

**CLASS "C"**

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

**ANNUAL REPORT**

OF

Mobile Manor Water Company, Inc.  
Exact Legal Name of Respondent

WU167-20-AR  
Certificate Number(s)

**Received by**  
**The Florida Public Service Commission**

Submitted To The

OCT 09 2025

STATE OF FLORIDA

**Division of**  
**Accounting and Finance**



**PUBLIC SERVICE COMMISSION**

FOR THE

YEAR ENDED DECEMBER 31, 2024

## 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 via email at [AnnualReport@psc.state.fl.us](mailto:AnnualReport@psc.state.fl.us), or by mail at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

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

11. Pursuant to Rule 25-30.110 (6) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Accounting and Finance, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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# FINANCIAL SECTION

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## REPORT OF

Mobile Manor Water Company, Inc.  
(EXACT NAME OF UTILITY)

150 Lantern Lane  
North Fort Myers, FL 33917  
Mailing Address

"Semi"  
Street Address

Lee  
County

Telephone Number (239) 543-1414

Date Utility First Organized November 30, 2004

Fax Number (239) 543-1414

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

Sunshine State One-Call of Florida, Inc. Member No. MM1087

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: Mobile Manor Water Company, Inc.  
150 Lantern Ln N. Fort Myers, FL 33917

Name of subdivisions where services are provided: Mobile Manor

## CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Kimberly Wojtanowski</u>	<u>President</u>	<u>150 Lantern Lane</u> <u>N. Fort Myers, FL 33917</u>	<u>N/A</u>
Person who prepared this report: <u>Van D. Davis</u>	<u>CPA</u>	<u>4560 Vic Royale #1</u> <u>Fort Myers, FL 33919</u>	<u>N/A</u>
Officers and Managers: <u>Kimberly Wojtanowski</u> <u>Dave Field</u> <u>Wayne Ryan</u> <u>Bill Witherspoon</u> <u>Randy Carson</u> <u>Barbie Howell</u>	<u>President</u> <u>Vice President</u> <u>Treasurer</u> <u>Director</u> <u>Director</u>	<u>150 Lantern Ln.</u> <u>N. Fort Myers, FL 33917</u> <u>[Signature]</u> <u>[Signature]</u>	<u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u>

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>
_____	<u>N/A</u>	_____	<u>\$</u>
_____	_____	_____	<u>\$</u>

UTILITY NAME: Mobile Manor Water Co., Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_		\$ 93,210	\$ N/A	\$ N/A	\$ 93,210
Commercial_					
Industrial_					
Multiple Family_					
Guaranteed Revenues_					
Other (Specify)_					
Total Gross Revenue_		\$ 93,210	\$	\$	\$ 93,210
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 86,733	\$	\$	\$ 86,733
Depreciation Expense_	F-5	974			974
CIAC Amortization Expense_	F-8				
Taxes Other Than Income_	F-7	4,523			4,523
Income Taxes_	F-7	43			43
Total Operating Expense		\$ 92,273			\$ 92,273
Net Operating Income (Loss)		\$ 937	\$	\$	\$ 937
Other Income:					
Nonutility Income_		\$	\$	\$	\$
Interest Income		44			44
Other Deductions:					
Miscellaneous Nonutility Expenses_		\$	\$	\$	\$
Interest Expense_					
Net Income (Loss)		\$ 981	\$	\$	\$ 981



UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

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	\$ <u>17,575</u>	\$ <u>17,575</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>15,984</u>	<u>15,010</u>
Net Utility Plant _____		\$ <u>1,591</u>	\$ <u>2,565</u>
Cash _____		<u>9,134</u>	<u>13,722</u>
Customer Accounts Receivable (141) _____			
Other Assets (Specify): _____			
<u>WIP - DWSRF Project</u>		<u>1,849,990</u>	<u>- 0 -</u>
<u>Water Fee Receivable</u>		<u>21,397</u>	<u>18,802</u>
<u>Other Receivables - AABS</u>		<u>10,710</u>	<u>- 0 -</u>
Total Assets _____		\$ <u>1,892,822</u>	\$ <u>35,089</u>
<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	<u>9,249</u>	<u>8,268</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6		
Total Capital _____		\$ <u>9,249</u>	\$ <u>8,268</u>
Long Term Debt (224) _____	F-6	\$ _____	\$ _____
Accounts Payable (231) _____			
Notes Payable (232) _____ <u>Other Payable</u>		<u>23,000</u>	<u>16,000</u>
Customer Deposits (235) _____			
Accrued Taxes (236) _____ <u>Fed. Inc. Tax Payable</u>		<u>43</u>	<u>- 0 -</u>
Other Liabilities (Specify) _____			
<u>Unaccrued Water Revenue</u>		<u>3,565</u>	<u>3,131</u>
<u>Unaccrued Deposit, Other</u>		<u>6,975</u>	<u>7,690</u>
<u>DWSRF Project Advances</u>		<u>1,849,990</u>	
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ <u>1,892,822</u>	\$ <u>35,089</u>

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>17,575</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>17,575</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>17,575</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>17,575</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>15,010</u>	\$ <u>N/A</u>	\$ <u>N/A</u>	\$ <u>15,010</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>974</u>	\$ _____	\$ _____	\$ <u>974</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>974</u>	\$ _____	\$ _____	\$ <u>974</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ <u>-0-</u>	\$ _____	\$ _____	\$ <u>-0-</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>-0-</u>	\$ _____	\$ _____	\$ <u>-0-</u>
Balance End of Year _____	\$ <u>15,984</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>15,984</u>

UTILITY NAME: Mobile Minor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
<u>N/A</u>		
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 _____ <u>1/1/24</u>	\$ <u>N/A</u>	\$ <u>8,268</u>
Changes during the year (Specify): <u>Net Income</u>	<u>1</u>	<u>981</u>
Balance end of year _____ <u>12/31/24</u>	\$ <u>1</u>	\$ <u>9,249</u>

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
<u>N/A</u>		
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>N/A</u>			
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Total _____			\$ _____

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

## TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ 43	\$ N/A	\$ N/A	\$ 43
State income Tax_____				
Taxes Other Than Income:				
State ad valorem tax_____				
Local property tax_____				
Regulatory assessment fee_____	4,060			4060
Other (Specify)_____				
Other - Miscellaneous_____	463			463
Total Tax Expense_____	\$ 4,566	\$ -	\$ -	\$ 4,566

#### 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.

[illegible]



(Not Applicable)

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

UTILITY NAME: Mobile Minor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

**SCHEDULE "A"**

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

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

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

**APPROVED AFUDC RATE**

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

(Not Applicable)

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

UTILITY NAME: Noble Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

**SCHEDULE "B"**

**SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS**

Class of Capital (a)	<u>N/A</u> 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)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

<div>N/A</div>
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# WATER OPERATING SECTION

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UTILITY NAME:

Mobile Manor Water Company, Inc.YEAR OF REPORT  
DECEMBER 31, 2024

## 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_____	_____	_____	_____	_____
303	Land and Land Rights_____	_____	_____	_____	_____
304	Structures and Improvements_____	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	694	_____	_____	694
320	Water Treatment Equipment_____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes_____	_____	_____	_____	_____
331	Transmission and Distribution Lines_____	_____	_____	_____	_____
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	16,881	_____	_____	16,881
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 17,575	\$ _____	\$ _____	\$ 17,575

UTILITY NAME:

Mobile Meter Water Co., Inc.YEAR OF REPORT  
DECEMBER 31, 2024

## ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%	%	\$	\$	\$	\$
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment		%	%				
311	Pumping Equipment	<u>10 years</u>	<u>-0-</u>	<u>0.05200</u>	<u>654</u>			<u>654</u>
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains		%	%				
333	Services		%	%				
334	Meter & Meter Installations	<u>10 years</u>	<u>-0-</u>	<u>10 yr. SL</u>	<u>14,316</u>		<u>974</u>	<u>15,290</u>
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
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				<u>\$ 15,010</u>	\$	\$	<u>\$ 15,584 *</u>

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

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

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	37,427
615	Purchased Power	
616	Fuel for Power Production <u>Legal &amp; Professional</u>	2,990
618	Chemicals	
620	Materials and Supplies <u>Membership Fee</u>	244
630	Contractual Services:	
	Billing & Collection Fees	6,240
	Professional <u>Meter Reading</u>	2,390
	Testing <u>Water Testing</u>	5,590
	Other <u>Repairs &amp; Maintenance</u>	2,601
640	Rents <u>Office Sharing / Service</u>	27,750
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses <u>Office &amp; Miscellaneous</u>	1,501
	Total Water Operation And Maintenance Expense	\$ 86,733 *

\* 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	306	306	306
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
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)					
Total			306	306	306

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



(Not Applicable)

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

SYSTEM NAME: "Junc"

WELLS AND WELL PUMPS

(a) <u>N/A</u>	(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

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

HIGH SERVICE PUMPING

(a) <u>N/A</u>	(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 _____	_____	_____	_____	_____

(Not Applicable)

UTILITY NAME: Mobile Minor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

SOURCE OF SUPPLY

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	<u>N/A</u>	_____	_____
Type of Source_____	_____	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	<u>N/A</u>	_____	_____
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_____		_____	_____

(Not Applicable)

UTILITY NAME: Mobile Manor Water Company, Inc.

SYSTEM NAME: "Semi"

YEAR OF REPORT  
DECEMBER 31, 2024

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. NIA

Number of ERCs \* which can be served. \_\_\_\_\_

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

4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_

5. Estimated annual increase in ERCs \*. \_\_\_\_\_

6. Is the utility required to have fire flow capacity? \_\_\_\_\_  
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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

b. Have these plans been approved by DEP? \_\_\_\_\_

c. When will construction begin? \_\_\_\_\_

d. Attach plans for funding the required upgrading. \_\_\_\_\_

e. Is this system under any Consent Order with DEP? \_\_\_\_\_

11. Department of Environmental Protection ID # \_\_\_\_\_

12. Water Management District Consumptive Use Permit # \_\_\_\_\_

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

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UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ <u>N/A</u>	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	_____	_____	_____	_____
354	Structures 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_____	_____	_____	_____	_____
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 Wastewater Plant_____	\$ _____	\$ _____	\$ _____	\$ _____ *

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

(Not Applicable)

UTILITY NAME: Mobile Menor Water Company, Inc

YEAR OF REPORT  
DECEMBER 31, 2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b) <u>N/A</u>	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. Dep. Balance End of Year (f-g+h=i) (i)
354	Structures 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		%	%				
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				\$	\$	\$	\$

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

(Not Applicable)

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees <u>N/A</u>	\$
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	
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	
	Testing	
	Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense	\$ *

\* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Equivalent Customers (c x e) (f)
Residential Service					
All meter sizes	D	1.0	<u>N/A</u>		
General Service					
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					
Other (Specify)					
Total					

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

(Not Applicable)

UTILITY NAME: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number <u>N/A</u>	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power: _____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) <u>N/A</u>	_____	_____	_____	_____	_____	_____
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

		Collecting Mains			Force Mains		
Size (inches) <u>N/A</u>	_____	_____	_____	_____	_____	_____	_____
Type of main _____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) <u>N/A</u>	_____	_____	_____
Type of Manhole _____	_____	_____	_____
Number of Manholes: _____	_____	_____	_____
Beginning of year _____	_____	_____	_____
Added during year _____	_____	_____	_____
Retired during year _____	_____	_____	_____
End of Year _____	_____	_____	_____

(Not Applicable)

UTILITY NAME: Mobile Manor Water Company, Inc.

SYSTEM NAME: "Sewer"

YEAR OF REPORT  
DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____	<u>N/A</u>		
Type_____			
"Steel" or "Concrete"_____			
Total Permitted Capacity_____			
Average Daily Flow_____			
Method of Effluent Disposal_____			
Permitted Capacity of Disposal_____			
Total Gallons of Wastewater treated_____			

MASTER LIFT STATION PUMPS

Manufacturer_____	<u>N/A</u>				
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_____	<u>N/A</u>		
February_____			
March_____			
April_____			
May_____			
June_____			
July_____			
August_____			
September_____			
October_____			
November_____			
December_____			
Total for year_____			

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

(Not Applicable)

UTILITY NAME: Mobile Menor Water Company, Inc.  
SYSTEM NAME: "Semi"

YEAR OF REPORT  
DECEMBER 31, 2024

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. N/A
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_
5. Estimated annual increase in ERCs\*. \_\_\_\_\_
6. Describe any plans and estimated completion dates for any enlargements or improvements of 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.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? \_\_\_\_\_  
If so, when? \_\_\_\_\_
9. Has the utility been required by the DEP or water management district to implement reuse? \_\_\_\_\_  
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? \_\_\_\_\_
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 # \_\_\_\_\_

\* 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: Mobile Manor Water Company, Inc.

YEAR OF REPORT  
DECEMBER 31, 2024

## VERIFICATION-OF ANNUAL REPORT

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

YES ☒ NO ☐

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 ☒ NO ☐

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES ☐ NO ☒

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 ☒ NO ☐

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.

  
\_\_\_\_\_\*

(signature of chief executive officer of the utility)

Date:

9-30-25

  
\_\_\_\_\_\*

(signature of chief financial officer of the utility)

Date:

9-30-25

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

*Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue*

*Water Operations*

*Class C*

*Company: Mobile Manor Water Company, Inc.*

*For the Year Ended December 31, 2024*

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 93,210	\$ 93,210	\$ -0-
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Water Operating Revenue</b>	<b>\$ 93,210</b>	<b>\$ 93,210</b>	<b>\$ -0-</b>
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-0-	-0-	-0-
<b>Net Water Operating Revenues</b>	<b>\$ 93,210</b>	<b>\$ 93,210</b>	<b>\$ -0-</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).



(Not Applicable)

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

Company: *Mobile Menor Water Company, Inc.*  
For the Year Ended December 31, *2024*

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

Explanations:

**Instructions:**

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