

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

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**ANNUAL REPORT**

WS814-19-AR  
Brian Altman  
Hidden Cove, Ltd.  
P. O. Box 330  
Lakeland, FL 33802

Submitted To The

**STATE OF FLORIDA**

2020 MAY -1 AM 7:33

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2019**

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

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

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

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# FINANCIAL SECTION

**REPORT OF**

Hidden Cove, Ltd.

(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1982

Fax Number (863) 647-3992 E-mail Address baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. CS2102

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: 500 S. Florida Avenue, Suite 700  
Lakeland, Florida

Name of subdivisions where services are provided: Hidden Cove Mobile Home Park

**CONTACTS:**

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Ave. Lakeland, FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Accountant</u>	<u>500 S. Fl. Ave, Ste 700 Lakeland, FL 33801</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Avenue Lakeland FL 33801</u>	\$ <u>0</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	Principle Business Address	Salary Charged Utility
<u>T &amp; A Family Partnership</u>	<u>49</u>	<u>500 S. FL. Ave, Lakeland</u>	\$ <u>0</u>
<u>John Maxwell</u>	<u>10</u>	<u>500 S. FL Ave, Lakeland</u>	\$ <u>0</u>
<u>813 North LLC</u>	<u>39</u>	<u>500 S. FL Ave, Lakeland</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
<b>Gross Revenue:</b>					
Residential_____		\$ 17,457	26,858	\$ _____	\$ 44,315
Commercial_____		<u>1,377</u>	<u>559</u>	_____	<u>1,936</u>
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
<b>Total Gross Revenue_____</b>		<b>\$ 18,834</b>	<b>\$ 27,417</b>	<b>\$ _____</b>	<b>\$ 46,251</b>
<b>Operation Expense (Must tie to pages W-3 and S-3)</b>	W-3 S-3	<b>\$ 33,410</b>	<b>24,571</b>	<b>\$ _____</b>	<b>\$ 57,981</b>
Depreciation Expense_____	F-5	<u>1,532</u>	<u>2,027</u>	_____	<u>3,559</u>
CIAC Amortization Expense_____	F-8	_____	_____	_____	<u>0</u>
Taxes Other Than Income_____	F-7	<u>1,272</u>	<u>3,459</u>	_____	<u>4,731</u>
Income Taxes_____	F-7	_____	_____	_____	<u>0</u>
<b>Total Operating Expense</b>		<b>\$ 36,214</b>	<b>30,057</b>	<b>\$ _____</b>	<b>\$ 66,271</b>
<b>Net Operating Income (Loss)</b>		<b>\$ (17,380)</b>	<b>\$ (2,640)</b>	<b>\$ _____</b>	<b>\$ (20,020)</b>
<b>Other Income:</b>					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 562,068
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Other Deductions:</b>					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 647,958
Interest Expense_____		_____	_____	_____	<u>128,807</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<b>Net Income (Loss)</b>		<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ (234,717)</b>

UTILITY NAME: Hidden Cove, Ltd.

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 2019</b>
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 175,958	\$ 173,453
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	157,098	154,124
<b>Net Utility Plant</b> -----		<b>\$ 18,860</b>	<b>\$ 19,329</b>
Cash -----		138,337	40,161
Customer Accounts Receivable (141) -----		0	-
Other Assets (Specify): Misc Deferred debits -----		9,063	9,063
Non-utility Prop. Net (121,122) -----		881	3,483
Accounts Receivable Assoc. Cos (145) -----		5,854,894	4,372,060
Notes Receivable Assoc. Cos (146) -----		62,038	62,038
Misc. Current & Accrued Assets (174) -----		28,888	48,038
<b>Total Assets</b> -----		<b>\$ 6,112,961</b>	<b>\$ 4,554,172</b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	1,067,004	1,301,721
<b>Total Capital</b> -----		<b>\$ 1,067,004</b>	<b>\$ 1,301,721</b>
Long Term Debt (224) -----	F-6	\$ 5,039,000	\$ 3,244,710
Accounts Payable (231) -----		1,118	1,651
Notes Payable (232) -----		752	1,029
Customer Deposits (235) -----		0	
Accrued Taxes (236) -----		4,731	4,754
Other Liabilities (Specify) Prepaid Utility Income -----		356	307
Misc. Current & Accrued Liabilities (241) -----			0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
<b>Total Liabilities and Capital</b> -----		<b>\$ 6,112,961</b>	<b>\$ 4,554,172</b>

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 55,481	\$ 120,477	\$ _____	\$ 175,958
-----				
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 55,481	\$ 120,477	\$ _____	\$ 175,958

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 45,356	\$ 108,768	\$ _____	\$ 154,124
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ 1,532	\$ 2,027	\$ _____	\$ 3,559
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchise _____	_____	_____	_____	_____
Total Credits _____	\$ 1,532	\$ 2,027	\$ _____	\$ 3,559
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ 585	\$ _____	\$ _____	\$ 585
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 585	\$ _____	\$ _____	\$ 585
Balance End of Year _____	\$ 46,303	\$ 110,795	\$ _____	\$ 157,098



UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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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 _____	\$ N/A	\$ N/A
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 1,301,721
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	(234,717) _____ _____
Balance end of year _____	\$ _____	\$ 1,067,004

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Walker Dunlop _____	3.9	120	\$ 5,039,000
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ 5,039,000



UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 0	\$ 0	\$ 0
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	0	0	0
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	_____	_____	_____
6) Less Accumulated Amortization_____	_____	_____	_____
7) Net CIAC_____	\$ 0	\$ 0	\$ 0

**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_____	\$ 0	\$ 0	\$ 0
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 0	\$ 0	\$ 0

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

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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**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>



**WATER  
OPERATING  
SECTION**

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT	
DECEMBER 31,	2019

**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_____	320	_____	_____	320
304	Structures and Improvements_____	371	_____	_____	371
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	3,434	_____	_____	3,434
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	1,145	_____	_____	1,145
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	4,527	_____	_____	4,527
320	Water Treatment Equipment_____	1,832	529	585	1,776
330	Distribution Reservoirs and Standpipes_____	4,579	_____	_____	4,579
331	Transmission and Distribution Lines_____	9,679	_____	_____	9,679
333	Services_____	11,448	_____	_____	11,448
334	Meters and Meter Installations_____	15,312	1,368	_____	16,680
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	218	_____	_____	218
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	607	_____	_____	607
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	697	_____	_____	697
	Total Water Plant_____	\$ 54,169	\$ _____	\$ _____	\$ 55,481

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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**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_____	320	_____	_____	320
304	Structures and Improvements_____	371	_____	_____	371
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	3,434	_____	_____	3,434
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	1,145	_____	_____	1,145
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	4,527	_____	_____	4,527
320	Water Treatment Equipment_____	1,832	529	585	1,776
330	Distribution Reservoirs and Standpipes_____	4,579	_____	_____	4,579
331	Transmission and Distribution Lines_____	9,679	_____	_____	9,679
333	Services_____	11,448	_____	_____	11,448
334	Meters and Meter Installations_____	15,312	1,368	_____	16,680
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	218	_____	_____	218
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	607	_____	_____	607
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	697	_____	_____	697
	Total Water Plant_____	\$ 54,169	\$ 1,897	\$ 585	\$ 55,481



UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2019

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	28	0 %	3.57 %	\$ 371	\$	0	\$ 371
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	3,434		0	3,434
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains	32	0 %	3.13 %	1,145		0	1,145
310	Power Generating Equipment	17	0 %	5.88 %	0		0	0
311	Pumping Equipment	17	0 %	5.88 %	3,039		165	3,204
320	Water Treatment Equipment	17	0 %	5.88 %	1,832	585	31	1,278
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,579		0	4,579
331	Trans. & Dist. Mains	38	0 %	2.63 %	9,170		255	9,425
333	Services	35	0 %	2.86 %	11,448		0	11,448
334	Meter & Meter Installations	17	%	5.88 %	9,905		980	10,885
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	16.7 %	182		36	218
341	Transportation Equipment	6	%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	5.00 %	181		30	211
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	5.00 %	70		35	105
	Totals				\$ 45,356	\$ 585	\$ 1,532	\$ 46,303 *

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

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 10,344
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
604	Employee Pensions and Benefits	_____
610	Purchased Water	_____
615	Purchased Power	2,978
616	Fuel for Power Production	_____
618	Chemicals	513
620	Materials and Supplies	5,003
630	Contractual Services:	_____
	Billing	90
	Professional	_____
	Testing	810
	Other	10,617
640	Rents	_____
650	Transportation Expense	1,306
655	Insurance Expense	656
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
670	Bad Debt Expense	187
675	Miscellaneous Expenses	905
	<b>Total Water Operation And Maintenance Expense</b>	<b>\$ 33,409 *</b>

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

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
5/8"	D	1.0	122.0	122.0	122.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	1.0	1.0	1.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1.0	1.0	5.0
2"	D,C,T	8.0	1.0	1.0	8.0
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
			<b>Total</b>	<b>125.0</b>	<b>125.0</b>
				<b>125.0</b>	<b>136.0</b>

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**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_____	_____	290	8	282	259
February_____	_____	290	97	193	277
March_____	_____	258	8	250	276
April_____	_____	430	7	423	314
May_____	_____	297	97	200	260
June_____	_____	278	6	272	198
July_____	_____	278	8	270	242
August_____	_____	272	9	263	240
September_____	_____	266	0	266	192
October_____	_____	278	39	239	221
November_____	_____	271	8	263	220
December_____	_____	272	6	266	206
Total for Year_____	_____	3,480	293	3,187	2,905

If water is purchased for resale, indicate the following:

Vendor \_\_\_\_\_ N/A

Point of delivery \_\_\_\_\_

If water is sold to other water utilities for redistribution, list names of such utilities below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC_____	4"	1,600	_____	_____	1,600
PVC_____	2"	2,300	_____	_____	2,300
PVC_____	1"	400	_____	_____	400
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1982	_____	_____	_____
Types of Well Construction and Casing _____	Steel 70' Casing	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	430'	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	380	_____	_____	_____
Motor - HP _____	7.5	_____	_____	_____
Motor Type * _____	Turbine	_____	_____	_____
Yields of Wells in GPD _____	300	_____	_____	_____
Auxiliary Power _____	ARCO-ST-5	_____	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	2,500	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<b>Pumps</b>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	37,500	_____	_____
Type of Source_____	Ground	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	Primary	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	432,000	_____	_____
High service pumping Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment Unit Rating_____	_____	_____	_____
Filtration Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	ARCO-ST-5	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2019

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**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. \_\_\_\_\_ 136
2. Maximum number of ERC's \* which can be served. \_\_\_\_\_ 136
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 136
4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 136
5. Estimated annual increase in ERCs \*. \_\_\_\_\_ None
6. Is the utility required to have fire flow capacity? \_\_\_\_\_ No  
If so, how much capacity is required? \_\_\_\_\_
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_
10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? No
11. Department of Environmental Protection ID # \_\_\_\_\_ 6534736
12. Water Management District Consumptive Use Permit # 20006893.003
  - 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) 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: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

**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_____	1,680			1,680
354	Structures and Improvements_____	343			343
355	Power Generation Equipment_____	160			160
360	Collection Sewers - Force_____	0			
361	Collection Sewers - Gravity_____	60,984			60,984
362	Special Collecting Structures_____				
363	Services to Customers_____	0			0
364	Flow Measuring Devices_____	1,145			1,145
365	Flow Measuring Installations_____				
370	Receiving Wells_____				
371	Pumping Equipment_____	10,237	1,193		11,430
380	Treatment and Disposal Equipment_____	43,040			43,040
381	Plant Sewers_____				
382	Outfall Sewer Lines_____				
389	Other Plant and Miscellaneous Equipment_____				
390	Office Furniture and Equipment_____	218			218
391	Transportation Equipment_____				
392	Stores Equipment_____				
393	Tools, Shop and Garage Equipment_____				
394	Laboratory Equipment_____				
395	Power Operated Equipment_____	609			609
396	Communication Equipment_____				
397	Miscellaneous Equipment_____				
398	Other Tangible Plant_____	868			868
	Total Wastewater Plant_____	\$ 119,284	\$ 1,193	\$ _____	\$ 120,477 *

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



UTILITY NAME:

Hidden Cove, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2019

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	0 %	3.7 %	343		0	343
355	Power Generation Equipment		%	5.88 %	19		10	29
360	Collection Sewers - Force	27	0 %	3.7 %				
361	Collection Sewers - Gravity	40	0 %	2.5 %	56,411		1,525	57,936
362	Special Collecting Structures		%	%	0			
363	Services to Customers	35	0 %	2.86 %	0			
364	Flow Measuring Devices	5	0 %	20.0 %	1,145		0	1,145
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment	18	0 %	5.56 %	8,790		218	9,008
380	Treatment and Disposal Equipment	18	0 %	5.56 %	41,652		165	41,817
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Equipment	6	0 %	16.7 %	181		36	217
392	Transportation Equipment		%	%				
393	Stores Equipment		%	%				
	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment	20	%	5.00 %	226		74	300
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 108,767	\$	\$ 2,028	\$ 110,795 *

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

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 8,159
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	5,468
715	Purchased Power _____	1,699
716	Fuel for Power Production _____	_____
718	Chemicals _____	5,038
720	Materials and Supplies _____	968
730	Contractual Services:	
	Billing _____	26
	Professional _____	0
	Testing _____	441
	Other _____	895
740	Rents _____	_____
750	Transportation Expense _____	926
755	Insurance Expense _____	554
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	79
775	Miscellaneous Expenses _____	318
	Total Wastewater Operation And Maintenance Expense _____	\$ 24,571 *

\* 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)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
<b>Residential Service</b>					
All meter sizes	D	1.0	122.0	122.0	122.0
<b>General Service</b>					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1.0	1.0	5.0
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
<b>** D = Displacement C = Compound T = Turbine</b>			<b>Total</b>	<b>123.0</b>	<b>123.0</b>
			<b>123.0</b>	<b>123.0</b>	<b>127.0</b>

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

**PUMPING EQUIPMENT**

Lift Station Number _____	1	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	1982	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	5' x 10' 4"	_____	_____	_____	_____	_____
Power:						
Electric _____	Electric	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2-1 HP	_____	_____	_____	_____	_____
_____	230 v	_____	_____	_____	_____	_____
_____	1 Phase	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	123	_____	_____	_____	_____	_____
Beginning of year _____	123	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	123	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____	8"	6"	_____	_____	3"	_____	_____	_____
Type of main _____	PVC	PVC	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	3,308	250	_____	_____	850	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	3,308	250	_____	_____	850	_____	_____	_____

**MANHOLES**

Size (inches) _____	48"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	12	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	12	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

YEAR OF REPORT DECEMBER 31, 2019
-------------------------------------

**TREATMENT PLANT**

Manufacturer _____	Unknown _____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	Concrete _____	_____	_____
Total Permitted Capacity _____	.02 MGD _____	_____	_____
Average Daily Flow _____	11,759 _____	_____	_____
Method of Effluent Disposal _____	_____	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	4,292,000 _____	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	N/A _____	_____	_____	_____	_____	_____
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 _____	483	_____	483
February _____	384	_____	384
March _____	435	_____	435
April _____	428	_____	428
May _____	344	_____	344
June _____	249	_____	249
July _____	314	_____	314
August _____	201	_____	201
September _____	364	_____	364
October _____	359	_____	359
November _____	356	_____	356
December _____	375	_____	375
Total for year _____	4,292	_____	4,292

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

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2019

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

### 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. \_\_\_\_\_ 127
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 127
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_ 127
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ 127
5. Estimated annual increase in ERCs\*. \_\_\_\_\_ None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
No current plans to expand or improve the 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? \_\_\_ The utility does not engage in reuse nor has a feasibility study been done.  
If so, when? \_\_\_\_\_
9. Has the utility been required by the DEP or water management district to implement reuse? \_\_\_ No  
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? \_\_\_\_\_ February 2015
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? \_\_\_\_\_ No
12. Department of Environmental Protection ID # \_\_\_\_\_ FLA013107

\* 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: Hidden Cove, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2019

# CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, 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.

## Items Certified

1.  2.  3.  4.

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

1.  2.  3.  4.

(signature of chief financial officer of the utility) \*

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

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





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

**Company: Hidden Cove, Ltd.**

**For the Year Ended December 31, 2019**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 17,457	\$ 17,457	\$ -
Commercial	\$ 1,377	\$ -	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	<b>\$ 18,834</b>	<b>\$ 18,834</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 18,834</b>	<b>\$ 18,834</b>	<b>\$ -</b>

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).



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

**Company: Hidden Cove, Ltd.**

**For the Year Ended December 31, 2019**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 26,858	\$ 26,858	\$ -
Commercial	559	559	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Wastewater Operating Revenue</b>	<b>\$ 27,417</b>	<b>\$ 27,417</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	_____
<b>Net Wastewater Operating Revenues</b>	<b>\$ 27,417</b>	<b>\$ 27,417</b>	<b>\$ -</b>

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

