

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-**

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**DATE:** May 20, 2026

**TO:** Office of Commission Clerk (Teitzman)

**FROM:** Division of Engineering (Wooten, Ellis, King, Ramos) *TB*  
Division of Accounting and Finance (McClelland, Norris, Swards) *MC*  
Division of Economics (Bruce, Chambliss) *CP*  
Office of the General Counsel (Bloom) *JSC*

**RE:** Docket No. 20250146-WS – Joint application for transfer of water and wastewater facilities, water Certificate No. 354-W and wastewater Certificate No. 310-S of Useppa Island Utilities Company, Inc. to UIP Utilities Company, LLC, in Lee County.

**AGENDA:** 06/02/26 – Regular Agenda – Proposed Agency Action for Issues 2 - 4 - Interested Persons May Participate

**COMMISSIONERS ASSIGNED:** All Commissioners

**PREHEARING OFFICER:** Clark

**CRITICAL DATES:** None

**SPECIAL INSTRUCTIONS:** None

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### Case Background

Useppa Island Utilities Company, Inc. (Useppa, Utility, or Seller) is a Class C water and wastewater utility currently operating in Lee County, on an island off the coast of Fort Myers. Useppa currently provides water and wastewater service to approximately 144 water and 138 wastewater customers. The Utility is in the Southwest Florida Water Management District (SWFWMD). In its 2025 Annual Report, Useppa reported a net operating income of \$114,252.

In 1982, the Florida Public Service Commission (Commission) issued water and wastewater Certificate Nos. 354-W and 310-S to Useppa.<sup>1</sup> The Utility's last staff-assisted rate case (SARC) was in 2015.<sup>2</sup>

On December 18, 2025, Useppa and UIP Utilities Company, LLC (UIP or Buyer) filed a joint application with the Commission for the transfer of Certificate Nos. 354-W and 310-S from Useppa to UIP. The Utility is wholly owned by Useppa Inn and Dock Company, Ltd., and Useppa Property Company. This joint application would have UIP acquire only the assets used by the Utility to provide regulated utility service, with the Utility's non-regulated assets and operations being transferred to one of Useppa's other subsidiaries. The initial joint application was found to be deficient but was cured by the Buyer on April 6, 2026. Per the agreement, the sale closed on September 22, 2025, with the transfer of the regulated utility assets being subject to Commission approval.

This recommendation addresses the transfer of the Utility's water and wastewater systems and Certificate Nos. 354-W and 310-S and continuation of the Utility's existing rates and charges, the appropriate net book value (NBV) of the water and wastewater systems for transfer purposes, and revision of the miscellaneous service charges and initial customer deposits. The Commission has jurisdiction pursuant to Sections 367.071, 367.121, and 367.081, Florida Statutes (F.S.).

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<sup>1</sup> Order No. 10900, issued June 16, 1982, in Docket No. 19810268-WS, *In re: Application of Useppa Island, Inc. for a certificate to operate a water and sewer utility in Lee County, Florida.*

<sup>2</sup> Order No. PSC-15-0029-PAA-WS, issued January 8, 2015, in Docket No. 20110260-WS, *In re: Application for staff-assisted rate case in Lee County by Useppa Island Utilities Co., Inc.*

## Discussion of Issues

**Issue 1:** Should the transfer of Certificate Nos. 354-W and 310-S from Useppa Island Utilities Company, Inc. to UIP Utilities Company, LLC, in Lee County be approved?

**Recommendation:** Yes. The transfer of the water and wastewater systems and Certificate Nos. 354-W and 310-S is in the public interest and should be approved effective the date of the Commission's vote. The resultant Order should serve as the Buyer's certificate and should be retained by the Buyer. With the exception of miscellaneous service charges and the initial customer deposit, the Utility's existing rates and charges should be continued. The Seller is current, with respect to annual reports and regulatory assessment fees (RAFs), through December 31, 2025. Based on the application, the Seller will be responsible for RAFs and annual reports until Commission approval. The Buyer will be responsible for filing annual reports and paying RAFs for all future years. (Wooten, Sowards, Chambliss, Bruce, Bloom)

### **Staff Analysis:**

#### **Legal Standard**

Transfers of certificates are governed by Section 367.071, F.S., and by Rule 25-30.037, Florida Administrative Code (F.A.C.). The statute provides that the Commission may approve the transfer if it is in the public interest and the transferee will fulfill the commitments, obligations, and representations of the utility. To demonstrate that the transferee can do so, the rule requires the transferee to show the financial and technical ability to operate the utility.

#### **Analysis**

On December 18, 2025, Useppa and UIP filed a joint application for the transfer of Certificate Nos. 354-W and 310-S from Useppa to UIP. Staff reviewed the application and determined that it is in compliance with Section 367.071, F.S., and Commission rules concerning applications for transfer of certificates.

#### **Noticing, Territory, and Land Ownership**

UIP provided notice of the application pursuant to Section 367.071, F.S., and Rule 25-30.030, F.A.C. No objections to the transfer were filed, and the time for doing so has expired. The application contains a description of the service territory, which is appended to this recommendation as Attachment A. In its application, UIP provided a copy of a special warranty deed as evidence that the Buyer has the rights to long-term use of the land upon which the treatment facilities are located, pursuant to Rule 25-30.037(2)(s), F.A.C.

#### **Purchase Agreement and Financing**

Pursuant to Rule 25-30.037(2)(i) and (j), F.A.C., the application contains a statement regarding financing and a copy of the purchase agreement, which includes the purchase price, terms of payment, and a list of the assets purchased. There are no guaranteed revenue contracts, or customer advances of Useppa that must be disposed of with regard to the transfer. UIP has reviewed all leases and agreements and assumed those agreements. Any customer deposits will be refunded to customers by the Seller prior to the closing. Staff has reviewed the purchase and sale agreement, which stated that the total purchase price for the assets is \$16,000,000 which

includes the entire island resort and all its business, with \$1,752,473.57 allocated to the purchase of the water and wastewater utility assets associated with the regulated Utility. Furthermore, staff's review of the purchase and sale agreement confirmed that the closing took place on September 22, 2025, but the transfer of assets is dependent on Commission approval of the transfer, pursuant to Section 367.071(1), F.S.

### **Facility Description and Compliance**

The water system includes a water treatment plant composed of two wells. The water is treated via chlorination for disinfection, and reverse osmosis for dissolved solids removal. The two wells have capacities of 90 gallons per minute each. The water distribution system extends throughout the service area. UIP provided a copy of the Utility's current consumptive use permit from the SWFWMD.

The wastewater treatment plant (WWTP) is an extended aeration activated sludge plant with a design capacity of 45,000 gallons per day (gpd). The plant is permitted by the Florida Department of Environmental Protection (DEP) to operate at 20,000 gpd, based on the maximum monthly average daily flow. The treatment plant consists of four aeration basins, two clarifiers, three sludge holding tanks, two percolation ponds and two pre-filter chlorine contact chambers. Additionally, there are two lift stations throughout the service territory.

Staff reviewed the most recent DEP sanitary survey, issued on May 8, 2023, which identified nine issues. After the issues were corrected, the facility was determined to be in compliance with the DEP's rules and regulations. Staff also reviewed the results from the Utility's June 20, 2025 water quality tests, including the secondary water quality test. All results were below the DEP's maximum contaminant levels for each primary or secondary contaminant.

Staff reviewed the most recent DEP compliance evaluation inspections for the WWTP. The March 20, 2026, evaluation identified that the Utility had exceeded the effluent quality and flow limits as required by the wastewater facility permit. The Utility explained the exceedance and completed corrective actions prior to the inspection. All deficiencies were corrected, and the WWTP is currently in compliance with the DEP.

### **Technical and Financial Ability**

Pursuant to Rule 25-30.037(2)(m), F.A.C., the application contains statements describing the technical ability of the Buyer to provide service to the proposed service area. UIP's application states that while the company's officer and directors do not have experience operating utilities, they do possess experience in finance, development, capital planning, and system investment decisions. Furthermore, the Buyer plans to use the same contracted operator, U.S. Water Services Corporation, who currently provide routine operation and maintenance of the systems. Billing and customer service is currently handled by the Buyer, and it intends to continue to provide those services. As the operators have experience with the Utility's facilities, it is reasonable for the Buyer to retain the contract.

The Buyer stated that the purchasing entity was created for the purpose of acquiring and operating water and wastewater systems in Florida as a public utility. In its application, the parent company of UIP, Useppa Island Partners, provided financial statements, as well as an affidavit stating its ability and intent to meet all reasonable capital needs arising from the

operation of the Utility. Staff has reviewed the parent company's financial statements. Based on the above, the Buyer has demonstrated the technical and financial ability to provide service to the existing service territory.

### **Rates, Charges, and Initial Customer Deposits**

Useppa Island's rates for both water and wastewater were approved in 2015 in a SARC.<sup>3</sup> The rates were amended by a price index in 2019. The miscellaneous service charges were last approved in 2007.<sup>4</sup> The Utility's initial customer deposits were approved in 1983 for its water and wastewater systems.<sup>5</sup> The Utility's service availability charges for water and wastewater were approved in 1987.<sup>6</sup> Rule 25-9.044(1), F.A.C., provides that, in the case of a change of ownership or control of a Utility, the rates, classifications, and regulations of the former owner must continue unless authorized to change by this Commission.

In regard to the Utility's existing miscellaneous service charges, the violation reconnection charge is appropriate. However, the remaining miscellaneous service charges do not conform to Rule 25-30.460, F.A.C., and are discussed in Issue 3. The Utility's initial customer deposits are not consistent with Commission practice, and are discussed in Issue 3. Therefore, staff recommends that the Utility's existing rates, violation reconnection charge, and service availability charges, shown on Schedules Nos. 2-A and 2-B, should remain in effect until a change is authorized by this Commission in a subsequent proceeding. The tariff pages reflecting the transfer should be effective on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C.

### **Regulatory Assessment Fees and Annual Report**

Staff has verified that the Utility is current on the filing of annual reports and RAFs through December 31, 2025. The Seller will continue to be responsible for filing the Utility's annual reports and paying RAFs, until the closing of the sale has been approved by the Commission. After the approval, the Buyer will be responsible for all future years.

### **Conclusion**

Based on the foregoing, staff recommends that the transfer of the water and wastewater systems and Certificate Nos. 354-W and 310-S is in the public interest and should be approved effective the date of the Commission's vote. The resultant Order should serve as the Buyer's certificate and should be retained by the Buyer. With the exception of miscellaneous service charges and the initial customer deposit, the Utility's existing rates and charges should be continued. The Seller is current, with respect to annual reports and RAFs, through December 31, 2025. Based on the application, the Seller will be responsible for RAFs and annual reports until Commission approval. The Buyer will be responsible for filing annual reports and paying RAFs for all future years.

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<sup>3</sup> Order No. PSC-15-0029-PAA-WS.

<sup>4</sup> Order No. PSC-07-0385-SC-WS, issued May 1, 2007, in Docket No. 20060575-WS, *In re: Application for staff-assisted rate case in Lee County by Useppa Island Utility, Inc.*

<sup>5</sup> Order No. PSC-93-0930-FOF-WS, issued June 21, 1993, in Docket No. 19921049-WS *In re: Application for staff-assisted rate case in Lee County by Useppa Island Utility, Inc.*

<sup>6</sup> Order No. 16104, issued May 13, 1986, in Docket No. 19850206-WS, *In re: Application of Useppa Island Utilities, Inc., for Increased Water and Sewer Rates in Lee County, Florida.*

**Issue 2:** What is the appropriate net book value for UIP Utilities Company, LLC water and wastewater systems for transfer purposes?

**Recommendation:** The NBV of the water and wastewater system for transfer purposes is \$890,239 for water and \$277,327 for wastewater as of September 22, 2025. Within 90 days of the date of the Final Order, UIP should be required to notify the Commission in writing that it has adjusted its books in accordance with the Commission's decision. The adjustments should be reflected in the Utility's 2026 Annual Report when filed. The Buyer is not requesting a positive acquisition adjustment as part of this transfer docket, but may petition for a for a positive acquisition adjustment within the three years established in Rule 25-30.0371, F.A.C. (Sewards)

**Staff Analysis:** Rate base for the water and wastewater systems were last established for the Utility as of January 8, 2015, by Order No. PSC-15-0029-PAA-WS.<sup>7</sup> The purpose of establishing NBV for transfers is to determine whether an acquisition adjustment should be approved. The Buyer has not requested an acquisition adjustment at this time, however, UIP may petition for a for a positive acquisition adjustment within the three years established in Rule 25-30.0371, F.A.C. The NBV does not include normal ratemaking adjustments for used and useful plant or working capital. The Utility's NBV has been updated to reflect balances as of September 22, 2025. In its audit report, audit staff noted that due to a series of issues the Utility was unable to provide the general ledgers from 2011 through 2021. As a result, audit staff relied on the annual report filed with the Commission as the primary source of financial information for those years.

### **Utility Plant In Service (UPIS)**

The Utility's trial balance reflected a plant balance of \$1,082,866 for water and \$847,716 for wastewater as of September 22, 2025. Audit staff recalculated the plant balances and determined the correct balances are \$1,653,668 for water and \$945,028 for wastewater. As a result, water plant should be increased by \$570,802, and wastewater plant should be increased by \$97,312. As such, staff recommends a water plant balance of \$1,653,668 and a wastewater plant balance of \$945,028.

### **Land**

In Order No. PSC-15-00029-PAA-WS, the land balances for water and wastewater were \$10,463 and \$3,487, respectively. Audit staff determined that there have been no additions to land. As such, staff recommends a land balance of \$10,463 for water and a land balance of \$3,487 for wastewater.

### **Accumulated Depreciation**

The Utility's trial balance reflected an accumulated depreciation balance of \$698,515 for water and \$529,172 for wastewater. 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. Audit staff determined accumulated depreciation was understated by \$75,377 for water and \$142,016 for wastewater. As a result, accumulated depreciation should be increased by \$75,377 for water and \$142,016 for wastewater. As such, staff recommends an accumulated depreciation balance of \$773,892 for water and \$671,188 for wastewater, as of September 22, 2025.

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<sup>7</sup> Order No. PSC-15-0029-PAA-WS.

### **Contributions-in-Aid-of-Construction (CIAC) and Accumulated Amortization of CIAC**

In Order No. PSC-15-00029-PAA-WS, the CIAC balances for water and wastewater were fully amortized at \$225,670 and \$230,187, respectively. Staff determined that there have been no additions to CIAC. As such, staff recommends a CIAC and accumulated amortization of CIAC balance of \$225,670 for water and \$230,187 for wastewater.

### **Net Book Value**

The Utility reflected an NBV of \$394,814 for water and \$322,031 for wastewater, as of September 22, 2025. Based on the adjustments above, staff recommends an NBV for the Utility of \$890,239 for water and \$277,327 for wastewater, as of September 22, 2025.

### **Conclusion**

Based on the above, staff recommends that, for transfer purposes, the NBV of the Utility's water system is \$890,239, and the NBV of the wastewater system is \$277,327, as of September 22, 2025. Within 90 days of the date of the final order, the Buyer should be required to notify the Commission in writing that it has adjusted its books in accordance with the Commission's decision. The adjustments should be reflected in the Utility's 2026 Annual Report when filed. The Buyer is not requesting a positive acquisition adjustment as part of this transfer docket, but may petition for a for a positive acquisition adjustment within the three years established in Rule 25-30.0371, F.A.C.

**Issue 3:** What are the appropriate revisions to miscellaneous service charges for UIP Utilities Company, LLC?

**Recommendation:** The appropriate revisions to miscellaneous service charges shown on Table 3-2 should be approved. The tariff should be revised to reflect the removal of initial connection and normal reconnection charges. UIP should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. UIP should be required to charge the approved miscellaneous services charges until authorized to change them by the Commission in a subsequent proceeding. (Chambliss)

**Staff Analysis:** The Utility did not request to revise its existing miscellaneous service charges. Section 367.091, F.S., authorizes the Commission to establish, increase, or change a rate or charge other than monthly rates or service availability charges. The Utility’s miscellaneous service charges consist of initial connection and normal reconnection charges. Rule 25-30.460, F.A.C., does not allow for initial connection and normal reconnection charges. The definitions for initial connection charges and normal reconnection charges were subsumed in the definition of the premises visit charge. Therefore, staff recommends that the initial connection and normal reconnection charges be removed and the definition for the premises visit charge be updated to comply with Rule 25-30.460, F.A.C. Since the dollar amount did not change, the Utility does not need to send a notice to the customers. The existing charges for water and wastewater needing to be revised are shown below in Table 3-1.

**Table 3-1  
 Existing Utility Charges**

	<u>Water Existing</u>		<u>Wastewater Existing</u>	
	<u>Normal Hours</u>	<u>After Hours</u>	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection Charge	\$22.00	N/A	\$22.00	N/A
Normal Reconnection Charge	\$22.00	\$44.00	\$22.00	\$44.00
Premises Visit Charge	\$22.00	\$44.00	\$22.00	\$44.00

**Table 3-2  
 Staff’s Recommended Charges**

	<u>Water Staff Recommended</u>		<u>Wastewater Staff Recommended</u>	
	<u>Normal Hours</u>	<u>After Hours</u>	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection Charge	N/A	N/A	N/A	N/A
Normal Reconnection Charge	N/A	N/A	N/A	N/A
Premises Visit Charge	\$22.00	\$44.00	\$22.00	\$44.00

**Conclusion**

Based on the above, staff recommends the miscellaneous service charges be revised to conform with Rule 25-30.460, F.A.C. The tariff should be revised to reflect the removal of initial connection and normal reconnection charges. UIP should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. UIP should be required to charge the approved miscellaneous services charges until authorized to change them by the Commission in a subsequent proceeding.

**Issue 4:** Should Useppa Island's initial customer deposits be revised?

**Recommendation:** Yes. The appropriate initial customer deposits are \$150 for the residential 5/8 inch x 3/4 inch meter size for water, and \$228 for wastewater. The initial customer deposits for all other residential meter sizes and all general service meter sizes for water and wastewater should be two times the average estimated bill. The approved initial customer deposits should be effective for service rendered on or after the stamped approval date on the tariff pursuant to Rule 25-30.475, F.A.C. UIP should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding. (Chambliss)

**Staff Analysis:** The Utility currently charges initial customer deposits of \$100 for the 5/8 inch x 3/4 inch meter size, and a specific dollar amount for all other residential and general services meter sizes, which are not equal to two times an average monthly bill. Rule 25-30.311, F.A.C., contains criteria for collecting, administering, and refunding customer deposits. Rule 25-30.311(1), F.A.C., requires that each company's tariff shall contain its specific criteria for determining the amount of initial deposits.

Rule 25-30.311(7), F.A.C., authorizes utilities to collect new or additional deposits from existing customers not to exceed an amount equal to the average actual charge for water and/or wastewater service for two billing periods for the 12-month period immediately prior to the date of notice. The two billing periods reflect the lag time between the customer's usage and the Utility's collection of the revenues associated with that usage. Commission practice has been to set initial customer deposits equal to two months bills based on the average consumption for a 12-month period for each class of customers. The Utility provided average consumption of 5,180 gallons for residential water. Based on average residential usage, staff determined the average residential monthly bill is approximately \$75 for water service and \$114 for wastewater service.

Based on the above, the appropriate initial customer deposits are \$150 for the residential 5/8 inch x 3/4 inch meter size for water and \$228 for wastewater. The initial customer deposit for all other residential meter sizes and all general service meter sizes for water and wastewater should be two times the average estimated bill. The approved initial customer deposits should be effective for service rendered on or after the stamped approval date on the tariff pursuant to Rule 25-30.475, F.A.C. UIP should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

**Issue 5:** Should this docket be closed?

**Recommendation:** Yes. If no protest to the proposed agency action is filed by a substantially affected person within 21 days of the date of the issuance of the Order, a Consummating Order should be issued and the docket should be closed administratively upon Commission staff's verification that the revised tariff sheets have been filed, that proof has been provided that appropriate noticing has been done pursuant to Rule 25-30.475, F.A.C., the Buyer has notified the Commission in writing that it has adjusted its books in accordance with the Commission's decision, and that the Buyer has submitted a copy of its application for permit transfer to the DEP. (Bloom)

**Staff Analysis:** If no protest to the proposed agency action is filed by a substantially affected person within 21 days of the date of the issuance of the Order, a Consummating Order should be issued and the docket should be closed administratively upon Commission staff's verification that the revised tariff sheets have been filed, that proof has been provided that appropriate noticing has been done pursuant to Rule 25-30.475, F.A.C., the Buyer has notified the Commission in writing that it has adjusted its books in accordance with the Commission's decision, and that the Buyer has submitted a copy of its application for permit transfer to the DEP.

UIP Utilities Company, LLC  
Water and Wastewater Territory Description

TOWNSHIP 44 SOUTH, RANGE 21 EAST

SECTION 9

THE ENTIRE USEPPA ISLAND GENERALLY DESCRIBED AS BEING APPROXIMATELY THREE (3) MILES WEST OF PINE ISLAND, AND APPROXIMATELY TEN (10) MILES NORTHWEST OF SANIBEL ISLAND, APPROXIMATELY TWO (2) MILES EAST OF CAYO COSTA AND APPROXIMATELY FIVE (5) MILES NORTHWEST OF CAPE CORAL IN PINE ISLAND SOUND.

**FLORIDA PUBLIC SERVICE COMMISSION**  
**Authorizes**  
**UIP Utilities Company, LLC**  
**pursuant to**  
**Certificate Number 354-W**

to provide water service in Lee County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
10900	06/16/1982	810268-WS	Original Certificate
*	*	20250146 -WS	Transfer of Certificate

**\*Order Number and date to be provided at time of issuance.**

**FLORIDA PUBLIC SERVICE COMMISSION**  
**Authorizes**  
**UIP Utilities Company, LLC**  
**pursuant to**  
**Certificate Number 310-S**

to provide wastewater service in Lee County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
10900	06/16/1982	810268-WS	Original Certificate
*	*	20250146 -WS	Transfer of Certificate

**\*Order Number and date to be provided at time of issuance.**

**UIP Utilities Company, LLC**

**Schedule of Water Net Book Value as of September 22, 2025**

<b><u>Description</u></b>	<b><u>Balance Per Utility 09/22/25</u></b>	<b><u>Adjustments</u></b>		<b><u>Balance Per Staff 09/22/25</u></b>
Utility Plant in Service	\$1,082,866	\$570,802	A	\$1,653,668
Land & Land Rights	10,463	0		10,463
Accumulated Depreciation	(698,515)	(75,377)	B	(773,892)
CIAC	(225,670)	0		(225,670)
Amortization of CIAC	<u>225,670</u>	<u>0</u>		<u>225,670</u>
Net Book Value	<u>\$394,814</u>	<u>\$495,425</u>		<u>\$890,239</u>

**UIP Utilities Company, LLC**

**Explanation of Adjustments to Water Net Book Value as of  
September 22, 2025**

<b>Explanation</b>	<b>Amount</b>
A. UPIS To reflect the appropriate balance.	\$570,802
B. Accumulated Depreciation To reflect the appropriate balance.	<u>(75,377)</u>
Total Adjustments to Water Net Book Value as of September 22, 2025	<u>\$495,425</u>

**UIP Utilities Company, LLC**

**Schedule of Wastewater Net Book Value as of September 22, 2025**

<b><u>Description</u></b>	<b><u>Balance Per Utility 09/22/25</u></b>	<b><u>Adjustments</u></b>		<b><u>Balance Per Staff 09/22/25</u></b>
Utility Plant in Service	\$847,716	\$97,312	A	\$945,028
Land & Land Rights	3,487	0		3,487
Accumulated Depreciation	(529,172)	(142,016)	B	(671,188)
CIAC	(230,187)	0		(230,187)
Amortization of CIAC	<u>230,187</u>	<u>0</u>		<u>230,187</u>
Net Book Value	<u>\$322,031</u>	<u>(\$44,704)</u>		<u>\$277,327</u>

**UIP Utilities Company, LLC**

**Explanation of Adjustments to Wastewater Net Book Value as of  
September 22, 2025**

<b>Explanation</b>	<b>Amount</b>
A. UPIS To reflect the appropriate balance.	\$97,312
B. Accumulated Depreciation To reflect the appropriate balance.	<u>(142,016)</u>
Total Adjustments to Wastewater Net Book Value as of September 22, 2025	<u>(\$44,704)</u>

**UIP Utilities Company, LLC**

**Schedule of Staff's Recommended Water Account Balances as of  
September 22, 2025**

<b>Account No.</b>	<b>Description</b>	<b>UPIS</b>	<b>Accumulated Depreciation</b>
304	Structures & Improvements	\$167,782	(\$58,625)
307	Wells and Springs	336,123	(135,449)
309	Supply Mains	2,326	(164)
311	Pumping Equipment	181,917	(85,818)
320	Water Treatment Equipment	281,703	(205,054)
320.2	Water Treatment Equipment - Membranes	12,300	(12,300)
330	Distribution Reservoirs & Standpipes	498,314	(155,102)
331	Transmission & Distribution Mains	102,027	(66,985)
333	Services	3,020	(3,020)
334	Meters & Meter Installations	58,783	(44,378)
339	Miscellaneous Equipment	2,485	(2,485)
340	Office Furniture & Equipment	115	357
341	Transportation Equipment	800	(800)
343	Tolls, Shop & Garage Equipment	1,857	(1,857)
344	Laboratory Equipment	1,360	(1,360)
345	Power Operated Equipment	<u>2,756</u>	<u>(851)</u>
	Total	<u>\$1,653,668</u>	<u>(\$773,892)</u>

**UIP Utilities Company, LLC**

**Schedule of Staff's Recommended Wastewater Account Balances as of  
September 22, 2025**

<b>Account No.</b>	<b>Description</b>	<b>UPIS</b>	<b>Accumulated Depreciation</b>
354	Structure and Improvements	\$351,266	(\$237,921)
355	Power Generation Equipment	47,221	(22,400)
360	Collection Sewers - Force	190,755	(140,385)
361	Collection Sewers - Gravity	377	(298)
363	Service to Customers	2,815	(1,291)
364	Flow Measuring Devices	888	(888)
370	Receiving Wells	145,649	(85,111)
380	Treatment & Disposal Equipment	172,315	(150,128)
389	Other Plant & Misc. Equipment	32,429	(32,032)
390	Office Furniture & Equipment	113	467
391	Transportation Equipment	<u>1,200</u>	<u>(1,200)</u>
	Total	<u>\$945,028</u>	<u>(\$671,188)</u>

**UIP Utilities Company, LLC**

**Existing Monthly Water Rates**

**Residential and General Service**

Base Facility Charge by Meter Size

5/8" X 3/4"	\$38.13
3/4"	\$57.20
1"	\$95.33
1 1/2"	\$190.65
2"	\$305.04
3"	\$610.08
4"	\$953.25
6"	\$1,906.50
8"	\$3,050.40
Charge Per 1,000 gallons	\$7.16

**Miscellaneous Service Charges**

Violation Reconnection Charge	\$22.00
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**Service Availability Charges**

Customer Connection (Tap-in) Charge

5/8" x 3/4"	\$115.00
1"	\$115.00
1 1/2"	\$120.00
2"	\$120.00
Over 2"	Actual Cost

Inspection Charge

Actual Cost

Plant Review Charge

Actual Cost

Meter Installation Charge

5/8" x 3/4"	\$105.00
1"	\$105.00
1 1/2"	\$230.00
2"	\$350.00
Over 2"	Actual Cost

**UIP Utilities Company, LLC**

**Existing Monthly Wastewater Rates**

**General Service**

Base Facility Charge by Meter Size

5/8" X 3/4"	\$52.68
3/4"	\$79.02
1"	\$131.70
1 1/2"	\$263.40
2"	\$421.44
3"	\$842.88
4"	\$1,317.00
6"	\$2,634.00
8"	\$4,214.40

Charge Per 1,000 gallons \$14.28

**Residential Service**

Base Facility Charge by Meter Size

All Meter Sizes \$52.68

Charge per 1,000 gallons \$11.90  
6,000 gallon cap