Total Capacity _____	_____	_____	_____
Average Daily Flow _____	7,679	_____	_____
Effluent Disposal _____	_____	_____	_____
Total Gallons of Wastewater Treated _____	1,822,000	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	unknown	_____	_____	_____	_____	_____
Capacity _____ (PM) _____	_____	_____	_____	_____	_____	_____
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 _____	186,000	NA	186,000
February _____	253,000	_____	253,000
March _____	195,000	_____	195,000
April _____	137,000	_____	137,000
May _____	62,000	_____	62,000
June _____	72,000	_____	72,000
July _____	100,000	_____	100,000
August _____	111,000	_____	111,000
September _____	160,000	_____	160,000
October _____	197,000	_____	197,000
November _____	149,000	_____	149,000
December _____	200,000	_____	200,000
Total for year _____	1,822,000	_____	1,822,000

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Coastal Income Properties - The Harbor

**YEAR OF REPORT**  
December 31, 2022

**OTHER WASTEWATER SYSTEM INFORMATION**

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

1. Present ERC's * that system can efficiently serve.	<u>Aprox 116 residents served</u>
2. Maximum number of ERC's * which can be served.	<u>unknown</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>unknown</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>unknown</u>
5. Estimated annual increase in ERC's * .	<u>unknown</u>
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known.	<u>N/A</u>
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	<u>unknown</u>
<u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	<u>unknown</u>
If so, what are the utility's plans to comply with the DEP?	<u>N/A</u>
10. When did the company last file a capacity analysis report with the DEP?	<u>2005</u>
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will con	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
12. Department of Environmental Protection ID #	<u>FLA0011041-009-DWF/MT</u>

Use one of the following methods:


- (a) If actual flow data are available from the preceding 12 months, divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  
ERC = ( Total SFR gallons sold (Omit 000) / 365 days / 280 gallons per day )

# CERTIFICATION OF ANNUAL REPORT

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

- |              |           |  |
|--------------|-----------|--|
| YES<br>( X ) | NO<br>( ) | 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>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.   |
| YES<br>( X ) | NO<br>( ) | 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>( X ) | NO<br>( ) | 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.
( X )	( X )	( X )	( X )
1.	2.	3.	4.
( )	( )	( )	( )

  
 \_\_\_\_\_  
 (signature of manager of the utility) \*

\_\_\_\_\_  
 (signature of chief financial officer of the utility) \*

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

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

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

**Coastal Income Properties - The Harbor**

**For the Year Ended December 31, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	-	\$ -	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	53,991	53,991	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 53,991</b>	<b>\$ 53,991</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 53,991</b>	<b>\$ 53,991</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**

**Coastal Income Properties - The Harbor**

**For the Year Ended December 31, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	-	\$ -	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	36,340	36,340	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 36,340</b>	<b>\$ 36,340</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 36,340</b>	<b>\$ 36,340</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).