

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

***ANNUAL REPORT***

OF

**Tarawood Utilities LLC**  
Exact Legal Name of Respondent

Certificate Number(s)

*Submitted To The*

Received by  
The Florida Public Service Commission

FEB 09 2026

Division of  
Accounting and Finance

***Florida Public Service Commission***

FOR THE

**YEAR ENDED DECEMBER 31, 2025**

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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# FINANCIAL SECTION



INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue					
Residential_____		\$ 71,480	\$ 68,001	\$ _____	\$ 139,481
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		4,250	6,820	_____	11,070
Other (Specify)_ Late Fees		65	65	_____	130
Total Gross Revenue___		\$ 75,795	\$ 74,886	\$ _____	\$ 150,681
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 65,562	\$ 71,068	\$ _____	\$ 136,630
Depreciation Expense_____	F-5	14,823	14,915	_____	29,738
CIAC Amortization Expense__	F-8	(6,602)	(8,887)	_____	(15,489)
Taxes Other Than Income___	F-7	7,190	7,967	_____	15,157
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 80,973	85,063	_____	\$ 166,036
Net Operating Income (Loss)		\$ (5,178)	\$ (10,177)	\$ _____	\$ (15,355)
Other Income:					
Nonutility Income_____		\$ 0	\$ 0	\$ _____	\$ _____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ 1,136	\$ 1,136	\$ _____	\$ 2,271
Interest Expense Bank Loan		5,244	5,244	_____	10,488
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ (11,558)	\$ (16,557)	\$ _____	\$ (28,114)

UTILITY NAME: Tarawood Utilities, LLC

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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	\$ <u>1,264,945</u>	\$ <u>1,222,428</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>1,019,823</u>	<u>990,086</u>
Net Utility Plant_____		\$ <u>245,121</u>	\$ <u>232,342</u>
Cash_____		<u>10,325</u>	<u>16,417</u>
Customer Accounts Receivable (141)_____		<u>311</u>	<u>311</u>
Other Assets (Specify):_____		<u>253</u>	<u>253</u>
Loan Closing Costs_____		<u>253</u>	<u>253</u>
<b>Total Assets</b> _____		<b>\$ <u>256,010</u></b>	<b>\$ <u>249,323</u></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	<u>(120,790)</u>	<u>(92,676)</u>
<b>Total Capital</b> _____		<b>\$ <u>(120,790)</u></b>	<b>\$ <u>(92,676)</u></b>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		<u>-</u>	<u>-</u>
Notes Payable (232)_____		<u>214,032</u>	<u>224,033</u>
Customer Deposits (235)_____		_____	_____
Accrued Taxes (236)_____		<u>-</u>	<u>-</u>
Other Liabilities (Specify)		_____	_____
Due to Owner_____		<u>64,192</u>	<u>6,681</u>
Advances for Construction_____		_____	_____
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>98,576</u>	<u>111,285</u>
<b>Total Liabilities and Capital</b> _____		<b>\$ <u>256,010</u></b>	<b>\$ <u>249,323</u></b>

UTILITY NAME Tarawood Utilities, LLC

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**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 522,746	\$ 742,199	\$ _____	\$ 1,264,945
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>522,746</u>	\$ <u>742,199</u>	\$ _____	\$ <u>1,264,945</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 406,971	\$ 583,115	\$ _____	\$ 990,085
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ 14,823	\$ 14,915	\$ _____	\$ 29,738
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ _____	_____	_____	_____	_____
Total Credits _____	\$ 421,794	\$ 598,030	\$ _____	\$ 1,019,823
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____ _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>421,794</u>	\$ <u>598,030</u>	\$ _____	\$ <u>1,019,823</u>

UTILITY NAME: Tarawood Utilities, LLC

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CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
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 _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (92,676)	\$ _____
Changes during the year (Specify): Retained Earnings _____	(28,114)	_____
Capital Contributions(Distributions) _____	_____	-
Balance end of year _____	\$ #####	\$ -

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Capital City Bank Loan _____	_____	_____	\$ 214,032
_____	_____	_____	_____
Total _____			\$ 214,032



UTILITY NAME: Tarwood Utilities, LLC

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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 276,606	\$ 382,053	\$ 658,659
2) Add credits during year_____	\$ 1,435	\$ 1,345	\$ 2,780
3) Total_____	278,041	383,398	661,439
4) Deduct charges during the year_____	-	-	-
5) Balance end of year_____	278,041	383,398	661,439
6) Less Accumulated Amortization_____	234,371	328,492	562,863
7) Net CIAC_____	\$ 43,670	\$ 54,906	\$ 98,576

**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	
New Homes	1	\$ 2,780	\$ 1,435
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ 1,435

**ACCUMULATED AMORTIZATION OF CIAC (272)**

See Note Below	Water	Wastewater	Total
Balance First of Year_____	\$ 227,769	\$ 319,605	\$ 547,374
Add Credits During Year:_____	6,802	8,887	15,489
Deduct Debits During Year:_____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ 234,371	\$ 328,492	\$ 562,863

Note: Amortization has been updated from amounts shown in 2009 rate case filing.

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

UTILITY NAME: Tarawood Utilities, LLC

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

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

**APPROVED AFUDC RATE**

Current Commission approved AFUDC rate: _____ %
Commission Order Number approving AFUDC rate: _____



**WATER  
OPERATING  
SECTION**

UTILITY NAME: Tarawood Utilities, LLC

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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_____	\$ 10,375	\$ _____	\$ _____	\$ 10,375
302	Franchises_____	-	_____	_____	_____
303	Land and Land Rights_____	3,750	_____	_____	3,750
304	Structures and Improvements_____	85,937	-	_____	85,937
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	32,338	-	_____	32,338
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	-	_____	_____	-
310	Power Generation Equipment_____	-	_____	_____	-
311	Pumping Equipment_____	34,997	-	_____	34,997
320	Water Treatment Equipment_____	-	-	_____	-
330	Distribution Reservoirs and Standpipes_____	29,658	-	_____	29,658
331	Transmission and Distribution Lines_____	250,906	_____	_____	250,906
333	Services_____	20,358	-	_____	20,358
334	Meters and Meter Installations_____	18,221	-	_____	18,221
335	Hydrants_____	4,449	_____	_____	4,449
336	Backflow Prevention Devices_____	297	_____	_____	297
339	Other Plant and Miscellaneous Equipment_____	10,201	_____	_____	10,201
340	Office Furniture and Equipment_____	-	_____	_____	-
341	Transportation Equipment_____	-	_____	_____	-
342	Stores Equipment_____	-	_____	_____	-
343	Tools, Shop and Garage Equipment_____	-	_____	_____	-
344	Laboratory Equipment_____	-	_____	_____	-
345	Power Operated Equipment_____	-	21,259	_____	21,259
346	Communication Equipment_____	-	_____	_____	-
347	Miscellaneous Equipment_____	-	_____	_____	-
348	Other Tangible Plant_____	-	_____	_____	-
	<b>Total Water Plant_____</b>	<b>\$ 501,487</b>	<b>\$ 21,259</b>	<b>\$ -</b>	<b>\$ 522,746</b>

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	27	%	3.70%	\$ 42,241	\$	\$ 3183	\$ 45,424
305	Collecting and Impounding Reservoirs		%		-			
306	Lake, River and Other Intakes		%		-			
307	Wells and Springs	35	%	2.86%	31,279		924	32,203
308	Infiltration Galleries & Tunnels		%		-			
309	Supply Mains	32	%	3.13%	-		-	-
310	Power Generating Equipment	17	%	5.88%	-		-	-
311	Pumping Equipment	15	%	6.67%	34,997		-	34,997
320	Water Treatment Equipment	17	%	5.88%	-		-	-
330	Distribution Reservoirs & Standpipes	30	%	3.33%	29,658		-	29,658
331	Trans. & Dist. Mains	38	%	2.63%	224,480		6,603	231,083
333	Services	15	%	6.67%	19,447		1,357	20,805
334	Meter & Meter Installations	17	%	5.88%	13,660		1,072	14,732
335	Hydrants	40	%	2.50%	3,777		111	3,889
336	Backflow Prevention Devices	10	%	10.00%	297		-	297
339	Other Plant and Miscellaneous Equipment	20	%	5.00%	7,134		510	7,644
340	Office Furniture and Equipment		%		-			-
341	Transportation Equipment		%		-			-
342	Stores Equipment		%		-			-
343	Tools, Shop and Garage Equipment		%		-			-
344	Laboratory Equipment		%		-			-
345	Power Operated Equipment	10	%	10.00%	-		1063	1,063
346	Communication Equipment		%		-			-
347	Miscellaneous Equipment		%		-			-
348	Other Tangible Plant		%		-			-
	Totals				\$ 406,971	\$ -	\$ 14,823	\$ 421,794 *

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

UTILITY NAME: Tarawood Utilities, LLC

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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Actual Amount
601	Salaries and Wages - Employees	\$ 20,400
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	3,065
610	Purchased Water	
615	Purchased Power	1,240
616	Fuel for Power Production	
618	Chemicals	286
620	Materials and Supplies	
630	Contractual Services:	
	Billing	
	Professional (Contract Ops and Accounting)	3,535
	Testing	1,585
	Other	
640	Rents	3,600
650	Transportation Expense	2,064
655	Insurance Expense	4,701
665	Regulatory Commission Expenses (Incl Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses (includes Bank Service Fees	25,086
	<b>Total Water Operation And Maintenance Expense</b>	<b>\$ 65,562 *</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	90	91	91
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	1	1
3/4"	D	1.5			
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
<b>Total</b>			<b>77</b>	<b>87</b>	<b>94.5</b>

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

UTILITY NAME: Terawood Utilities, LLC

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**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
			See Note 1		See Note 2
January		336,800	78,400	258,400	168,124
February		333,760	78,400	255,360	153,610
March		271,350	78,400	192,950	148,611
April		256,600	78,400	178,200	449,876
May		358,150	78,400	279,750	428,847
June		373,875	78,400	295,475	420,740
July		322,745	78,400	244,345	397,490
August		420,000	78,400	341,600	182,361
September		424,951	78,400	346,551	178,607
October		386,900	78,400	308,500	150,117
November		380,400	78,400	302,000	172,360
December		335,850	78,400	257,450	146,625
<b>Total for Year</b>		<b>4,201,381</b>	<b>940,800</b>	<b>3,260,581</b>	<b>2,997,368</b>

Note 1: Usage associated with sewer plant process(2880GPD) & hydrant flushing(5000GP Month) measured.  
 If water is purchased for resale, indicate the following:  
 Vendor \_\_\_\_\_  
 Point of delivery \_\_\_\_\_

If water is sold to other water utilities for redistribution, list names of such utilities below:  
 Note 2: Includes additional bulk water sales in April, May, June, July, August, and September.  
 \_\_\_\_\_  
 \_\_\_\_\_

**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	3,620	None	None	3,620
PVC	6	4,030	None	None	4,030

UTILITY NAME: \_\_\_\_\_ Tarawood Utilities, LLC

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**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1988	1988	_____	_____
Types of Well Construction and Casing _____	Steel	Steel	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	220	230	_____	_____
Diameters of Wells _____	8	8	_____	_____
Pump - GPM _____	438	442	_____	_____
Motor - HP _____	30	30	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	630720	636480	_____	_____
Auxiliary Power _____	None	None	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank _____	5,000	_____	_____	_____
Ground or Elevated _____	Hydro	_____	_____	_____

**HIGH SERVICE PUMPING**

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

UTILITY NAME: \_\_\_\_\_ Tarawood Utilities, LLC

YEAR OF REPORT DECEMBER 31 ###
-----------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day _____	192,000	_____	_____
Type of Source _____	Groundwater	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _____	Well/Tank System	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	192000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	Liquid	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

**GENERAL WATER SYSTEM INFORMATION**

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

- 1. Present ERC's \* the system can efficiently serve. 549
- 2. Maximum number of ERC's \* which can be served. 549
- 3. Present system connection capacity (in ERCs \*) using existing lines. 549
- 4. Future connection capacity (in ERCs \*) upon service area buildout. 549
- 5. Estimated annual increase in ERCs \*. 10
- 6. Is the utility required to have fire flow capacity? Yes  
 If so, how much capacity is required? 500 GPM
- 7. Attach a description of the fire fighting facilities. Five Fire Hydrants
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of t N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 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? \_\_\_\_\_
- 11. Department of Environmental Protection ID # PWS No.6095036
- 12. Water Management District Consumptive Use Permit # 20009097.002
  - a. Is the system in compliance with the requirements of the CUP? Yes
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
 (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
 (b) If no historical flow data are available use:  
 ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER  
OPERATING  
SECTION**

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT DECEMBER 31, 2025
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**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 10,378	\$ _____	\$ _____	\$ 10,378
352	Franchises_____	-	_____	_____	_____
353	Land and Land Rights_____	48,225	_____	_____	48,225
354	Structures and Improvements_____	22,950	_____	_____	22,950
355	Power Generation Equipment_____	-	_____	_____	-
360	Collection Sewers - Force_____	741	_____	_____	741
361	Collection Sewers - Gravity_____	354,412	_____	_____	354,412
362	Special Collecting Structures-Manholes_____	-	_____	_____	-
363	Services to Customers_____	58,723	_____	_____	58,723
364	Flow Measuring Devices_____	-	_____	_____	-
365	Flow Measuring Installations_____	-	_____	_____	-
370	Receiving Wells_____	26,692	_____	_____	26,692
371	Pumping Equipment_____	24,761	-	_____	24,761
380	Treatment and Disposal Equipment_____	135,921	_____	_____	135,921
381	Plant Sewers_____	-	_____	_____	-
382	Outfall Sewer Lines_____	20,464	_____	_____	20,464
389	Other Plant and Miscellaneous Equipment_____	11,786	_____	_____	11,786
390	Office Furniture and Equipment_____	-	_____	_____	-
391	Transportation Equipment_____	-	_____	_____	-
392	Stores Equipment_____	-	_____	_____	-
393	Tools, Shop and Garage Equipment_____	-	_____	_____	-
394	Laboratory Equipment_____	-	_____	_____	-
395	Power Operated Equipment_____	-	21,259	_____	21,259
396	Communication Equipment_____	-	_____	_____	-
397	Miscellaneous Equipment_____	-	_____	_____	-
398	Other Tangible Plant_____	5,888	_____	_____	5,888
	<b>Total Wastewater Plant_____</b>	<b>\$ 720,941</b>	<b>\$ 21,259</b>	<b>\$ 0</b>	<b>\$ 742,199 *</b>

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

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Actual Amount
701	Salaries and Wages - Employees _____	\$ 20,400
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
704	Employee Pensions and Benefits _____	3,065
710	Purchased Wastewater Treatment _____	
711	Sludge Removal Expense _____	3,600
715	Purchased Power _____	2,453
716	Fuel for Power Production _____	
718	Chemicals _____	496
720	Materials and Supplies _____	
730	Contractual Services:	
	Billing _____	-
	Professional (Contract Ops & Annual Report/Legal) _____	9,030
	Testing _____	2,045
	Other (Repair and Maintenance) _____	
740	Rents _____	5,600
750	Transportation Expense _____	2,030
755	Insurance Expense _____	4,285
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses (includes Bank Service Fees) _____	18,064
	<b>Total Wastewater Operation And Maintenance Expense _____</b>	<b>\$ 71,068 *</b>

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

**WASTEWATER 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>					
All meter sizes	D	1.0	90	91	91
<b>General Service</b>					
5/8"	D	1.0	1	1	1
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)	_____	_____			
<b>Total</b>			<b>91</b>	<b>92</b>	<b>92</b>

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

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Revised 3-6-2026

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	%	3.70%	\$ 12,325	\$	\$ 850	\$ 13,175
355	Power Generation Equipment		%		-			
360	Collection Sewers - Force	27	%	3.70%	925		27	952
361	Collection Sewers - Gravity	40	%	2.50%	301,245		8,860	310,105
362	Special Collecting Structures	27	%	3.70%	-		-	-
363	Services to Customers	35	%	2.86%	57,049		1,678	58,727
364	Flow Measuring Devices		%		-			
365	Flow Measuring Installations		%		-			
370	Receiving Wells	25		4.00%	26,962		-	26,962
371	Pumping Equipment	15	%	6.67%	13,439		1,651	15,090
380	Treatment and Disposal				-			
	Equipment	32	%	3.13%	135,921		-	135,921
381	Plant Sewers		%		-			
382	Outfall Sewer Lines	30	%	3.33%	20,464		-	20,464
389	Other Plant and Miscellaneous				-			
	Equipment	15		6.67%	8,897		786	9,683
390	Office Furniture and				-			
	Equipment		%		-			
391	Transportation Equipment		%		-			
392	Stores Equipment		%		-			
393	Tools, Shop and Garage				-			
	Equipment		%		-			
394	Laboratory Equipment		%		-			
395	Power Operated Equipment	10	%	10.00%	-		1,063	1,063
396	Communication Equipment		%		-			
397	Miscellaneous Equipment		%		-			
398	Other Tangible Plant	15	%	6.67%	5,888		-	5,888
	Totals				\$ 583,115	\$ -	\$ 14,915	\$ 598,029 *

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

UTILITY NAME: Tarawood Utilities, LLC

YEAR OF REPORT  
DECEMBER 31, 2025

**PUMPING EQUIPMENT**

Lift Station Number _____	<u>Master</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>Barnes</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	<u>1990</u>	_____	_____	_____	_____	_____
Rated capacity _____	<u>260-290 GPM</u>	_____	_____	_____	_____	_____
Size _____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	<u>230V</u>	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	<u>25</u>	_____	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>67</u>	_____	_____	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____	_____	_____
End of year _____	<u>67</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	<u>180</u>	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____	_____	<u>8"</u>	_____	_____	_____	<u>4"</u>	_____	_____
Type of main _____	_____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____
Length of main (nearest foot) _____	_____	<u>8380</u>	_____	_____	_____	<u>90</u>	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	<u>8380</u>	_____	_____	_____	<u>90</u>	_____	_____

8380 **MANHOLES**

Size (inches) _____	<u>4Ft</u>	_____	_____	_____
Type of Manhole _____	<u>Precast</u>	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	<u>30</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>30</u>	_____	_____	_____

UTILITY NAME:

Tarawood Utilities, LLC

<b>YEAR OF REPORT</b> <b>DECEMBER 31, 2025</b>
---

**TREATMENT PLANT**

Manufacturer_____	Maroff_____	_____	_____
Type_____	Extended Aeration_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	20,000 GPD_____	_____	_____
Average Daily Flow_____	5,861_____	_____	_____
Method of Effluent Disposal_____	Perc Ponds_____	_____	_____
Permitted Capacity of Disposal_____	20,000 GPD_____	_____	_____
Total Gallons of Wastewater treated_____	2,139,100_____	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor: Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	200,800_____	_____	All_____
February_____	187,200_____	_____	All_____
March_____	214,600_____	_____	All_____
April_____	177,000_____	_____	All_____
May_____	185,700_____	_____	All_____
June_____	159,900_____	_____	All_____
July_____	166,500_____	_____	All_____
August_____	160,200_____	_____	All_____
September_____	163,000_____	_____	All_____
October_____	171,600_____	_____	All_____
November_____	177,600_____	_____	All_____
December_____	175,000_____	_____	All_____
Total for year_____	2,139,100_____	_____	_____

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

**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.                           | 91       |
| 2. Maximum number of ERCs* which can be served.                        | 100      |
| 3. Present system connection capacity (in ERCs*) using existing lines. | 100      |
| 4. Future connection capacity (in ERCs*) upon service area buildout.   | 239 Lots |
| 5. Estimated annual increase in ERCs*.                                 | 10       |

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system NONE AT THE PRESET TIME

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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? No

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?

11. If the present system does not meet the requirements of DEP rules, submit the following:

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? \_\_\_\_\_
- c. When will construction begin? \_\_\_\_\_
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? \_\_\_\_\_

12. Department of Environmental Protection ID # FLA011927

\* 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).

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.   |
| YES<br><input type="checkbox"/>            | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.   |
| YES<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

**Items Certified**

1. <input checked="" type="checkbox"/>	2. <input checked="" type="checkbox"/>	3. <input checked="" type="checkbox"/>	4. <input checked="" type="checkbox"/>	 _____ (signature of chief executive officer of the utility)
1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ (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.