

**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

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

# ***ANNUAL REPORT***

OF

**Cobblestone II RVG LLC dba River Grove Utilities, Inc.**

Exact Legal Name of Respondent

**674 W / 575 S**

Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2023**

Form PSC/ECR 006-W (Rev. 12/99)

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which result in a permanent record, such as by computer or typewriter.
8. If there is not enough room on any schedule, an additional page or pages may be added; provided the format of the added schedule matches the format of the schedule with not enough room. Such a schedule should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. For water and wastewater utilities with more than one rate group and/or system, water and wastewater pages should be completed for each rate group and/or system group. These pages should be grouped together and tabbed by rate group and/or system.
11. All other water and wastewater operations not regulated by the Commission and other regulated industries should be reported as "Other than Reporting Systems".
12. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
13. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
14. The report should be filled out in quadruplicate and the original and two copies returned by March 31, of the year following the date of the report. The report should be emailed to [AnnualReport@psc.state.fl.us](mailto:AnnualReport@psc.state.fl.us) or mailed to:

**Florida Public Service Commission  
Division of Water and Wastewater  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0873**

The fourth copy should be retained by the utility.

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

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

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference 1 (b) - (c)
Gross Revenue:			
Residential	\$ 99,403.91	\$ 99,403.91	\$ -
Commercial	-		-
Industrial			-
Multiple Family			-
Guaranteed Revenues			-
Other (NSF Fees)	86.25	86.25	-
<b>Total Water Operating Revenue</b>	<b>\$ 99,490.16</b>	<b>\$ 99,490.16</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 99,490.16</b>	<b>\$ 99,490.16</b>	<b>\$ -</b>
Explanations:			
Instructions: For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).			

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

**Company:**

**For the Year Ended December 31, 20201**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 63,578.82	\$ 63,578.82	\$ -
Commercial	-		-
Industrial			-
Multiple Family			-
Guaranteed Revenues			-
Other (NSF Fees)	86.25	86.25	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 63,665.07</b>	<b>\$ 63,665.07</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>\$ 63,665.07</b>	<b>\$ 63,665.07</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).			



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# FINANCIAL SECTION

REPORT OF  
Cobblestone II RVG LLC dba River Grove Utilities, Inc.  
(EXACT NAME OF UTILITY)

8440 US Hwy 1, Micco, FL 32976	8440 US Hwy 1, Micco, FL 32976	Brevard
Mailing Address	Street Address	County

Telephone Number 772.664.4560 Date Utility First Organized 3/16/2022

Fax Number N/A E-mail Address rivergrove@cobblestoneassets.com

Sunshine State One-Call of Florida, Inc. Member No. RG2490

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: c/o Cobblestone Real Estate LLC, 17W220 22nd Street, Suite 220, Oakbrook Terrace, IL 60181; 630-593-00

Name of subdivisions where services are provided: \_\_\_\_\_

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Tome Tomaj</u>	<u>CFO, Cobblestone Real Estate LLC</u>	<u>17W220 22nd Street, Suite 220, Oakbrook Terrace, IL 60181</u>	
Person who prepared this report: <u>Deborah Swain, Milian Swain &amp; Assoc. Inc.</u>		<u>tt@cobblestoneassets.com</u>	
Officers and Managers: <u>na</u>	<u>Consultant</u>	<u>2025 SW 32 Ave., Miami FL 33145</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	Principle Business Address	Salary Charged Utility
<u>Cobblestone MHC Fund II LP</u>	<u>100%</u>	<u>c/o Cobblestone Real Estate, LLC</u>	<u>\$ 0</u>
_____	_____	<u>17W220 22nd Street, Suite 220, Oakbrook Terrace, IL 601</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2023
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_ _ _ _ _		\$ 99,404	63,579	\$	\$ 162,983
Commercial_ _ _ _ _					-
Industrial_ _ _ _ _					
Multiple Family_ _ _ _ _					
Guaranteed Revenues_ _ _					
Other - Miscellaneous		86	86		173
Total Gross Revenue_ _ _		\$ 99,490	\$ 63,665	\$	\$ 163,155
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3 S-3	\$ 74,588	\$ 36,436	\$	\$ 111,024
Depreciation Expense_ _ _ _	F-5	20,354	2,272		22,626
CIAC Amortization Expense_	F-8	(14,930)	-		(14,930)
Taxes Other Than Income_ _	F-7	4,477	2,865		7,342
Income Taxes_ _ _ _ _	F-7				
Total Operating Expense		\$ 84,490	41,573		\$ 126,063
Net Operating Income (Loss)		\$ 15,001	\$ 22,092	\$	\$ 37,093
Other Income:					
Nonutility Income_ _ _ _ _		\$		\$	\$ -
Other Deductions:					
Miscellaneous Nonutility Expenses_ _ _ _ _		\$		\$	\$ -
Interest Expense_ _ _ _ _		(49)	(49)		(99)
Acquisition Adj Amort Exp					-
Net Income (Loss)		\$ 14,951	\$ 22,043	\$	\$ 36,994

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	\$ 721,143	\$ 674,027
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	119,154	96,528
Net Utility Plant _____		\$ 601,989	\$ 577,499
Cash _____		199,559	19,309
Customer Accounts Receivable (141)_____		11,542	15,193
Other Assets (Specify): _____			
Other Deposits _____		984	860
Acquisition Adjustment _____			
Amortization Acquisition Adjustment _____			
Misc. Deferred Debit (186) _____		23,934	8,334
Total Assets _____		\$ 838,009	\$ 621,195
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	0	
Preferred Stock Issued (204) _____	F-6		
Other Paid in Capital (211) _____			
Retained Earnings (215) _____	F-6	54,183	17,189
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	0	0
Total Capital _____		\$ 54,183	\$ 17,189
Long Term Debt (224) _____	F-6	\$ 161,344	\$ 161,344
Accounts Payable (231) _____		6,940	3,167
Notes Payable (232) _____			
Customer Deposits (235) _____		5,206	4,384
Accrued Taxes (236) _____	F-7	7,342	5,704
Other Liabilities (Specify) _____		197,698	9,182
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	405,295	420,225
Total Liabilities and Capital _____		\$ 838,009	\$ 621,195

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc

YEAR OF REPORT December 31, 2023
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>661,676</u>	\$ <u>59,467</u>	\$ _____	\$ <u>721,143</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) (rounding) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>661,676</u>	\$ <u>59,467</u>	\$ <u>0</u>	\$ <u>721,143</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>86,428</u>	<u>10,100</u>	\$ _____	\$ <u>96,528</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>20,354</u>	\$ <u>2,272</u>	\$ _____	\$ <u>22,626</u>
Other _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>20,354</u>	\$ <u>2,272</u>	\$ <u>0</u>	\$ <u>22,626</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ <u>0</u>	_____	\$ _____	\$ <u>0</u>
Cost of removal Other _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Balance End of Year _____	\$ <u>106,782</u>	\$ <u>12,372</u>	\$ <u>0</u>	\$ <u>119,154</u>

**UTILITY NAME:** Cobblestone II RVG LLC dba River Grove Utilities, Inc.

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

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

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ 17,189
Changes during the year (Specify):		
Prior Year adjustments (rounding)	_____	_____
Balance transferred from Income Statement _____	_____	36,994
Member Allocation _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ 54,183

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
	Rate	# of Pymts	
Mortgage Issued 4/21/2022 Maturity 5/6/2025	(a)	36	161,344
(a) 3.85% over 1 mo USD-SOFR CME Term	_____	_____	_____
Total _____			\$ 161,344

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2023
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**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_____	_____	_____	_____	_____
Regulatory assessment fee_____	4,477	2,865	_____	7,342
Other (Specify) Payroll_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense_____	\$ 4,477	\$ 2,865	\$ 0	\$ 7,342

**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
_____	\$ _____	_____	_____
_____	\$ _____	_____	_____
_____	\$ _____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2023
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_(April 1, 2022) _____	\$ 476,202	0	\$ 476,202
2) Add credits during year _____			
_____	\$ _____		\$ _____
3) Total _____	476,202	0	476,202
4) Deduct charges during the year _____			
5) Balance end of year _____	476,202	0	476,202
6) Less Accumulated Amortization _____	(70,907)	0	(70,907)
7) Net CIAC _____	\$ 405,295	\$ 0	\$ 405,295

**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 _____	\$ 55,977		55,977
Add Credits During Year: _____	14,930		14,930
Adjustments rounding _____			
Deduct Debits During Year: _____			
Balance End of Year (Must agree with line #6 above.) _____	\$ 70,907	\$ 0	\$ 70,907

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

**UTILITY NAME:** Cobblestone II RVG LLC dba River Grove Utilities, Inc.

<b>YEAR OF REPORT</b> December 31, 2023
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**SCHEDULE "A"**

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

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

(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:** Cobblestone II RVG LLC dba River Grove Utilities, Inc.

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**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	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
<b>Total</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ <u>N/A</u></b>

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

NO AFUDC CHARGED DURING THE YEAR.

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**WATER  
OPERATING  
SECTION**

**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_____	2,250	_____	_____	2,250
304	Structures and Improvements_____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	2,000	_____	_____	2,000
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	8,100	_____	_____	8,100
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	287,909	_____	_____	287,909
333	Services_____	303,598	_____	_____	303,598
334	Meters and Meter Installations_____	51,308	_____	_____	51,308
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	6,511	_____	_____	6,511
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>\$ 661,676</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 661,676 *</b>

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

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)
301	Organization	40.0	%	2.50 %	\$	\$	\$	\$ -
304	Structures and Improvements		%	%				
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17.0	%	5.88 %	2,000			2,000
311	Pumping Equipment		%	%				
320	Water Treatment Equipment	15.0	%	6.67 %	8,100		-	8,100
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38.0	%	2.63 %	28,412		7,577	35,989
333	Services	35.0	%	2.86 %	32,528		8,674	41,202
334	Meter & Meter Installations	17.0	%	5.88 %	11,318		3,018	14,336
335	Hydrants	40.0	%	2.50 %				-
336	Backflow Prevention Devices	10.0	%	10.00 %				-
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6.0	%	16.67 %	4,069		1,085	5,154
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		%	%				
	Other - Organization	40.0	%	2.50 %				
	Totals				\$ 86,428	\$ -	\$ 20,354	\$ 106,781 *

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

\*\* Rounding

**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_____	39,722
615	Purchased Power_____	_____
616	Fuel for Power Production_____	_____
618	Chemicals_____	_____
620	Materials and Supplies_____	8,444
630	Contractual Services:	_____
	Billing_____	_____
	Professional_____	10,876
	Other (Legal, Management)_____	6,402
	Accounting Services_____	_____
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	1,276
675	Miscellaneous Expenses_____	7,868
	Total Water Operation And Maintenance Expense_____	\$ 74,588 *

\* 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	177	173	173
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	_____	_____	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	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			<b>Total</b>		
			177	173	173

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT  
December 31, 2023

**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_____	389,800	_____	_____	389,800	324,743
February_____	501,100	_____	_____	501,100	303,983
March_____	368,900	_____	_____	368,900	306,591
April_____	445,500	_____	_____	445,500	344,102
May_____	409,100	_____	_____	409,100	343,370
June_____	379,600	_____	_____	379,600	296,988
July_____	481,100	_____	_____	481,100	251,725
August_____	438,700	_____	_____	438,700	316,489
September_____	381,900	_____	_____	381,900	287,011
October_____	371,900	_____	_____	371,900	292,754
November_____	462,200	_____	_____	462,200	320,478
December_____	486,800	_____	_____	486,800	277,714
Total for Year_____	<u>5,116,600</u>	_____	_____	<u>5,116,600</u>	<u>3,665,948</u>

If water is purchased for resale, indicate the following:  
 Vendor Barefoot Bay Utility / Brevard County Utility Services  
 Point of delivery Woods Trail South Culdesac

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
Poly	8"	_____	_____	_____	0
PVC	6"	_____	_____	_____	0
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc

YEAR OF REPORT  
December 31, 2023

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

N/A

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

**RESERVOIRS**

N/A

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

**HIGH SERVICE PUMPING**

N/A

(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:

**Cobblestone II RVG LLC dba River Grove Utilities, Inc**

YEAR OF REPORT

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**SOURCE OF SUPPLY**

N/A

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	_____	_____	_____
Type of Source_____	_____	_____	_____

**WATER TREATMENT FACILITIES**

N/A

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT  
December 31, 2023

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. 173
- 2. Maximum number of ERCs \* which can be served. 179
- 3. Present system connection capacity (in ERCs \*) using existing lines. 179
- 4. Future connection capacity (in ERCs \*) upon service area buildout. 179
- 5. Estimated annual increase in ERCs \*. 0

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. 3 hydrants

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
None  
\_\_\_\_\_  
\_\_\_\_\_

9. When did the company last file a capacity analysis report with the DEP? N/A, water is provided via bulk purchase agreement with Barefoot Bay Utility

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? \_\_\_\_\_ N/A
- c. When will construction begin? \_\_\_\_\_ N/A
- 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 # NONE

12. Water Management District Consumptive Use Permit # N/A, water is provided via bulk purchase agreement with Barefoot Bay Utility

- a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_
- b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
(a) If actual flow data are available from the preceding 12 months:  
Divide the total annual single family residence (SFR) gallons sold by the average number of single family 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: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2023
-------------------------------------

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____ 0
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	2,250	_____	_____	2,250
354	Structures and Improvements_____	_____	_____	_____	-
355	Power Generation Equipment_____	2,000	_____	_____	2,000
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_____	_____	42,094	_____	42,094
380	Treatment and Disposal Equipment_____	8,100	5,023	_____	13,123
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_____	_____	_____	_____	_____
	<b>Total Wastewater Plant_____</b>	\$ <u>12,350</u>	\$ <u>47,117</u>	\$ <u>0</u>	\$ <u>59,467</u> *

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

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2023
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**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)
351	Organization_ _ _	40.0	%	2.50 %	\$	\$		\$
354	Structures and Improvements	22.0	%	4.55 %			-	-
355	Power Generation Equipment	17.0	%	5.88 %	2,000			2,000
360	Collection Sewers - Force	27.0	%	3.70 %				
361	Collection Sewers - Gravity	40.0	%	2.50 %				
362	Special Collecting Structures	37.0	%	2.70 %				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	%				
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	10.0	%	10.00 %			2,105	2,105
380	Treatment and Disposal		%	%				
	Equipment	15.0	%	6.67 %	8,100		168	8,268
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous		%	%				
	Equipment		%	%				
390	Office Furniture and		%	%				
	Equipment	6.0	%	16.67 %	-			
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		%	%				
	Other - Organization		%	%				
	Totals				\$ 10,100	\$ -	\$ 2,272	\$ 12,372 *

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

\*\* Rounding

UTILITY NAME: **Cobblestone II RVG LLC dba River Grove Utilities, Inc.**

YEAR OF REPORT  
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**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	3,299
711	Sludge Removal Expense	_____
715	Purchased Power	_____
716	Fuel for Power Production	_____
718	Chemicals	_____
720	Materials and Supplies	6,786
730	Contractual Services:	
	Billing	_____
	Professional	10,876
	Other (Legal, Management)	6,402
	Accounting Services	_____
740	Rents	_____
750	Transportation Expense	_____
755	Insurance Expense	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	1,276
775	Miscellaneous Expenses	7,796
	Total Wastewater Operation And Maintenance Expense	\$ <u>36,436</u> *

\* 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>					
All meter sizes	D	1.0	177	171	171
<b>General Service</b>					
5/8"	D	1.0			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					
Other (Specify)					
<b>Total</b>			<u>177</u>	<u>171</u>	<u>171</u>

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

UTILITY NAME:

**Cobblestone II RVG LLC dba River Grove Utilities, Inc.**

YEAR OF REPORT December 31, 2023
-------------------------------------

**PUMPING EQUIPMENT**

Lift Station Number_____	(1)	(2)	(3)	_____	_____
Make or Type and nameplate data on pump_____	Goulds	Goulds	Goulds	_____	_____
_____	_____	_____	_____	_____	_____
Year installed_____	2020	2018	2020	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____
Size_____	1HP	1HP	1HP	_____	_____
Power:					
Electric_____	230V	230V	230V	_____	_____
Mechanical_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	Goulds	Goulds	Goulds	_____	_____
	3Phase	3Phase	3Phase	_____	_____

**SERVICE CONNECTIONS**

Size (inches)_____	3"	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	PVC	_____	_____	_____	_____
Average length_____	10'	_____	_____	_____	_____
Number of active service connections_____	_____	_____	_____	_____	_____
Beginning of year_____	179	_____	_____	_____	_____
Added during year_____	0	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____
End of year_____	179	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	N/A	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains			Force Mains		
Size (inches)_____	6"	_____	_____	_____	_____	_____
Type of main_____	PVC	_____	_____	_____	_____	_____
Length of main (nearest foot)_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	_____	_____	_____	_____	_____	_____

**MANHOLES**

Size (inches)_____	_____	_____	_____	_____
Type of Manhole_____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year_____	4	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	4	_____	_____	_____



UTILITY NAME:

Cobblestone II RVG LLC dba River Grove Utilities, Inc.

SYSTEM NAME: \_\_\_\_\_

YEAR OF REPORT  
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**TREATMENT PLANT**

Manufacturer_____	_____	_____	_____
Type_____	Extended Aeration	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	42,000 gpd	_____	_____
Average Daily Flow_____	42	_____	_____
Method of Effluent Disposal_____	RIBs	_____	_____
Permitted Capacity of Disposal_____	30,000 gpd	_____	_____
Total Gallons of Wastewater treated_____	_____	_____	_____

**MASTER LIFT STATION PUMPS N/A**

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

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	296,000	_____	_____
February_____	252,000	_____	_____
March_____	279,000	_____	_____
April_____	270,000	_____	_____
May_____	279,000	_____	_____
June_____	270,000	_____	_____
July_____	279,000	_____	_____
August_____	279,000	_____	_____
September_____	291,000	_____	_____
October_____	279,000	_____	_____
November_____	270,000	_____	_____
December_____	279,000	_____	_____
Total for year_____	3,323,000	_____	_____

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

UTILITY NAME:

Cobblestone II RVG LLC dba River Grove Utilities, Inc.

SYSTEM NAME:

YEAR OF REPORT  
December 31, 2023

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. 171
- 2. Maximum number of ERCs\* which can be served. 179
- 3. Present system connection capacity (in ERCs\*) using existing line 179
- 4. Future connection capacity (in ERCs\*) upon service area buildout 179
- 5. Estimated annual increase in ERCs\*. 0
- 6. Describe any plans and estimated completion dates for any enlargements or improvements to this system  
None
- 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? November 2020
- 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 # FLA010400

\* 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: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT  
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### CERTIFICATION OF ANNUAL REPORT

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

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

**Items Certified**

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

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

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