

CLASS "C"

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

ANNUAL REPORT

OF

Windward Camcahee Marina Owner, LLC dba Camachee Cove Yacht Harbor Utility

Exact Legal Name of Respondent

WU927-21-AR

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2023

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, or by mail at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

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

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

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Windward Camachee Marina Owner, LLC dba Camachee Cove Yacht Harbor Utility

(EXACT NAME OF UTILITY)

3070 Harbor Drive	3070 Harbor Drive
St. Augustine, FL 32084	St. Augustine, FL 32084
Mailing Address	Street Address County

Telephone Number 904-829-5676 Date Utility First Organized 25-Jul-85

Fax Number 904-829-0396 E-mail Address travis@mywindward.com

Sunshine State One-Call of Florida, Inc. Member No CC2069

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: Travis Staats - 3070 Harbor Drive St. Augustine FL 32084 904-829-5676

Name of subdivisions where services are provided: Camachee Island Villas, Harbor Pointe, Harbor Lots, Lands Ends and Windward Camachee Marina as well as shop, clubs, retail operations and marina complex

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Travis Staats</u>	<u>Water Plant Manager</u>	<u>3070 harbor Dr. St. Augustine, FL 32084</u>	
Person who prepared this report: <u>Guo Fu Li</u>	<u>Controller</u>	<u>2995 NE 191 St Suite 800 Aventura, FL 33180</u>	
Officers and Managers: <u>Robert Finvara</u>	<u>Managing Partner</u>	<u>2999 NE 191 St. Suite 800</u>	\$ <u>13,940</u>
<u>Travis Staats</u>	<u>Water Plant Manager</u>	<u>Aventura, FL 33180</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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 76,953	\$ _____	\$ _____	\$ 76,953
Commercial_____		61,776	_____	_____	61,776
Industrial_____		_____	_____	_____	_____
Multiple Family_____		22,868	_____	_____	22,868
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		95.00	_____	_____	95.00
Total Gross Revenue_____		\$ 161,692	\$ _____	\$ _____	\$ 161,692
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 130,132	\$ _____	\$ _____	\$ 130,132
Depreciation Expense_____	F-5	7,993	_____	_____	7,993
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	_____	_____	_____	_____
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 138,125	\$ _____	\$ _____	\$ 138,125
Net Operating Income (Loss)		\$ 23,567	\$ _____	\$ _____	\$ 23,567
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 23,567	\$ _____	\$ _____	\$ 23,567

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2023

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 331,457	\$ 247,651
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	-15,701	-7,708
Net Utility Plant -----		\$ 315,756	\$ 239,943
Cash -----		102,143	113,552
Customer Accounts Receivable (141) -----		18,036	12,712
Other Assets (Specify): -----			4,492
Construction in Progress -----			
Total Assets -----		\$ 435,935	\$ 370,699
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6	233,438	233,438
Other Paid in Capital (211) -----	F-6	139,645	116,078
Retained Earnings (215) -----			
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ 373,083	\$ 349,516
Long Term Debt (224) -----	F-6	1,143	164
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----		18,505	10,420
Management fees -----		43,204	10,599
Due to Parent Company -----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 435,935	\$ 370,699

Windward Camachee Marina Owner LLC
UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 218,846	\$ _____	\$ _____	\$ 218,846
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) <u>Pumps</u> _____	4,200	_____	_____	4,200
Transmission and Distribution _____	94,523	_____	_____	94,523
Supply Mains _____	3,888	_____	_____	3,888
Total Utility Plant _____	\$ 321,457	\$ _____	\$ _____	\$ 321,457

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 7,708	\$ _____	\$ _____	\$ 7,708
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 7,993	\$ _____	\$ _____	\$ 7,993
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 15,701	\$ _____	\$ _____	\$ 15,701
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 15,701	\$ _____	\$ _____	\$ 15,701

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A _____	N/A _____
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 _____	\$ _____	\$ 116,078 _____
Changes during the year (Specify):		23,567 _____
<u>Net profit 01/01/2023 to 12/31/2023</u>	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ 139,645 _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 233,438 _____
Changes during the year (Specify):		_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ 233,438 _____

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 _____			\$ _____

UTILITY NAME: Windward Camachee Vianna Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

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 _____	_____	_____	_____	7,276
Regulatory assessment fee _____	7,276	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 7,276	\$ _____	\$ _____	\$ 7,276

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
Advanced Environmental Lab	\$ 812	\$ _____	Water Testing
Poolsure	\$ 3,297	\$ _____	Bulk Bleach
BrightView Landscaping	\$ 1,432	\$ _____	Mainline & Lateral Repair
Camachee Yacht Yard	\$ 1,773	\$ _____	Genset Service
Campbell Plumbing	\$ 13,500	\$ _____	Repairs Maintenance Plumbing
Sunbelt Rentals	\$ 2,822	\$ _____	Equipment Rental
D Armstrong Construction	\$ 59,852	\$ _____	Water Main Repairs
Extreme Air	\$ 4,538	\$ _____	Pump House AC Repairs
US Water	\$ 51,453	\$ _____	Monthly Operations, Required Monitoring
Kim Kirby	\$ 2,000	\$ _____	Oak Tree Removal
Membrane Treatment	\$ 1,869	\$ _____	Membrane Cleaning
Owen Electric	1,256	\$ _____	Electric Power AC System

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
 DECEMBER 31, 2023

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ N/A	\$ _____	\$ _____
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 ****

Windward Camachee Marina Owner LLC
 UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

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	\$ <u>N/A</u>	<u> </u> %	<u> </u> %	<u> </u> %
Preferred Stock	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Long Term Debt	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Customer Deposits	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Tax Credits - Zero Cost	<u> </u>	<u> </u> %	0.00 %	<u> </u> %
Tax Credits - Weighted Cost	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Deferred Income Taxes	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Other (Explain)	<u> </u>	<u> </u> %	<u> </u> %	<u> </u> %
Total	\$ <u> </u>	<u>100.00</u> %		<u> </u> %

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

APPROVED AFUDC RATE

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

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

Windward Camachee Marina Owner LLC
 UTILITY NAME: DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2023

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	\$ N/A	\$ _____	\$ _____	\$ _____	\$ _____
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

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

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	10,000	_____	_____	10,000
304	Structures and Improvements	218,846	_____	_____	218,846
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels	_____	_____	_____	3,898
309	Supply Mains	3,888	_____	_____	_____
310	Power Generation Equipment	_____	_____	_____	4,200
311	Pumping Equipment	_____	4,200	_____	_____
320	Water Treatment Equipment	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	14,917	79,606	_____	94,523
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	_____	_____	_____	_____
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	4492	_____	-4,492	_____
	Total Water Plant	\$ 252,143	\$ 83,806	\$ -4,492	\$ 331,457

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

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	39	%	2.57	\$ 7481.44	\$	\$ 5611.44	\$ 13093
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	%	3.13	30.37		121.5	152
310	Power Generating Equipment		%	%				
311	Pumping Equipment	5	%	2.36			413	413
320	Water Treatment Equipment		%	%				
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38	%	2.57	196.28		1847.48	2043
333	Services		%	%				
334	Meter & Meter Installations		%	%				
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 7,708	\$	\$ 7,993	\$ 15,701 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Windward Camanche Marina Owner LLC
DBA Camanche Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No	Account Name	Amount
601	Salaries and Wages - Employees	\$ 40,136
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	3,068
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	350
616	Fuel for Power Production	3,384
618	Chemicals	938
620	Materials and Supplies	
630	Contractual Services:	
	Billing	50,377
	Professional	2,662
	Testing	1,153
	Other	
640	Rents	64
650	Transportation Expense	
655	Insurance Expense	7,300
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	20,198
675	Miscellaneous Expenses and depreciation	
	Total Water Operation And Maintenance Expense	\$ 130,132

* 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	28	28	28
3/4"	D	1.5	29	29	43.5
1"	D	2.5	12	12	30
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	12	12	12
3/4"	D	1.5	9	9	13.5
1"	D	2.5			
1 1/2"	D,T	5.0	1	1	
2"	D,C,T	8.0	2	1	
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
		8	3	3	24
Unmetered Customers					
Other (Specify)	1" RFP	8	1	1	8
	2" RFP	8	2	2	16
Total			98	98	195

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Windward Camachée Marina Owner, LLC
DBA Camachée Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31 2023

SYSTEM NAME: _____

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	_____	1234	350	884	874
February	_____	1204	300	904	784
March	_____	1339	225	1114	956
April	_____	1573	250	1323	1215
May	_____	1279	350	929	827
June	_____	865	50	815	809
July	_____	1054	250	804	753
August	_____	943	175	768	687
September	_____	833	125	708	645
October	_____	1095	385	710	620
November	_____	1025	215	810	728
December	_____	1014	300	714	627
Total for Year	_____	13458	2975	10483	9525

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	6"	2700	_____	_____	2700
PVC	4"	800	_____	_____	800
PVD	2"	1650	_____	_____	1650
PVC	8"	3150	_____	_____	3150
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1992	1981	_____	_____
Types of Well Construction and Casing _____	Artesian Steel	Artesian Steel	_____	_____
Depth of Wells _____	360'	200'	_____	_____
Diameters of Wells _____	4"	10"	_____	_____
Pump - GPM _____	90	10	_____	_____
Motor - HP _____	1	10	_____	_____
Motor Type * _____	Suction	Turbine	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	Generator-125Kw	Generator-125Kw	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	24132	_____	_____	_____
Ground or Elevated _____	Elevated	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Peerless	Peerless	Grundfos	_____
Type _____	Suction	Suction	Centrifugal	_____
Rated Horsepower _____	10	10	3	_____
Pumps				
Manufacturer _____	Peerless	Peerless	Grundfos	_____
Type _____	Suction	Suction	Centrifugal	_____
Capacity in GPM _____	200	200	53.27	_____
Average Number of Hours Operated Per Day _____	1	1	11.43	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: Windward Camachee Manna Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31 2023

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc)			
Permitted Gals. per day _____	<u>.72 MGD</u>	_____	_____
Type of Source _____	<u>Groundwater</u>	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility			
Type _____	<u>Reverse Osmosis</u>	_____	_____
Make _____	<u>Hydropro</u>	_____	_____
Permitted Capacity (GPD) _____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____	<u>20</u>	_____	_____
Reverse Osmosis _____	<u>Reverse osmosis</u>	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	<u>N/A</u>	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	<u>Chlorinator</u>	_____	_____
Ozone _____	_____	_____	_____
Other _____	<u>Antiscalant</u>	_____	_____
Auxiliary Power _____	<u>Generator-125 Kw</u>	_____	_____

UTILITY NAME: Windward Camanchee Marina Owner LLC
DBA Camanchee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31 2023

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. 86
2. Number of ERCs * which can be served. 270
3. Present system connection capacity (in ERCs *) using existing lines 270
4. Future connection capacity (in ERCs *) upon service area buildout. Buildout(270)
5. Estimated annual increase in ERCs * N/A
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? 500 GPM, 60,000 gal/day
7. Attach a description of the fire fighting facilities. N/A
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? Not required per 04/26/2004 EDGP PNS
seems Less than 3,300 persons _____
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? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # PWS ID 2554166
12. Water Management District Consumptive Use Permit # 1381-8
 - 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

UTILITY NAME: Windward Camachee Marina Owner LLC
S&A Camachee Cove Yacht Harbor Utility

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: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

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)	Dep Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum Dep Balance End of Year (Fig 1) (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	_____	_____%	_____%	_____	_____	_____	_____
374	Pumping Equipment	_____	_____%	_____%	_____	_____	_____	_____
380	Treatment and Disposal Equipment	_____	_____%	_____%	_____	_____	_____	_____
381	Plant Sewers	_____	_____%	_____%	_____	_____	_____	_____
382	Outlet 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 schedule should be to Sheet F-5

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31 2023

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct No	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	_____
715	Purchased Power	_____
716	Fuel for Power Production	_____
718	Chemicals	_____
720	Materials and Supplies	_____
730	Contractual Services:	
	Billing	_____
	Professional	_____
	Testing	_____
	Other	_____
740	Rents	_____
750	Transportation Expense	_____
755	Insurance Expense	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	_____
775	Miscellaneous Expenses	_____
	Total Wastewater Operation And Maintenance Expense	\$ _____*

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	Number of Active Customers End of Year (e)	Total Number of Customer Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	_____	_____	_____
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	15.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			_____	_____	_____

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
 DECEMBER 31, 2023

PUMPING EQUIPMENT

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

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 _____	_____	_____	_____	_____	_____	_____

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 _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	_____	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year _____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	_____	_____	_____	_____

UTILITY NAME: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT DECEMBER 31, 2023

SYSTEM NAME: _____

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: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2023

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary

- 1 Present number of ERCs* now being served _____
- 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: Windward Camachee Marina Owner LLC
DBA Camachee Cove Yacht Harbor Utility

YEAR OF REPORT
DECEMBER 31, 2023

VERIFICATION-OF ANNUAL REPORT

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

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

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

YES NO

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

DocuSigned by:

Robert Finwarb

067FDE000E7042E
(signature of chief executive officer of the utility)

Date: 3/27/2024

(signature of chief financial officer of the utility)

Date: _____

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.