

**CLASS "C"**

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

**ANNUAL REPORT**

OF

A Utility Inc.

Exact Legal Name of Respondent

165 W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2023

*W4980*  
*Dane*  
*SP*

*Received*  
*Apr. 3, 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 preceding 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

REPORT OF

A Utility Inc

(EXACT NAME OF UTILITY)

P.O. Box 669 Zephyrchills FL  
Mailing Address

33539-0669  
Street Address

Pasco  
County

Telephone Number 813-780-8503

Date Utility First Organized 2017

Fax Number N-A

E-mail Address Housingmanagementinc@yahoo.com

Sunshine State One-Call of Florida, Inc. Member No. HM2074

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: 36645 Sunshine RD  
Zephyrchills FL 33541

Name of subdivisions where services are provided: Zephyrchills Colony Company  
Lands a.k.a. Tropical MHA Park

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Troy Fonder</u>	<u>field mangger</u>	<u>36645 Sunshine RD Zephyrchills FL 33541</u>	
Person who prepared this report: <u>Troy Fonder</u>			
Officers and Managers: <u>Troy Fonder</u>	<u>Officer</u>	<u>P.O. Box 669 Zephyrchills FL 33539-0669</u>	\$ \$ _____
<u>Welcome Shelters Inc</u>	<u>Office Management</u>		\$ \$ <u>1414.32</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>A Utility Inc</u>	<u>100%</u>	<u>36645 Sunshine RD Zephyrchills FL 33541</u>	\$ \$ <u>0</u>
<u>Troy Fonder</u>	<u>0%</u>	<u>Same</u>	\$ \$ <u>4358.45</u>
<u>Welcome Shelters Inc</u>	<u>0%</u>	<u>Same</u>	\$ \$ <u>1414.32</u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ <u>28056<sup>89</sup></u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>28056<sup>89</sup></u>
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ <u>28056<sup>89</sup></u>	\$ _____	\$ _____	\$ <u>28056<sup>89</sup></u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>23290<sup>29</sup></u>	\$ _____	\$ _____	\$ <u>23290<sup>29</sup></u>
Depreciation Expense _____	F-5	<u>1024<sup>91</sup></u>	_____	_____	<u>1024<sup>91</sup></u>
CIAC Amortization Expense _____	F-8	<u>Ø</u>	_____	_____	<u>Ø</u>
Taxes Other Than Income _____	F-7	<u>1671.25</u>	_____	_____	<u>1671.25</u>
Income Taxes _____	F-7	<u>1669<sup>00</sup></u>	_____	_____	<u>1669<sup>00</sup></u>
Total Operating Expense		\$ <u>27655<sup>45</sup></u>	\$ _____	\$ _____	\$ <u>27655<sup>45</sup></u>
Net Operating Income (Loss)		\$ <u>401<sup>44</sup></u>	\$ _____	\$ _____	\$ <u>401<sup>44</sup></u>
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
<u>Storage fees</u>		<u>150<sup>00</sup></u>	_____	_____	<u>150<sup>00</sup></u>
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>551<sup>44</sup></u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>551<sup>44</sup></u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

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>13,937<sup>42</sup></u>	\$ <u>9367<sup>00</sup></u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>1,024<sup>91</sup></u>	<u>765<sup>76</sup></u>
Net Utility Plant -----		\$ <u>12,912<sup>51</sup></u>	\$ <u>8601<sup>24</sup></u>
Cash -----		<u>13,985<sup>72</sup></u>	<u>21,025<sup>89</sup></u>
Customer Accounts Receivable (141) -----		<u>1000<sup>00</sup></u>	<u>1000<sup>00</sup></u>
Other Assets (Specify): <u>Land</u> -----			
-----			
-----			
Total Assets -----		\$ <u>27,898<sup>23</sup></u>	\$ <u>30,627<sup>13</sup></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		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$	\$
Long Term Debt (224) -----	F-6	\$ <u>15,267<sup>65</sup></u>	\$ <u>117,000<sup>00</sup></u>
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<u>Past Due Pmts</u> -----		<u>15,267<sup>77</sup></u>	<u>41,925<sup>00</sup></u>
<u>Past Due Management fees</u> -----		<u>5,230<sup>33</sup></u>	<u>7,393<sup>01</sup></u>
<u>Past Due Salaries</u> -----		<u>23,541<sup>41</sup></u>	<u>22,782<sup>96</sup></u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>&lt;-17,667<sup>93</sup>&gt;</u>	\$ <u>&lt;-158,473<sup>90</sup>&gt;</u>



UTILITY NAME: A Utility Inc

YEAR OF REPORT  
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>13,937<sup>42</sup></u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>13,937<sup>42</sup></u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>13,937<sup>42</sup></u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>13,937<sup>42</sup></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>13,937.42</u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>13,937.42</u>
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>1,024<sup>91</sup></u>	\$ _____	\$ _____	\$ <u>1,024<sup>91</sup></u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits _____	\$ <u>1,024.91</u>	\$ _____	\$ _____	\$ <u>1,024.91</u>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>12,912<sup>51</sup></u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>12,912<sup>51</sup></u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
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CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	<u>0</u>	<u>0</u>
Shares authorized _____	<u>0</u>	<u>0</u>
Shares issued and outstanding _____	<u>0</u>	<u>0</u>
Total par value of stock issued _____	<u>0</u>	<u>0</u>
Dividends declared per share for year _____	<u>0</u>	<u>0</u>

RETAINED EARNINGS ( 215 )

	Appropriated	Un-Appropriated
Balance first of year _____	\$ <u>0</u>	\$ <u>0</u>
Changes during the year (Specify): _____ _____	<u>0</u>	<u>0</u>
Balance end of year _____	\$ <u>0</u>	\$ <u>0</u>

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ <u>0</u>	\$ <u>0</u>
Changes during the year (Specify): _____ _____	<u>0</u>	<u>0</u>
Balance end of year _____	\$ <u>0</u>	\$ <u>0</u>

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>1st Mtg</u>	<u>10%</u>	<u>Int</u>	\$ <u>15,267.65</u>
<u>Past Due Int</u>			<u>1,526.77</u>
Total _____			\$ <u>16,794.42</u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax	\$ <u>1,669<sup>00</sup></u>	\$ <del>0</del>	\$ <del>0</del>	\$ <u>1,669<sup>00</sup></u>
State income Tax				
Taxes Other Than Income:				
State ad valorem tax				
Local property tax	<u>380.75</u>			<u>380.75</u>
Regulatory assessment fee	<u>1,040.50</u>			<u>1,040.50</u>
Other (Specify) <u>Lic Fees</u>	<u>250<sup>00</sup></u>			<u>250<sup>00</sup></u>
Total Tax Expense	\$ <u>3,340.25</u>	\$ <del>0</del>	\$ <del>0</del>	\$ <u>3,340.25</u>

**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
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>
<del>_____</del>	<del>\$\$\$ _____</del>	<del>\$\$\$ _____</del>	<del>_____</del>

UTILITY NAME: A Utility Inc.

YEAR OF REPORT  
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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 Debits During Year: _____	_____	_____	_____
Deduct Credits 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: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

**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)	_____	_____ %	_____ %	_____ %
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:	_____ %
Commission Order Number approving AFUDC rate:	_____



**WATER  
OPERATING  
SECTION**

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

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	<u>1000<sup>00</sup></u>	<u>0</u>	<u>0</u>	<u>1000<sup>00</sup></u>
304	Structures and Improvements	<u>0.00</u>	<u>0</u>	<u>0</u>	<u>0</u>
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	<u>0<sup>00</sup></u>	<u>0</u>	<u>0</u>	<u>0</u>
308	Infiltration Galleries and Tunnels				
309	Supply Mains	<u>9838.19</u>	<u>0</u>	<u>0</u>	<u>9838.19</u>
310	Power Generation Equipment				
311	Pumping Equipment	<u>2938.23</u>	<u>0</u>	<u>0</u>	<u>2938.23</u>
320	Water Treatment Equipment	<u>141<sup>00</sup></u>	<u>0</u>	<u>0</u>	<u>141<sup>00</sup></u>
330	Distribution Reservoirs and Standpipes	<u>20</u>	<u>0</u>	<u>0</u>	<u>20<sup>00</sup></u>
331	Transmission and Distribution Lines				
333	Services				
334	Meters and Meter Installations	<u>0<sup>00</sup></u>	<u>0</u>	<u>0</u>	<u>0</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				
	Total Water Plant	\$ <u>13937<sup>42</sup></u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>13937<sup>42</sup></u>



UTILITY NAME:

A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

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		%	%	1531.52		334.09	2,365.61
310	Power Generating Equipment		%	%				
311	Pumping Equipment		%	%	76.00		190.82	266.82
320	Water Treatment Equipment		%	%	141.00		0	141.00
330	Distribution Reservoirs & Standpipes		%	%	20.00		0	20.00
331	Trans. & Dist. Mains		%	%				
333	Services		%	%				
334	Meter & Meter Installations		%	%				
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
338	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				\$ 1768.52	\$ 0	\$ 1024.91	\$ 2793.43

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

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

**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	<u>2,054.59</u>
616	Fuel for Power Production	_____
618	Chemicals	<u>389.03</u>
620	Materials and Supplies	<u>15,946.67</u>
630	Contractual Services:	
	Billing	_____
	Professional	_____
	Testing	<u>4,900<sup>00</sup></u>
	Other	_____
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	\$ <u>23,290<sup>29</sup>*</u>

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

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	<u>0</u>	<u>0</u>	<u>0</u>
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	<u>0</u>	<u>0</u>	<u>0</u>
Other (Specify)	_____	_____	<u>119</u>	<u>119</u>	<u>119</u>
			<u>0</u>	<u>0</u>	<u>0</u>
** D = Displacement C = Compound T = Turbine			<u>119</u>	<u>119</u>	<u>119</u>
Total			<u>119</u>	<u>119</u>	<u>119</u>



UTILITY NAME: A Utility Inc  
 SYSTEM NAME: Same

YEAR OF REPORT  
 DECEMBER 31, 2023

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed	<u>Hwy 57 well</u> <u>Approx 1969</u>	<u>Tropical Dr well</u> <u>Approx 1969</u>		
Types of Well Construction and Casing	<u>4" Galv</u>	<u>4" Galv</u>		
Depth of Wells	<u>Approx 80 to 100'</u>	<u>80' to 100'</u>		
Diameters of Wells	<u>4"</u>	<u>4"</u>		
Pump - GPM				
Motor - HP	<u>2</u>	<u>2</u>		
Motor Type *				
Yields of Wells in GPD				
Auxiliary Power				

\* Submersible, centrifugal, etc.

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Galv Steel</u>	<u>Bladder Tanks</u>		
Capacity of Tank	<u>220 gal</u>	<u>850 Eg</u>		
Ground or Elevated				

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer	<u>Goulds</u>	<u>Goulds</u>		
Type	<u>Submersable</u>	<u>Submersable</u>		
Rated Horsepower	<u>2</u>	<u>2</u>		
<b>Pumps</b>				
Manufacturer	<u>Goulds</u>	<u>Goulds</u>		
Type	<u>Submersable</u>	<u>Submersable</u>		
Capacity in GPM	<u>25-35</u>	<u>25-35</u>		
Average Number of Hours Operated Per Day				
Auxiliary Power	<u>None</u>	<u>None</u>		

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31 2023

**SOURCE OF SUPPLY**

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

**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 _____	_____	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: A-Utility Inc  
 SYSTEM NAME: Same

YEAR OF REPORT  
 DECEMBER 31, 2023

**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. 119
2. Number of ERCs \* which can be served. unknown
3. Present system connection capacity (in ERCs \*) using existing lines. 119
4. Future connection capacity (in ERCs \*) upon service area buildout. 119
5. Estimated annual increase in ERCs \*. None
6. Is the utility required to have fire flow capacity?  
 If so, how much capacity is required? NO
7. Attach a description of the fire fighting facilities. None
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
NA
9. When did the company last file a capacity analysis report with the DEP? N/A
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? N/A
11. Department of Environmental Protection ID # N/A
12. Water Management District Consumptive Use Permit # N/A
  - a. Is the system in compliance with the requirements of the CUP? unknown
  - b. If not, what are the utility's plans to gain compliance? N/A

\* An ERC is determined based on one of the following methods:  
 (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of 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:

A Utility 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	\$ _____	\$ _____	\$ _____	\$ _____
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.



UTILITY NAME:

*Autility Inc*

YEAR OF REPORT  
DECEMBER 31, *2023*

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
354	Structures and Improvements		%	%	\$	\$	\$	\$
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.

UTILITY NAME: A Utility Inc.

YEAR OF REPORT  
DECEMBER 31, 2023

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ <del>_____</del>
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	\$ <del>_____</del> *

\* 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 Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service	D	1.0	_____	_____	_____
All meter sizes					
General Service	D D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	_____	_____	_____
5/8"					
3/4"					
1"					
1 1/2"					
2"					
3"					
3"					
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	_____	_____

UTILITY NAME: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

**PUMPING EQUIPMENT**

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

**SERVICE CONNECTIONS**

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

**COLLECTING AND FORCE MAINS**

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

**MANHOLES**

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

UTILITY NAME: A Utility Inc

SYSTEM NAME: Same

YEAR OF REPORT  
DECEMBER 31, 2023

**TREATMENT PLANT**

Manufacturer _____	_____	_____	_____
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 _____	_____	_____	_____	_____	_____
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 _____	_____	_____	_____
February _____	_____	_____	_____
March _____	_____	_____	_____
April _____	_____	_____	_____
May _____	_____	_____	_____
June _____	_____	_____	_____
July _____	_____	_____	_____
August _____	_____	_____	_____
September _____	_____	_____	_____
October _____	_____	_____	_____
November _____	_____	_____	_____
December _____	_____	_____	_____
Total for year _____	_____	_____	_____

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

UTILITY NAME: A Utility Inc  
SYSTEM NAME: Same

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. \_\_\_\_\_
- 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: A Utility Inc

YEAR OF REPORT  
DECEMBER 31, 2023

## VERIFICATION-OF ANNUAL REPORT

I HEREBY VERIFY, 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. |

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

Date: \_\_\_\_\_

[Signature]  
(signature of chief financial officer of the utility) \*

Date: 3-25-2024

\*

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.