

FLORIDA UTILITY SERVICES 1, LLC
5911 TROUBLE CREEK RD.
NEW PORT RICHEY, FL. 34652
863-904-5574

January 27, 2022


Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL. 32399

Re: 2021 Annual Report

Dear Division of Economic Regulation

Please find enclosed 2021 Annual report and two copies.

On behalf of the utilities


Michael Smallridge.
Sole Managing Member

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2022 JAN 28 PM 2:41
DIVISION OF
ACCOUNTING & FINANCE

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Leighton Estates Utilities, LLC

Exact Legal Name of Respondant

652W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

December 31, 2021

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2022 JAN 28 PM 2:42
DIVISION OF
ACCOUNTING & FINANCE

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (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

Leighton Estates Utilities, LLC

(EXACT NAME OF UTILITY)

5911 Trouble Creek Rd New Port Richey, FL 34652 Mailing Address	SW 93rd Street Rd Ocala, FL 34476 Street Address	Marion County
Telephone Number (727) 937-6275	Date Utility First Organized	1/1/2021
Fax Number n/a	E-mail Address	accounting@FUS1LLC.com
Sunshine State One-Call of Florida, Inc. Member No.	AW2086	

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: 5911 Trouble Creek Rd
New Port Richey, FL 34652

Name of subdivisions where services are provided: Leighton Estates

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: Michael Smallridge	Managing Member	5911 Trouble Creek Rd New Port Richey, FL 34652	\$ 1,600
Person who prepared this report: Marianne McDonald	CFO	5911 Trouble Creek Rd New Port Richey, FL 34652	\$ 1,115
Officers and Managers: Michael Smallridge	Managing Member	5911 Trouble Creek Rd New Port Richey, FL 34652	\$ 1,600

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
Michael Smallridge	100%	5911 Trouble Creek Rd New Port Richey, FL 34652	\$ 1,600

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential.....		\$ 27,740	\$ _____	\$ _____	\$ 27,740
Commercial.....		_____	_____	_____	-
Industrial.....		_____	_____	_____	-
Multiple Family.....		_____	_____	_____	-
Guaranteed Revenues.....		_____	_____	_____	-
Other (Late Fees).....		365	_____	_____	365
Total Gross Revenue		\$ 28,105	\$ _____	\$ _____	\$ 28,105
Operation Expense (Must tie to pages W-3 and S-3).....					
	W-3 S-3	\$ 30,544	\$ _____	\$ _____	\$ 30,544
Depreciation Expense.....	F-5	12,600	_____	_____	12,600
CIAC Amortization Expense.....	F-8	(333)	_____	_____	(333)
Taxes Other Than Income.....	F-7	2,258	_____	_____	2,258
Amortization of UP Acq Adj	F-7	-	_____	_____	-
Total Operating Expense		\$ 45,069	_____	_____	\$ 45,069
Net Operating Income (Loss)		\$ (16,964)	\$ _____	\$ _____	\$ (16,964)
Other Income:					
Nonutility Income.....		\$ _____	\$ _____	\$ _____	\$ _____
Interest Income.....		0	_____	_____	0
Other Deductions:					
Non-Utility Expense.....		\$ _____	\$ _____	\$ _____	\$ _____
Interest on Loans.....		9,822	_____	_____	9,822
		_____	_____	_____	-
Net Income (Loss)		\$ (26,786)	\$ _____	\$ _____	\$ (26,786)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
ASSETS			
Utility Plant in Service (101-105).....	F-5,W-1,S-1	\$ 396,404.94	\$
Accumulated Depreciation and Amortization (108).....	F-5,W-2,S-2	<u>123,116</u>	
Net Utility Plant.....		\$ <u>273,289</u>	\$
Cash.....		<u>2,878</u>	
Customer Accounts Receivable (141).....		<u>(114)</u>	
Utility Deposit.....		<u>225</u>	
Deferred Costs.....		<u>18,286</u>	
UP Acq Adjustments.....		<u>(47,985)</u>	
Accum Amort of UP Acq Adj.....		<u> </u>	
Total Assets.....		\$ <u>246,579</u>	\$
LIABILITIES AND CAPITAL			
Common Stock Issued (201).....	F-6	<u> </u>	
Preferred Stock Issued (204).....	F-6	<u> </u>	
Other Paid in Capital (211).....		<u>3,355</u>	
Retained Earnings (215).....	F-6	<u>26,920</u>	
Proprietary Capital (218).....	F-6	<u> </u>	
Total Capital.....		\$ <u>30,275</u>	\$
Long Term Debt (224).....	F-6	\$ <u>169,167</u>	\$
Accounts Payable (231).....		<u>28,518</u>	
Notes Payable (232).....		<u> </u>	
Customer Deposits (235).....		<u>700</u>	
Accrued Taxes (236).....		<u> </u>	
Due to Parent Company (135).....		<u>8,600</u>	
CIAC (Net of AA of CIAC) (271-272).....	F-8	<u>9,319</u>	
Total Liabilities and Capital.....		\$ <u>246,579</u>	\$

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101).....	\$ 392,277	\$ _____	\$ _____	\$ 392,277
Construction Work in Progress (105).....	_____	_____	_____	-
Other (Specify) Additions.....	4,428	_____	_____	4,428
Retirements.....	(300)	_____	_____	(300)
Total Utility Plant	\$ 396,405	\$ _____	\$ _____	\$ 396,405

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year.....	\$ 109,809	\$ _____	\$ _____	\$ 109,809
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account.....	\$ 12,600	\$ _____	\$ _____	\$ 12,600
Salvage.....	_____	_____	_____	_____
Other Credits (specify).....	_____	_____	_____	_____
Total Credits	\$ 12,600	\$ _____	\$ _____	\$ 12,600
<u>Deduct Debits During Year:</u>				
Book cost of plant retired.....	\$ (707)	\$ _____	\$ _____	\$ (707)
Cost of removal.....	_____	_____	_____	_____
Other Debits (specify).....	_____	_____	_____	_____
Total Debits	\$ (707)	\$ _____	\$ _____	\$ (707)
Balance End of Year.....	\$ 123,116	\$ _____	\$ _____	\$ 123,116

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share.....	0	0
Shares authorized.....	0	0
Shares issued and outstanding.....	0	0
Total par value of stock issued.....	0	0
Dividends declared per share for year.....	0	0

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year.....	\$ _____	\$ 51,641 a
Changes during the year (Specify):		
Equity in Allocated Plant from Parent	_____	2,065
Net Income/Loss	_____	(26,786)
Balance end of year.....	\$ 0	\$ 26,920

a) Balance per PSC order

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year.....	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year.....	\$ _____	\$ _____

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity)	Interest Rate	# of Pymts	Principal per Balance Sheet Date
Cap City Bank 7551 (\$172,000, Issued 1/4/21, Matures 1/4/31)	5.50%	120	\$ 158,771
Cap City Bank 2286 (\$12,000, Issued 3/8/21, Matures 3/8/26)	5.95%	60	10,396
Total.....			\$ 169,167

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal Income Tax.....	\$ _____	\$ _____	\$ _____	\$ _____
State Income Tax.....	_____	_____	_____	_____
Taxes Other Than Income:				
Payroll Tax.....	592	_____	_____	592
Regulatory Assessment Fee.....	1,265	_____	_____	1,265
Polk County Property Tax.....	401	_____	_____	401
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense.....	\$ <u>2,258</u>	\$ _____	\$ _____	\$ <u>2,258</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
AT Environmental Services	\$ 3,000	\$ _____	contract operation
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year.....	\$ 8,000 a	\$ _____	\$ 8,000
2) Add credits during year.....	\$ 2,165	\$ _____	\$ 2,165
3) Total.....	10,165	_____	10,165
4) Deduct charges during the year.....	_____	_____	_____
5) Balance end of year.....	10,165	_____	10,165
6) Less Accumulated Amortization.....	(846)	_____	(846)
7) Net CIAC.....	\$ 9,319	\$ _____	\$ 9,319

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	
Meter Tap Fee	2	\$ 125	\$ _____
Plant Capacity Fee	2	875	1750
Main Extension	1	actual 165	_____
Total Credits During Year (Must agree with line # 2 above.).....		\$ 2165	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year.....(*Balance per PSC order).....	\$ (513) a	\$ _____	\$ (513)
Add Debits During Year:.....	_____	_____	(333)
Deduct Credits During Year:.....	(333)	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ (846)	\$ _____	\$ (846)

a) Balance per PSC order

UTILITY NAME: Leighton Estates Utilities, LLC

YEAR OF REPORT: December 31, 2021

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.....	_____	_____ %	_____ %	_____ %
Tax Credits - Weighted Cost.....	_____	_____ %	_____ %	_____ %
Deferred Income Taxes.....	_____	_____ %	_____ %	_____ %
Other (Explain).....	_____	_____ %	_____ %	_____ %
Total.....	\$ _____	100.00 %		_____ %

(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:	_____

UTILITY NAME: Leighton Estates Utilities, LLC

YEAR OF REPORT: December 31, 2021

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
OPERATIONS
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization.....	\$ 6,200	\$	\$	\$ 6,200
302	Franchises.....				-
303	Land and Land Rights.....	30,000			30,000
304	Structures and Improvements.....	12,600			12,600
305	Collecting and Impounding Reservoirs.....				-
306	Lake, River and Other Intakes.....				-
307	Wells and Springs.....	24,700			24,700
308	Infiltration Galleries and Tunnels.....				-
309	Supply Mains.....	6,300			6,300
310	Power Generation Equipment.....				-
311	Pumping Equipment (Electric).....	19,800			19,800
311	Pumping Equipment (Sub Pump).....				-
320	Water Treatment Equipment.....	36,480	400	300	36,580
330	Distribution Reservoirs and Standpipes.....	2,400			2,400
331	Transmission and Distribution Lines.....	231,997			231,997
333	Services.....	12,200			12,200
334	Meters and Meter Installations.....	5,600	956		6,556
335	Hydrants.....				-
336	Backflow Prevention Devices.....				-
339	Other Plant and Miscellaneous Equipment.....	1,800			1,800
340	Office Furniture and Equipment.....	2,200			2,200
341	Transportation Equipment.....				-
342	Stores Equipment.....				-
343	Tools, Shop and Garage Equipment.....				-
344	Laboratory Equipment.....				-
345	Power Operated Equipment.....				-
346	Communication Equipment.....				-
348	Other Tangible Plant.....				-
400	Allocated Plant.....		3,072		3,072
	Total Water Plant.....	\$ 392,277 a	\$ 4,428	\$ 300	\$ 396,405

* This amount should tie to sheet F-5.

a) Balance per PSC order W-1

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(Adj) (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization (Original Certificate).....		%		\$ 1,628		\$ 155	\$ 1,783
304	Structures and Improvements.....	27	%	3.70 %	4,235		467	4,702
305	Collecting and Impounding Reservoirs.....		%					
306	Lake, River and Other Intakes.....		%					
307	Wells and Springs.....	27	%	3.70 %	7,471		915	8,386
308	Infiltration Galleries & Tunnels.....		%					
309	Supply Mains.....	32	%		2,067		197	2,264
310	Power Generating Equipment.....	17	%	3.13 %				-
311	Pumping Equipment (Electric).....	17	%	5.88 %	5,676		1,165	6,841
311	Pumping Equipment (Sub Pump).....		%					-
320	Water Treatment Equipment.....	17	%	5.88 %	22,029	300	2,185	23,914
330	Distribution Reservoirs & Standpipes.....	33	%	3.03 %	763		73	836
331	Trans. & Dist. Mains.....	38	%	2.63 %	56,761		6,105	62,866
333	Services.....	35	%	2.86 %	3,660		349	4,009
334	Meter & Meter Installations.....	17	%	5.88 %	3,034		358	3,392
335	Hydrants.....	40	%	2.50 %				-
336	Backflow Prevention Devices.....		%					
339	Other Plant and Miscellaneous Equipment.....	20	%	5.00 %	945		90	1,035
340	Office Furniture and Equipment.....		%		1,540		147	1,687
341	Transportation Equipment.....		%					-
342	Stores Equipment.....		%					
343	Tools, Shop and Garage Equipment.....		%					
344	Laboratory Equipment.....		%					
345	Power Operated Equipment.....		%					
346	Communication Equipment.....		%					
348	Other Tangible Plant.....		%			(1,007)	397	1,404
400	Allocated Plant.....		%					
	Totals.....				\$ 109,809 a	\$ (707)	\$ 12,600	\$ 123,116

* This amount should tie to Sheet F-5.

a) Balance per PSC order

WATER OPERATION AND MAINTENANCE EXPENSE

Account No.	Account Name	Amount
601	Salaries and Wages - Employees.....	\$ 7,589
603	Salaries and Wages - Officers.....	1,600
604	Employee Benefits.....	68
615	Purchased Power.....	1,131
616	Fuel for Power Production.....	-
618	Chemicals.....	-
620	Materials & Supplies.....	3,465
631	Contractual Services - Professional.....	257
635	Contractual Services - Testing.....	2,555
636	Contractual Services - Other.....	5,945
640	Rents.....	1,027
650	Transportation.....	967
655	Insurance.....	3,442
665	Regulatory Commission.....	-
670	Bad Debt Expense.....	-
675	Miscellaneous Expense.....	2,497
Total Water Operation And Maintenance Expense.....		\$ 30,544 *

* 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	77	80	80
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)					
** D = Displacement. C = Compound T = Turbine			Total	77	80
				80	80

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January.....	_____	530	244	_____	286
February.....	_____	407	106	_____	300
March.....	_____	404	33	_____	370
April.....	_____	393	30	_____	363
May.....	_____	507	50	_____	457
June.....	_____	386	(26)	_____	411
July.....	_____	386	12	_____	374
August.....	_____	379	42	_____	337
September.....	_____	391	9	_____	382
October.....	_____	372	34	_____	338
November.....	_____	377	(35)	_____	412
December.....	_____	396	73	_____	323
Total for Year.....	_____	4,925	572	_____	4,353

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
PVC	4"	4,000	_____	_____	4,000
PVC	2"	3,520	_____	_____	3,520
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)	(f)
Year Constructed.....	2004				
Types of Well Construction and Casing.....	Iron				
Depth of Wells.....	170'				
Diameters of Wells.....	6"				
Pump - GPM.....	96				
Motor - HP.....	10				
Motor Type *.....	Franklin				
Yields of Wells in GPD.....	110 GPM				
Auxiliary Power.....	no				

* Submersible, centrifugal, etc.

RESERVOIRS

(a)	(b)	(c)	(d)	(e)	(f)
Description (steel, concrete)	steel				
Capacity of Tank.....	5,000				
Ground or Elevated.....	ground				

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)	(f)
Motors					
Manufacturer.....					
Type.....					
Rated Horsepower.....					
Pumps					
Manufacturer.....					
Type.....					
Capacity in GPM.....					
Average Number of Hours Operated Per Day.....					
Auxiliary Power.....					

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day.....	58,000		
Type of Source.....	ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type.....	Liquid Cl		
Make.....	Chem Tec		
Permitted Capacity (GPD).....	65,800		
High service pumping			
Gallons per minute.....			
Reverse Osmosis.....			
Lime Treatment			
Unit Rating.....			
Filtration			
Pressure Sq. Ft.			
Gravity GPD/Sq.Ft.			
Disinfection			
Chlorinator.....	Stinner		
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. 102
- 2. Maximum number of ERCs* which can be served. 108
- 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.* 1-2
- 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. _____
- 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? 8/8/2014
- 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 # WD-42-0246114-002
- 12. Water Management District Consumptive Use Permit # PWS 10-3425108
 - 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:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/350\ gallons\ per\ day).$

CERTIFICATION OF ANNUAL REPORT

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

YES	NO
<input checked="" type="checkbox"/>	<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	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

YES	NO
<input checked="" type="checkbox"/>	<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	NO
<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



(signature of chief executive officer of the utility) *

Date:

1/28/22

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

(signature of chief financial officer of the utility) *

Date:

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

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

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

Company: Leighton Estates Utilities, LLC

For the Year Ended: December 31, 2021

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue			
Residential	\$ 27,739.77	\$ 27,739.77	\$ -
Commercial	-	-	-
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	365.00	365.00	-
Total Water Operating Revenue	\$ 28,104.77	\$ 28,104.77	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 28,104.77	\$ 28,104.77	\$ -

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 difference reported in column (d).