

# CLASS "C"

## WATER AND/OR WASTEWATER UTILITIES

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

# ANNUAL REPORT

OF

Oak Springs MHC LLC

Exact Legal Name of Respondent

623-W

Certificate Number(s)

W4974

Submitted To The

## STATE OF FLORIDA

## PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2023

Mail Date  
3/1/24

## 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 Water and Wastewater  
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 Water and Wastewater, 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

Oak Springs MHC LLC (Orange and Lake County)  
(EXACT NAME OF UTILITY)

12 Highland St. Sorrento, Florida 32776 Mailing Address	Same as Mailing Address	Orange/Lake County County
	Street Address	

Telephone Number 352-383-5973 Date Utility First Organized 2004

Fax Number 321-837-0566 E-mail Address None

Sunshine State One-Call of Florida, Inc. Member No. OS2075

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: 12 Highland St. Sorrento, Florida 32776  
352-383-5973

Name of subdivisions where services are provided: Oak Springs MHP

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Jessica Valderrama</u>	<u>Park Manager</u>	<u>12 Highland St.</u> <u>Sorrento, Fl 32776</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow Street</u> <u>Homosassa, Florida 34448</u>	\$ _____
Officers and Managers: <u>Branden Bailey</u>	<u>CFO</u>	<u>1630 W. Guadalupe Rd.</u> <u>Gilbert Az. 85233</u>	\$ <u>None</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>PFC Park Holdings</u>	<u>100%</u>	<u>917 Tahoe Blvd.</u> <u>Sutie 200</u> <u>Incline Village, Nevada</u> <u>89451</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2023
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**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
<b>Gross Revenue:</b>					
Residential_____		\$ 78,189	_____	\$ _____	\$ 78,189
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other - Late, New Acct.		30	_____	_____	30
<b>Total Gross Revenue_____</b>		<b>\$ 78,219</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ 78,219</b>
<b>Operation Expense (Must tie to pages W-3 and S-3)</b>	W-3 S-3	\$ 64,371	\$ _____	\$ _____	\$ 64,371
Depreciation Expense_____	F-5	28,483	_____	_____	28,483
MAC Amortization Expense_____	F-8	0	_____	_____	0
Taxes Other Than Income_____	F-7	3,365	_____	_____	3,365
Income Taxes_____	F-7	0	_____	_____	0
<b>Total Operating Expense</b>		<b>\$ 96,219</b>	<b>_____</b>	<b>_____</b>	<b>\$ 96,219</b>
<b>Net Operating Income (Loss)</b>		<b>\$ (18,000)</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ (18,000)</b>
<b>Other Income:</b>					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Other Deductions:</b>					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Net Income (Loss)</b>		<b>\$ (18,000)</b>	<b>\$ 0</b>	<b>\$ _____</b>	<b>\$ (18,000)</b>

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT
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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>1,525,425</u>	\$ <u>505,046</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>432,952</u>	<u>404,469</u>
<b>Net Utility Plant</b> _____		\$ <u>1,092,473</u>	\$ <u>100,577</u>
Cash_____		<u>-</u>	<u>-</u>
Customer Accounts Receivable (141)_____		<u>-</u>	<u>-</u>
Other Assets (Specify):_____		<u>-</u>	<u>-</u>
_____		<u>-</u>	<u>-</u>
_____		<u>-</u>	<u>-</u>
<b>Total Assets</b> _____		\$ <u>1,092,473</u>	\$ <u>100,577</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201)_____	F-6	<u>-</u>	<u>-</u>
Preferred Stock Issued (204)_____	F-6	<u>-</u>	<u>-</u>
Other Paid in Capital (211)_____		<u>-</u>	<u>-</u>
Retained Earnings (215)_____	F-6	<u>(18,000)</u>	<u>(15,603)</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	<u>113,713</u>	<u>113,713</u>
<b>Total Capital</b> _____		\$ <u>95,713</u>	\$ <u>98,110</u>
Long Term Debt (224)_____	F-6	\$ <u>-</u>	\$ <u>-</u>
Accounts Payable (231)_____		<u>-</u>	<u>-</u>
Notes Payable (232)_____		<u>-</u>	<u>-</u>
Customer Deposits (235)_____		<u>-</u>	<u>-</u>
Accrued Taxes (236)_____		<u>-</u>	<u>-</u>
Other Liabilities (Specify)_____		<u>-</u>	<u>-</u>
<u>Due to Parent</u>		<u>996,760</u>	<u>2,466</u>
_____		<u>-</u>	<u>-</u>
Advances for Construction_____		<u>-</u>	<u>-</u>
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>-</u>	<u>-</u>
<b>Total Liabilities and Capital</b> _____		\$ <u>1,092,473</u>	\$ <u>100,576</u>



**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 1,525,425	\$ _____	\$ _____	\$ 1,525,425
Construction Work in	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 1,525,425	\$ -	\$ _____	\$ 1,525,425

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 404,469	\$ _____	\$ _____	\$ 404,469
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ 28,483	\$ _____	\$ _____	\$ 28,483
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ 432,952	\$ -	\$ _____	\$ 432,952
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ -	\$ _____	\$ _____	\$ -
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ -	\$ _____	\$ _____	\$ -
Balance End of Year _____	\$ 432,952	\$ -	\$ _____	\$ 432,952

UTILITY NAME: Oak Springs MHC LLC

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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 _____	\$ 0	\$ _____
Changes during the year (Specify):		
<u>Net Income</u> _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ 0	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ 799,975	\$ _____
Changes during the year (Specify):		
<u>Retained Earnings</u> _____	(18,000)	_____
<u>Capital Contributions(Distributions)</u> _____	113,713	_____
_____	_____	_____
Balance end of year _____	\$ 895,688	\$ _____

LONG TERM DEBT ( 224 )

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

**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	3,365	_____	_____	3,365
Other (Specify)	_____	_____	_____	_____
Payroll Tax	_____	_____	_____	_____
Workers Comp	_____	_____	_____	_____
Total Taxes	\$ 3,365	\$ -	\$ _____	\$ 3,365

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Gary Morse	\$ 6,000	\$ _____	General Utility PSC Rate Matters
General Utilities/US Water	\$ 33,108	\$ _____	Monthly Plant Ops/Testing//Repairs
Oates Energy	\$ 18,812	\$ _____	Mo. Meter Read/Billing/Collection
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Oak Springs MHC LLC

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

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ _____	\$ _____	\$ _____
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	_____	_____	_____
4) Deduct charges during the year_____	_____	_____	_____
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_____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

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

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

UTILITY NAME: Oak Springs MHC LLC

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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>\$ _____</b>	<b>100.00 %</b>		<b>_____ %</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: Oak Springs MHC LLC

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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)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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


**WATER  
OPERATING  
SECTION**

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UTILITY NAME: Oak Springs MHC LLC

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**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Adjustment Per Transfer Retirements Docket No. 20160075-WU	Current Year (f)
301	Organization	\$ 48,011	\$	\$	\$ 48,011
302	Franchises	-			
303	Land and Land Rights	2,733			2,733
304	Structures and Improvements	1,198	648,985		650,183
305	Collecting and Impounding Reservoirs	-			
306	Lake, River and Other Intakes	-			
307	Wells and Springs	88,110			88,110
308	Infiltration Galleries and Tunnels	-			
309	Supply Mains	3,754	181,000		184,754
310	Power Generation Equipment	48,627		-	48,627
311	Pumping Equipment	39,600	50,394	-	89,994
320	Water Treatment Equipment	19,325			19,325
330	Distribution Reservoirs and Standpipes	-	140,000		208,789
331	Transmission and Distribution Lines	62,738	-		62,738
333	Services	36,110	-		36,110
334	Meters and Meter Installations	66,426			66,426
335	Hydrants	16,225			16,225
336	Backflow Prevention Devices	3,400			3,400
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>\$ 505,046</b>	<b>\$ 1,020,379</b>	<b>\$ -</b>	<b>\$ 1,525,425</b>



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 (Original Certificate)			2.50%	9,477		1,200	10,677
304	Structures and Improvements			3.57%	1,198		11,584	12,782
305	Collecting and Impounding Reservoirs							
306	Lake, River and Other Intakes							
307	Wells and Springs			3.70%	88,110			88,110
308	Infiltration Galleries & Tunnels							
309	Supply Mains			3.13%	3,754		2,833	6,586
310	Power Generating Equipment			5.88%	40,689		2,859	43,547
311	Pumping Equipment			5.88%	13,403		3,810	17,214
320	Water Treatment Equipment			5.88%	19,325			19,325
330	Distribution Reservoirs & Standpipes			3.33%	49,244		4,622	53,866
331	Trans. & Dist. Mains			2.50%	62,738			62,738
333	Services			2.86%	32,857		1,033	33,890
334	Water & Meter Installations			5.88%	69,834			69,834
335	Hydrants			2.50%	10,917		406	11,323
336	Backflow Prevention Devices			4.00%	2,924		136	3,060
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				\$ 404,469	\$ -	\$ 28,483	\$ 432,952

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

**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 _____	5,414
616	Fuel for Power Production _____	
618	Chemicals _____	6,241
620	Materials and Supplies _____	-
630	Contractual Services:	
	Billing Due Oates _____	18,812
	Professional (Contract Ops & Annual Report/Legal) _____	33,108
	Testing _____	-
	Other (Repair and Maintenance) _____	796
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	-
	Total Water Operation And Maintenance Expense _____	\$ 64,371 *

\* 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	314	319	319
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	3	3
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
<b>Unmetered Customers Other (Specify)</b>					
			<b>Total</b>	<b>317</b>	<b>322</b>

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

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's) See Note	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January	_____	2,150	20	2,130	1,138
February	_____	1,947	20	1,927	1,222
March	_____	2,465	20	2,445	1,281
April	_____	2,420	20	2,400	1,342
May	_____	2,199	20	2,179	1,274
June	_____	1,973	20	1,953	1,285
July	_____	2,545	20	2,525	1,553
August	_____	2,092	20	2,072	1,286
September	_____	1,839	20	1,819	1,190
October	_____	2,094	20	2,074	1,136
November	_____	2,297	20	2,277	1,430
December	_____	2,371	20	2,351	1,272
Total for Year	_____	26,392	240	26,152	15,409

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

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

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
All PVC	2, 4, 6 inch	15,988	None	None	15,988
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_

Oak Springs MHC LLC

YEAR OF REPORT December 31, 2023
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**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1983	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	458	410	_____	_____
Diameters of Wells _____	8-inch	8-inch	_____	_____
Pump - GPM _____	375	500	_____	_____
Motor - HP _____	28	30	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	70 KW Gen	70 KW Gen	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel Hydro	Steel Grd Stg	_____	_____
Capacity of Tank _____	10,000	28,000	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	Peerless	Peerless	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	25	25	_____	_____
<b>Pumps</b>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	400	400	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	70 KW Gen	70 KW Gen	_____	_____

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day _____	158,082	_____	_____
Type of Source _____	Ground	_____	_____

**WATER TREATMENT FACILITIES**

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 _____	Sodium Hypo	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

**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. 452
- 2. Maximum number of ERC's \* which can be served. 452
- 3. Present system connection capacity (in ERCs \*) using existing lines. 314
- 4. Future connection capacity (in ERCs \*) upon service area buildout.
- 5. Estimated annual increase in ERCs \*. Unknown
- 6. Is the utility required to have fire flow capacity?  
If so, how much capacity is required? Yes  
500 GPM
- 7. Attach a description of the fire fighting facilities. Local Fire Hydrants
- 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? August 1999
- 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? No
- 11. Department of Environmental Protection PWS335090
- 12. Water Management District Consumptive Use Permit # 2416
  - a. Is the system in compliance with the requirements of the CUP? Yes
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
 (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
 (b) If no historical flow data are available use:  
 ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER**

**OPERATING**

**SECTION**

**Not Applicable**

# CERTIFICATION OF ANNUAL REPORT

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

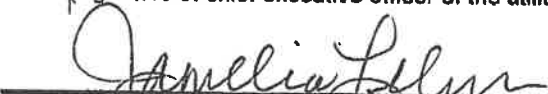
- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission 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.	2.	3.	4.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

1.	2.	3.	4.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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.