

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: April 9, 2024

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Donna D. Brown, Chief of Auditing, Office of Auditing and Performance Analysis *DB*

RE: Docket No.: 20220142-WS
Company Name: Grenelefe Resort Utility, Inc.
Company Code: WS770
Audit Purpose: A1b: Certificate Transfer
Audit Control No.: 2023-303-1-1

Attached is the final audit report for the Utility stated above. I am sending the Utility a copy of this memo and the audit report. If the Utility desires to file a response to the audit report, it should send a response to the Office of the Commission Clerk. There are no confidential work papers associated with this audit.

Attachment: Copy of Letter

Cc: Office of Auditing and Performance Analysis File.

State of Florida



Public Service Commission

Office of Auditing and Performance Analysis
Bureau of Auditing

Auditor's Report

Grenelefe Resort Utility, Inc./
NC Real Estate Projects, LLC

Transfer of Water and Wastewater
Certificates No. 589-W and 507-S

As of May 31, 2022

Docket No. 20220142-WS
Audit Control No. 2023-303-1-1

April 5, 2024

A handwritten signature in blue ink that reads "Donna D. Brown".

Donna D. Brown
Audit Manager

A handwritten signature in black ink that reads "Rhonda L. Hicks".

Rhonda L. Hicks
Reviewer

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Purpose

To: Florida Public Service Commission

We have performed the procedures described later in this report to meet the objectives set forth by the Division of Accounting & Finance in its audit service request dated October 27, 2023. We have applied these procedures during the review of the Utility's books and records provided in support of Grenelefe Resort Utility, Inc.'s request for Transfer of Certificates No. 589-W and 507-S in Docket No. 20220142-WS.

The report is intended only for internal Commission use.

Objectives and Procedures

General

Definitions

Buyer/Utility refers to NC Real Estate Projects, LLC.

Seller refers to Grenelefe Resort Utility, Inc. who is wholly-owned by Grenelefe Resort Utilities Development, LLC.

NARUC refers to the National Association of Regulatory Utility Commissioners.

USOA refers to the NARUC Uniform System of Accounts adopted by Rule 25-30.115, Florida Administrative Code.

Utility Information

Grenelefe Resort Utility, Inc. is a Class “B” water and wastewater Utility that serves approximately 1,608 water and 1,357 wastewater customers in Polk County per the application.

By Order No. PSC-1997-1546-FOF-WS, issued December 9, 1997, in Docket No. 19961006-WS, the Commission granted operating certificate Nos. 589-W and 507-S to the Utility. Rate base was established in the last rate case proceeding in Order No. PSC-1997-1546-FOF-WS, issued December 9, 1997, in Docket No. 19961006-WS.

On August 21, 2012, Grenelefe Resort filed an application for a staff-assisted rate case (SARC).

On August 9, 2022, a joint application from the Buyer and Seller was filed with this Commission for authority to transfer assets and Certificates No. 589-W and 507-S. NC Real Estate Projects, is purchasing Grenelefe Resort Utility, Inc. for \$2,500,000, with an anticipated closing date of 45 days after Commission approval.

Utility Books and Records

Objectives: The objective was to determine whether the Utility maintains its accounts and records in conformity with the NARUC USOA.

Procedures: We reviewed the Utility’s accounting system by examining the records provided for this proceeding and compared them to the NARUC USOA. No exceptions were noted.

Net Book Value

Utility Plant in Service

Objectives: The objectives were to determine whether utility plant in service (UPIS): 1) Consists of property that exists and is owned by the Utility, 2) Additions are recorded at original cost, 3) Retirements are recorded when a replacement asset is put into service, and 4) Adjustments required in the Utility's last rate proceeding were recorded in its books and records.

Procedures: We reconciled the beginning balances of UPIS, as of March 31, 2011, from Commission Order No. PSC-2012-0433-PAA-WS to the general ledger. We scheduled UPIS activity from March 31, 2011, through May 31, 2022. We traced asset additions to supporting documentation. We ensured that retirements were made when an asset was removed or replaced. We determined the year-end and simple average balances as of May 31, 2022. Finding 1 discusses our recommended adjustments to UPIS.

Land & Land Rights

Objectives: The objectives were to determine whether Utility land was: 1) Recorded at original cost, 2) Owned or secured under a long-term lease agreement, and that 3) Adjustments required in the Utility's last rate proceeding are recorded in its books and records.

Procedures: We reconciled the beginning balances for land, as of March 31, 2011, from Commission Order No. PSC-2012-0433-PAA-WS to the general ledger. We schedule land activity from March 31, 2011, through May 31, 2022. We verified that the land was owned by the Utility and determined that there have been no changes to the Utility's cost of land since the last rate case. We determined the year-end and simple average balances as of May 31, 2022. Finding 2 discusses our recommended adjustment to land.

Accumulated Depreciation

Objectives: The objectives were to determine whether accumulated depreciation: 1) Accruals are properly calculated and recorded based on Rule 25-30.140, Florida Administrative Code – Depreciation, 2) Retirements are recorded when an asset is replaced, and 3) Adjustments required in the Utility's last rate proceeding are recorded in its books and records.

Procedures: We reconciled the beginning balances of accumulated depreciation, as of March 31, 2011, from Commission Order No. PSC-2012-0433-PAA-WS to the general ledger. We calculated annual accruals to accumulated depreciation using the depreciation rates established by Rule 25-30.140(2), F.A.C., from March 31, 2011, to May 31, 2022. We determined the year-end and simple average balances as of May 31, 2022. Finding 3 discusses our recommended adjustments to accumulated depreciation.

Contributions-in-Aid-of-Construction

Objectives: The objectives were to determine whether contributions-in-aid-of-construction (CIAC): 1) Consisted of cash or property contributions that exist and are owned by the Utility, 2) Additions are recorded using Commission-approved tariffs, 3) Retirements are recorded when

a contributed asset is replaced, and 4) Adjustments in the Utility's last rate proceeding are recorded in its books and records.

Procedures: We reconciled the beginning balances of CIAC, as of March 31, 2011, from Commission Order No. PSC-2012-0433-PAA-WS to the general ledger. We noted that there were no additions to CIAC since the last rate proceeding. We determined the year-end and simple average balances as of May 31, 2022. No exceptions were noted.

Accumulated Amortization of CIAC

Objectives: The objectives were to determine whether accumulated amortization of CIAC: 1) Accruals are properly calculated and recorded based on Rule 25-30.140, Florida Administrative Code – Depreciation, 2) Retirements are recorded when an asset is replaced, and 3) Adjustments required in the Utility's last rate proceeding are recorded to its books and records.

Procedures: We reconciled the beginning balances of CIAC, as of March 31, 2011, from Commission Order No. PSC-2012-0433-PAA-WS to the general ledger. We calculated annual accruals to accumulated amortization of CIAC using the depreciation rates established by Rule 25-30.140(2), F.A.C., from March 31, 2011, to May 31, 2022. We determined the year-end and simple average balances as of May 31, 2022. Finding 4 discusses our recommended adjustments to accumulated amortization of CIAC.

Other

Rates and Charges

Objective: The objective was to determine whether the Utility is charging monthly service rates authorized by Commission-approved tariffs.

Procedures: We recalculated requested customer bills using the Commission-approved tariffs. No exceptions were noted.

Customer Deposits

Objective: The objective was to determine whether the Seller collected customer deposits and whether the balances were transferred to the Buyer.

Procedures: We requested a listing of customer deposits, if any, included in the sale. We determined that the Utility does not collect customer deposits. No further work was performed.

Audit Findings

Finding 1: Utility Plant in Service

Audit Analysis: According to the Utility’s general ledger, the UPIS balances, as of May 31, 2022 for water and wastewater were \$3,141,633 and \$3,312,204, respectively. Audit staff determined that the Utility was unable to provide invoices for any additions prior to 2016. In addition, the Utility was unable to provide several invoices from 2016 to May 31, 2022. We determined Utility Plant in Service to be overstated by \$76,800 for water and \$252,709 for wastewater, as shown in Tables 1-1 and 1-2.

Table 1-1

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 PLANT IN SERVICE - WATER AS OF MAY 31, 2022				
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
301 Organization	\$ -	\$ -	\$ -	\$ -
302 Franchises	\$ -	\$ -	\$ -	\$ -
304 Structures & Improvements	\$ 77,541	\$ 0	\$ 77,541	\$ 77,541
307 Wells & Springs	\$ 296,357	\$ (0)	\$ 296,357	\$ 296,357
310 Power Generation Equipment	\$ 106,760	\$ -	\$ 106,760	\$ 106,760
311 Pumping Equipment	\$ 145,233	\$ (47,178)	\$ 98,055	\$ 98,055
320 Water Treatment Equipment	\$ 26,927	\$ (19,027)	\$ 7,900	\$ 7,900
330 Distribution Reservoirs and Standpipes	\$ 82,746	\$ 205	\$ 82,951	\$ 82,951
331 Transmission and Distribution Mains	\$ 1,937,653	\$ 4,937	\$ 1,942,590	\$ 1,940,121
333 Services	\$ 98,148	\$ -	\$ 98,148	\$ 98,148
334 Meters and Meter Installations	\$ 244,629	\$ (2,886)	\$ 241,743	\$ 241,743
335 Hydrants	\$ 86,154	\$ (9,654)	\$ 76,500	\$ 76,500
340 Office Furniture & Equipment	\$ 13,784	\$ (318)	\$ 13,466	\$ 13,466
341 Transportation Equipment	\$ 13,920	\$ -	\$ 13,920	\$ 13,920
343 Tools, Shop, & Garage Equipment	\$ 5,833	\$ (2,878)	\$ 2,955	\$ 2,955
345 Power Operated Equipment	\$ 1,768	\$ (0)	\$ 1,768	\$ 1,768
346 Communication Equipment	\$ 1,800	\$ -	\$ 1,800	\$ 1,800
347 Miscellaneous Equipment	\$ 2,380	\$ -	\$ 2,380	\$ 2,380
Total Water Plant in Service	\$ 3,141,633	\$ (76,800)	\$ 3,064,833	\$ 3,062,364

Table 1-2

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 PLANT IN SERVICE - WASTEWATER AS OF MAY 31, 2022				
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
351 Organization	\$ -	\$ -	\$ -	\$ -
352 Franchises	\$ -	\$ -	\$ -	\$ -
354 Structures & Improvements	\$ 92,500	\$ 90	\$ 92,590	\$ 92,590
360 Collection - Sewers forced	\$ 75,119	\$ (2,719)	\$ 72,400	\$ 72,400
361 Collection - Sewers gravity	\$ 776,464	\$ (32,965)	\$ 743,499	\$ 743,499
363 Services to customers	\$ 83,523	\$ -	\$ 83,523	\$ 83,523
364 Flow Measuring Devices	\$ 8,575	\$ (3,300)	\$ 5,275	\$ 5,275
370 Lift Stations	\$ 280,506	\$ (40,544)	\$ 239,962	\$ 239,962
371 Pumping Equipment	\$ 187,522	\$ (77,276)	\$ 110,246	\$ 110,246
374 Reuse Dist Reservoirs	\$ 5,800	\$ -	\$ 5,800	\$ 5,800
380 Treatment & Disposal Equipment	\$ 1,719,894	\$ (93,963)	\$ 1,625,931	\$ 1,621,065
382 Outfall Sewer Lines	\$ 46,900	\$ -	\$ 46,900	\$ 46,900
390 Office Furniture & Equipment	\$ 3,664	\$ (318)	\$ 3,346	\$ 3,346
391 Transportation Equipment	\$ 16,200	\$ -	\$ 16,200	\$ 16,200
393 Tools, Shop, & Garage Equipment	\$ 2,398	\$ (1,712)	\$ 685	\$ 685
394 Laboratory Equipment	\$ 300	\$ -	\$ 300	\$ 300
395 Power Operated Equipment	\$ 638	\$ (0)	\$ 638	\$ 638
396 Communication Equipment	\$ 11,600	\$ -	\$ 11,600	\$ 11,600
397 Miscellaneous Equipment	\$ 600	\$ -	\$ 600	\$ 600
Total Wastewater Plant in Service	\$ 3,312,204	\$ (252,709)	\$ 3,059,495	\$ 3,054,629

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on Staff Prepared Exhibits: Audit staff determined the year-end balance for water and wastewater should be decreased by \$76,800 and \$252,709, respectively. We also determined the UPIS balance for water and wastewater to be \$3,064,833 and \$3,059,495, respectively. The simple average UPIS for water and wastewater were determined to be \$3,062,364 and \$3,054,629 as of May 31, 2022.

Finding 2: Land and Land Rights

Audit Analysis: The Utility recorded land on their general ledger for water in the amount of \$7,000. As per Commission Order No. PSC-2012-0433-PAA-WS, issued August 21, 2012, the water land balance was \$3,000, as of March 31, 2011. Audit staff determined that the Utility did not record the land ordered adjustment per the last Commission Order. We determined land for water to be overstated by \$4,000, as shown in Table 2-1.

Table 2-1

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 LAND & LAND RIGHTS - WATER AS OF MAY 31, 2022				
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
Land	\$ 7,000	\$ (4,000)	\$ 3,000	\$ 3,000
Total Land	\$ 7,000	\$ (4,000)	\$ 3,000	\$ 3,000

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on Staff Prepared Exhibits: Audit staff determined the year-end balance should be decreased by \$4,000. We also determined the water land balance to be \$3,000 and the simple average for land to be \$3,000 as of May 31, 2022.

Finding 3: Accumulated Depreciation

Audit Analysis: According to the Utility’s general ledger, the accumulated depreciation balance for water and wastewater was \$2,733,497 and \$3,024,931, as of May 31, 2022. Audit staff recalculated accumulated depreciation using the audited UPIS plant balances and the depreciation rates established by Rule 25-30.140(2), F.A.C. The differences between the Utility’s accumulated depreciation and audit staff’s calculations were due to audit staff disallowing \$76,800 in Plant in Service for water and \$252,709 in wastewater due to non-support. We determined accumulated depreciation to be overstated by \$62,890 and \$286,980 for water and wastewater, as shown in Tables 3-1 and 3-2.

Table 3-1

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 ACCUMULATED DEPRECIATION - WATER AS OF MAY 31, 2022					
Acct. No.	Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
301.00	Organization	\$ -	\$ -	\$ -	\$ -
302.00	Franchises	\$ -	\$ -	\$ -	\$ -
304.00	Structures & Improvements	\$ (49,552)	\$ 43	\$ (49,509)	\$ (48,297)
307.00	Wells & Springs	\$ (296,357)	\$ 0	\$ (296,357)	\$ (296,357)
310.00	Power Generation Equipment	\$ (106,760)	\$ -	\$ (106,760)	\$ (106,760)
311.00	Pumping Equipment	\$ (123,278)	\$ 34,525	\$ (88,752)	\$ (88,451)
320.00	Water Treatment Equipment	\$ (11,607)	\$ 3,707	\$ (7,900)	\$ (7,900)
330.00	Distribution Reservoirs and Standpipes	\$ (71,970)	\$ (60)	\$ (72,031)	\$ (70,910)
331.00	Transmission and Distribution Mains	\$ (1,646,211)	\$ 15,685	\$ (1,630,526)	\$ (1,615,361)
333.00	Services	\$ (90,357)	\$ 0	\$ (90,357)	\$ (89,130)
334.00	Meters and Meter Installation	\$ (244,629)	\$ 5,108	\$ (239,521)	\$ (237,617)
335.00	Hydrants	\$ (53,342)	\$ 736	\$ (52,606)	\$ (51,756)
340.00	Office Furniture & Equipment	\$ (13,784)	\$ 318	\$ (13,466)	\$ (13,466)
341.00	Transportation Equipment	\$ (13,920)	\$ -	\$ (13,920)	\$ (13,920)
343.00	Tools, Shop, & Garage Equipment	\$ (5,783)	\$ 2,828	\$ (2,955)	\$ (2,955)
345.00	Power Operated Equipment	\$ (1,768)	\$ -	\$ (1,768)	\$ (1,768)
346.00	Communication Equipment	\$ (1,800)	\$ -	\$ (1,800)	\$ (1,800)
347.00	Miscellaneous Equipment	\$ (2,380)	\$ -	\$ (2,380)	\$ (2,380)
Total Water Accumulated Depreciation of Plant		\$ (2,733,497)	\$ 62,890	\$ (2,670,608)	\$ (2,648,829)

Table 3-2

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 ACCUMULATED DEPRECIATION - WASTEWATER AS OF MAY 31, 2022					
Acct. No.	Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
351.00	Organization	\$ -	\$ -	\$ -	\$ -
352.00	Franchises	\$ -	\$ -	\$ -	\$ -
354.00	Structures & Improvements	\$ (92,425)	\$ (165)	\$ (92,590)	\$ (91,580)
360.00	Collection - Sewers forced	\$ (75,119)	\$ 2,719	\$ (72,400)	\$ (72,400)
361.00	Collection - Sewers gravity	\$ (578,858)	\$ 33,846	\$ (545,012)	\$ (536,751)
363.00	Services to customers	\$ (80,926)	\$ (15)	\$ (80,941)	\$ (79,842)
364.00	Flow Measuring Devices	\$ (8,575)	\$ 3,300	\$ (5,275)	\$ (5,275)
370.00	Lift Stations	\$ (275,612)	\$ 58,623	\$ (216,989)	\$ (216,557)
371.00	Pumping Equipment	\$ (156,452)	\$ 74,709	\$ (81,743)	\$ (80,827)
374.00	Reuse Dist. Reservoirs	\$ (5,478)	\$ 1	\$ (5,476)	\$ (5,398)
380.00	Treatment & Disposal Equipment	\$ (1,669,883)	\$ 112,657	\$ (1,557,226)	\$ (1,570,368)
382.00	Outfall Sewer Lines	\$ (46,900)	\$ 0	\$ (46,900)	\$ (46,900)
390.00	Office Furniture & Equipment	\$ (3,664)	\$ 318	\$ (3,346)	\$ (3,346)
391.00	Transportation Equipment	\$ (16,200)	\$ -	\$ (16,200)	\$ (16,200)
393.00	Tools, Shop, & Garage Equipment	\$ (1,700)	\$ 1,015	\$ (685)	\$ (685)
394.00	Laboratory Equipment	\$ (300)	\$ -	\$ (300)	\$ (300)
395.00	Power Operated Equipment	\$ (638)	\$ (29)	\$ (667)	\$ (667)
396.00	Communications Equipment	\$ (11,600)	\$ -	\$ (11,600)	\$ (11,600)
397.00	Miscellaneous Equipment	\$ (600)	\$ -	\$ (600)	\$ (600)
Total Wastewater Accumulated Depreciation of Plant		\$ (3,024,931)	\$ 286,980	\$ (2,737,951)	\$ (2,739,296)

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: Audit staff determined the year-end balance for water and wastewater should be decreased by \$62,890 and \$286,980, respectively. We also determined the accumulated depreciation balance for water and wastewater to be \$2,670,608 and \$2,737,951, respectively. The simple averages for accumulated depreciation for water and wastewater were determined to be \$2,648,829 and \$2,739,296 as of May 31, 2022.

Finding 4: Accumulated Amortization of CIAC

Audit Analysis: According to the Utility’s general ledger, the accumulated amortization of CIAC balances for water and wastewater were \$2,063,146 and \$808,785 as of May 31, 2022, respectively. Audit staff determined that the Utility did not make the Commission-ordered adjustments per Commission Order No. PSC-2012-0433-PAA-WS, issued August 21, 2012. We also noted differences due to the Utility using different composite rates. Our composite rate was based upon audited plant balances and depreciation expense based upon the audited balances. We determined accumulated amortization of CIAC to be overstated by \$92,419 for water and \$68,691 for wastewater, as shown in Tables 4-1 and 4-2.

Table 4-1

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 ACCUMULATED AMORTIZATION OF CIAC - WATER AS OF MAY 31, 2022				
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
Accumulated Amortization of CIAC	\$ 2,063,146	\$ (92,419)	\$ 1,970,727	\$ 1,959,459
Total Accumulated Amortization of CIAC	\$ 2,063,146	\$ (92,419)	\$ 1,970,727	\$ 1,959,459

Table 4-2

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 ACCUMULATED AMORTIZATION OF CIAC - WASTEWATER AS OF MAY 31, 2022				
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Simple Average per Audit As of 5/31/2022
Accumulated Amortization of CIAC	\$ 808,785	\$ (68,691)	\$ 740,094	\$ 737,749
Total Accumulated Amortization of CIAC	\$ 808,785	\$ (68,691)	\$ 740,094	\$ 737,749

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: Audit staff determined the year-end balance for water and wastewater should be decreased by \$92,419 and \$68,691, respectively. We also determined the accumulated amortization of CIAC balance for water and wastewater to be \$1,970,727 and \$740,094,

respectively. The simple averages for accumulated amortization of CIAC for water and wastewater were determined to be \$1,959,459 and \$737,749 as of May 31, 2022.

Exhibits

Exhibit 1: Net Book Value - Water

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 SCHEDULE OF NET BOOK VALUE - WATER AS OF MAY 31, 2022					
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Audit Finding	Simple Average per Audit As of 5/31/2022
Utility Plant in Service	\$ 3,141,633	\$ (76,800)	\$ 3,064,833	1	\$ 3,062,364
Land	\$ 7,000	\$ (4,000)	\$ 3,000	2	\$ 3,000
Accumulated Depreciation	\$ (2,733,497)	\$ 62,890	\$ (2,670,608)	3	\$ (2,648,829)
Contributions in Aid of Construction	\$ (2,302,685)	\$ -	\$ (2,302,685)		\$ (2,302,685)
Accumulated Amortization of CIAC	\$ 2,063,146	\$ (92,419)	\$ 1,970,727	4	\$ 1,959,459
NET BOOK VALUE WATER	\$ 175,597	\$ (110,330)	\$ 65,267		\$ 73,309

Exhibit 2: Net Book Value - Wastewater

GRENELEFE RESORT UTILITY, INC. TRANSFER OF CERTIFICATE DOCKET NO. 20220142-WS; ACN 2023-303-1-1 SCHEDULE OF NET BOOK VALUE - WASTEWATER AS OF MAY 31, 2022					
Description	Balance per Utility As of 5/31/2022	Audit Adjustments	Balance per Audit As of 5/31/2022	Audit Finding	Simple Average per Audit As of 5/31/2022
Utility Plant in Service	\$ 3,312,204	\$ (252,709)	\$ 3,059,495	1	\$ 3,054,629
Land	\$ 49,400	\$ -	\$ 49,400		\$ 49,400
Accumulated Depreciation	\$ (3,024,931)	\$ 286,980	\$ (2,737,951)	3	\$ (2,739,296)
Contributions in Aid of Construction	\$ (1,051,361)	\$ -	\$ (1,051,361)		\$ (1,051,361)
Accumulated Amortization of CIAC	\$ 808,785	\$ (68,691)	\$ 740,094	4	\$ 737,749
NET BOOK VALUE WASTEWATER	\$ 94,097	\$ (34,420)	\$ 59,677		\$ 51,121