

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Leighton Estates Utilities, LLC

Exact Legal Name of Respondant

652W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED

December 31, 2025

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of 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.

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Leighton Estates Utilities, LLC

(EXACT NAME OF UTILITY)

| | | |
|--|--|-------------------------------|
| <u>5911 Trouble Creek Rd</u> <u>New Port Richey, FL 34652</u> | <u>SW 93rd Street Rd</u> <u>Ocala, FL 34476</u> | <u>Marion</u> |
| Mailing Address | Street Address | County |
| Telephone Number <u>(727) 937-6275</u> | Date Utility First Organized | <u>1/1/2021</u> |
| Fax Number <u>n/a</u> | E-mail Address | <u>accounting@FUS1LLC.com</u> |
| Sunshine State One-Call of Florida, Inc. Member No. | <u>AW2086</u> | |

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: 5911 Trouble Creek Rd
New Port Richey, FL 34652

Name of subdivisions where services are provided: Leighton Estates

CONTACTS

| Name | Title | Principal Business Address | Salary Charged Utility |
|--|------------------------|--|------------------------|
| Person to send correspondence: <u>Michael Smallridge</u> | <u>Managing Member</u> | <u>5911 Trouble Creek Rd</u> <u>New Port Richey, FL 34652</u> | \$ <u>2,098</u> |
| Person who prepared this report: <u>Marianne McDonald</u> | <u>CFO</u> | <u>5911 Trouble Creek Rd</u> <u>New Port Richey, FL 34652</u> | \$ <u>1,414</u> |
| Officers and Managers: <u>Michael Smallridge</u> | <u>Managing Member</u> | <u>5911 Trouble Creek Rd</u> <u>New Port Richey, FL 34652</u> | \$ <u>2,098</u> |

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

| Name | Percent Ownership in Utility | Principal Business Address | Salary Charged Utility |
|---------------------------|------------------------------|--|------------------------|
| <u>Michael Smallridge</u> | <u>100%</u> | <u>5911 Trouble Creek Rd</u> <u>New Port Richey, FL 34652</u> | \$ <u>2,098</u> |

INCOME STATEMENT

| Account Name | Ref. Page | Water | Wastewater | Other | Total Company |
|--|------------|----------------------------|------------|----------|-------------------------|
| Gross Revenue: | | | | | |
| Residential..... | | \$ <u>80,594</u> | \$ _____ | \$ _____ | \$ <u>80,594</u> |
| Commercial..... | | _____ | _____ | _____ | - |
| Industrial..... | | _____ | _____ | _____ | - |
| Multiple Family..... | | _____ | _____ | _____ | - |
| Guaranteed Revenues..... | | _____ | _____ | _____ | - |
| Other (Late Fees)..... | | <u>1,409</u> | _____ | _____ | <u>1,409</u> |
| Total Gross Revenue | | \$ <u>82,003</u> | \$ _____ | \$ _____ | \$ <u>82,003</u> |
| Operation Expense (Must tie to pages W-3 and S-3)..... | W-3 S-3 | \$ <u>45,536</u> | \$ _____ | \$ _____ | \$ <u>45,536</u> |
| Depreciation Expense..... | F-5 | <u>12,651</u> | _____ | _____ | <u>12,651</u> |
| CIAC Amortization Expense..... | F-8 | <u>(500)</u> | _____ | _____ | <u>(500)</u> |
| Taxes Other Than Income..... | F-7 | <u>4,859</u> | _____ | _____ | <u>4,859</u> |
| Amortization of UP Acq Adj | F-7 | <u>(6,855)</u> | _____ | _____ | <u>(6,855)</u> |
| Total Operating Expense | | \$ <u>55,690</u> | _____ | _____ | \$ <u>55,690</u> |
| Net Operating Income (Loss) | | \$ <u>26,312</u> | \$ _____ | \$ _____ | \$ <u>26,312</u> |
| Other Income: | | | | | |
| Nonutility Income..... | | \$ _____ | \$ _____ | \$ _____ | \$ _____ |
| Interest Income..... | | <u>3</u> | _____ | _____ | <u>3</u> |
| Other Deductions: | | | | | |
| Non-Utility Expense..... | | \$ _____ | \$ _____ | \$ _____ | \$ _____ |
| Interest on Loans..... | | <u>6,058</u> | _____ | _____ | <u>6,058</u> |
| Net Income (Loss) | | \$ <u><u>20,257.45</u></u> | \$ _____ | \$ _____ | \$ <u><u>20,257</u></u> |

COMPARATIVE BALANCE SHEET

| ACCOUNT NAME | Reference Page | Current Year | Previous Year |
|--|----------------|--------------------------|--------------------------|
| ASSETS | | | |
| Utility Plant in Service (101-105)..... | F-5,W-1,S-1 | \$ <u>399,017</u> | \$ <u>398,568</u> |
| Accumulated Depreciation and Amortization (108)..... | F-5,W-2,S-2 | <u>169,518</u> | <u>157,327</u> |
| Net Utility Plant..... | | \$ <u>229,499</u> | \$ <u>241,240</u> |
| Cash..... | | <u>7,201</u> | <u>3,758</u> |
| Customer Accounts Receivable (141)..... | | <u>4,046</u> | <u>4,501</u> |
| Utility Deposit..... | | <u>225</u> | <u>225</u> |
| Deferred Costs..... | | <u>4,322</u> | <u>5,287</u> |
| UP Acq Adjustments..... | | <u>(47,985)</u> | <u>(47,985)</u> |
| Accum Acquisition Adjustment..... | | <u>27,420</u> | <u>20,565</u> |
| Total Assets..... | | \$ <u><u>224,727</u></u> | \$ <u><u>227,592</u></u> |
| LIABILITIES AND CAPITAL | | | |
| Common Stock Issued (201)..... | F-6 | <u> </u> | <u> </u> |
| Preferred Stock Issued (204)..... | F-6 | <u> </u> | <u> </u> |
| Other Paid in Capital (211)..... | | <u>3,355</u> | <u>3,355</u> |
| Retained Earnings (215)..... | F-6 | <u>71,545</u> | <u>50,379</u> |
| Proprietary Capital (218)..... | F-6 | <u> </u> | <u> </u> |
| Total Capital..... | | \$ <u>74,901</u> | \$ <u>53,734</u> |
| Long Term Debt (224)..... | F-6 | \$ <u>98,290</u> | \$ <u>117,539</u> |
| Accounts Payable - FUS1 (231.1)..... | | <u>30,065</u> | <u>42,411</u> |
| Accounts Payable - Other (231)..... | | <u>6,425</u> | <u> </u> |
| Customer Deposits (235)..... | | <u>3,400</u> | <u>2,760</u> |
| Accrued Taxes (236)..... | | <u> </u> | <u> </u> |
| Due to Parent Company (135)..... | | <u> </u> | <u> </u> |
| CIAC (Net of AA of CIAC) (271-272)..... | F-8 | <u>11,647</u> | <u>11,148</u> |
| Total Liabilities and Capital..... | | \$ <u><u>224,727</u></u> | \$ <u><u>227,592</u></u> |

GROSS UTILITY PLANT

| Plant Accounts: (101 - 107) inclusive | Water | Wastewater | Plant other Than Reporting Systems | Total |
|---|--------------------------|-----------------|---|--------------------------|
| Utility Plant in Service (101)..... | \$ <u>398,568</u> | \$ _____ | \$ _____ | \$ <u>398,568</u> |
| Construction Work in Progress (105)..... | _____ | _____ | _____ | - |
| Other (Specify) Additions..... | <u>450</u> | _____ | _____ | <u>450</u> |
| Retirements..... | - | _____ | _____ | - |
| Total Utility Plant | \$ <u><u>399,017</u></u> | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u><u>399,017</u></u> |

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

| Account 108 | Water | Wastewater | Other Than Reporting Systems | Total |
|--|--------------------------|-----------------|------------------------------------|--------------------------|
| Balance First of Year..... | \$ <u>157,327</u> | \$ _____ | \$ _____ | \$ <u>157,327</u> |
| <u>Add Credits During Year:</u> | | | | |
| Accruals charged to depreciation account..... | \$ <u>12,651</u> | \$ _____ | \$ _____ | \$ <u>12,651</u> |
| Salvage..... | _____ | _____ | _____ | _____ |
| Other Credits (specify)..... | _____ | _____ | _____ | _____ |
| Total Credits | \$ <u><u>12,651</u></u> | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u><u>12,651</u></u> |
| <u>Deduct Debits During Year:</u> | | | | |
| Book cost of plant retired..... | \$ <u>460</u> | \$ _____ | \$ _____ | \$ <u>460</u> |
| Cost of removal..... | _____ | _____ | _____ | _____ |
| Other Debits (specify)..... | _____ | _____ | _____ | _____ |
| Total Debits | \$ <u><u>460</u></u> | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u><u>460</u></u> |
| Balance End of Year..... | \$ <u><u>169,518</u></u> | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u><u>169,518</u></u> |

CAPITAL STOCK (201 - 204)

| | Common Stock | Preferred Stock |
|--|--------------|-----------------|
| Par or stated value per share..... | 0 | 0 |
| Shares authorized..... | 0 | 0 |
| Shares issued and outstanding..... | 0 | 0 |
| Total par value of stock issued..... | 0 | 0 |
| Dividends declared per share for year..... | 0 | 0 |

RETAINED EARNINGS (215)

| | Appropriated | Un-Appropriated |
|---------------------------------------|--------------|---------------------|
| Balance first of year..... | \$ _____ | \$ 50,379 |
| Changes during the year (Specify): | | |
| Equity in Allocated Plant from Parent | _____ | 909 |
| Net Income/Loss | _____ | 20,257 |
| Balance end of year..... | \$ <u>0</u> | \$ <u>71,545.46</u> |

PROPRIETARY CAPITAL (218)

| | Proprietor Or Partner | Partner |
|------------------------------------|-----------------------|----------|
| Balance first of year..... | \$ _____ | \$ _____ |
| Changes during the year (Specify): | | |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| Balance end of year..... | \$ _____ | \$ _____ |

LONG TERM DEBT (224)

| Description of Obligation (Including Date of Issue and Date of Maturity) | Interest Rate | # of Pymts | Principal per Balance Sheet Date |
|--|---------------|------------|----------------------------------|
| Cap City Bank 7551 (\$172,000, Issued 1/4/21, Matures 1/4/31) | 5.50% | 120 | \$ 97,829 |
| Cap City Bank 2286 (\$12,000, Issued 3/8/21, Matures 3/8/26) | 5.95% | 60 | 461 |
| _____ | | | - |
| Total..... | | | \$ <u>98,290</u> |

TAX EXPENSE

| (a) | Water (b) | Wastewater (c) | Other (d) | Total (e) |
|---------------------------------|--------------|-------------------|--------------|--------------|
| Income Taxes: | | | | |
| Federal Income Tax..... | \$ _____ | \$ _____ | \$ _____ | \$ _____ |
| State Income Tax..... | _____ | _____ | _____ | _____ |
| Taxes Other Than Income: | | | | |
| Payroll Tax..... | 747 | _____ | _____ | 747 |
| Regulatory Assessment Fee..... | 3,690 | _____ | _____ | 3,690 |
| Marion County Property Tax..... | 422 | _____ | _____ | 422 |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| Total Tax Expense..... | \$ 4,859 | \$ _____ | \$ _____ | \$ 4,859 |

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

| <p>Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.</p> | | | |
|--|--------------|-------------------|------------------------|
| Name of Recipient | Water Amount | Wastewater Amount | Description of Service |
| AT Environmental Services | \$ 3,657 | \$ _____ | contract operation |
| Aqua Pure Water & Sewage Services | \$ 1,390 | \$ _____ | contract testing |
| Robert Ryan | \$ 1,157 | \$ _____ | meter reading |
| Ardurra Group Inc. | \$ 3,600 | \$ _____ | survey |
| Cadenhead Environmental Engineering | \$ 1,750 | \$ _____ | tank inspection |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |
| _____ | \$ _____ | \$ _____ | _____ |

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

| (a) | Water (b) | Wastewater (c) | Total (d) |
|--|--------------|-------------------|--------------|
| 1) Balance first of year..... | \$ 13,165 a | \$ _____ | \$ 13,165 |
| 2) Add credits during year..... | \$ 1,000 | \$ _____ | \$ 1,000 |
| 3) Total..... | 14,165 | _____ | 14,165 |
| 4) Deduct charges during the year..... | _____ | _____ | _____ |
| 5) Balance end of year..... | 14,165 | _____ | 14,165 |
| 6) Less Accumulated Amortization..... | (2,518) | _____ | (2,518) |
| 7) Net CIAC..... | \$ 11,647 | \$ _____ | \$ 11,647 |

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 | |
| Customer Connection Charge | 3 | \$ 1,000 | \$ _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Total Credits During Year (Must agree with line # 2 above.)..... | | \$ 1,000 | \$ _____ |

ACCUMULATED AMORTIZATION OF CIAC (272)

| | Water | Wastewater | Total |
|---|--------------|------------|------------|
| Balance First of Year.....(*Balance per PSC order)..... | \$ (2,017) a | \$ _____ | \$ (2,017) |
| Add Debits During Year:..... | _____ | _____ | (500) |
| Deduct Credits During Year:..... | (500) | _____ | _____ |
| Balance End of Year (Must agree with line #6 above.) | \$ (2,518) | \$ _____ | \$ (2,518) |

a) Balance per PSC order

UTILITY NAME: Leighton Estates Utilities, LLC

YEAR OF REPORT: December 31, 2025

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..... | _____ | _____ % | _____ % | _____ % |
| Tax Credits - Weighted Cost..... | _____ | _____ % | _____ % | _____ % |
| Deferred Income Taxes..... | _____ | _____ % | _____ % | _____ % |
| Other (Explain)..... | _____ | _____ % | _____ % | _____ % |
| 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: | _____ % |
| Commission Order Number approving AFUDC rate: | _____ |

UTILITY NAME: Leighton Estates Utilities, LLC

YEAR OF REPORT: December 31, 2025

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

| Class of Capital (a) | Per Book Balance (b) | Non-utility Adjustments (c) | Non-juris. Adjustments (d) | Other (1) Adjustments (e) | Capital Structure Used for AFUDC Calculation (f) |
|--|-------------------------------|-----------------------------------|----------------------------------|---------------------------------|---|
| Common Equity..... | \$ _____ | \$ _____ | \$ _____ | \$ _____ | \$ _____ |
| Preferred Stock..... | _____ | _____ | _____ | _____ | _____ |
| Long Term Debt..... | _____ | _____ | _____ | _____ | _____ |
| Customer Deposits..... | _____ | _____ | _____ | _____ | _____ |
| Tax Credits - Zero Cost..... | _____ | _____ | _____ | _____ | _____ |
| Tax Credits - Weighted Cost of Capital.... | _____ | _____ | _____ | _____ | _____ |
| Deferred Income Taxes..... | _____ | _____ | _____ | _____ | _____ |
| Other (Explain)..... | _____ | _____ | _____ | _____ | _____ |
| Total..... | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u>_____</u> | \$ <u>_____</u> |

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATIONS
SECTION**

WATER UTILITY PLANT ACCOUNTS

| Acct. No. (a) | Account Name (b) | Previous Year (c) | Additions (d) | Retirements (e) | Current Year (f) |
|---------------|--|-------------------|---------------|-----------------|-------------------|
| 301 | Organization..... | \$ 6,200 | \$ _____ | \$ _____ | \$ 6,200 |
| 302 | Franchises..... | _____ | _____ | _____ | _____ |
| 303 | Land and Land Rights..... | 30,000 | _____ | _____ | 30,000 |
| 304 | Structures and Improvements..... | 12,600 | _____ | _____ | 12,600 |
| 305 | Collecting and Impounding Reservoirs..... | _____ | _____ | _____ | _____ |
| 306 | Lake, River and Other Intakes..... | _____ | _____ | _____ | _____ |
| 307 | Wells and Springs..... | 24,700 | _____ | _____ | 24,700 |
| 308 | Infiltration Galleries and Tunnels..... | _____ | _____ | _____ | _____ |
| 309 | Supply Mains..... | 6,300 | _____ | _____ | 6,300 |
| 310 | Power Generation Equipment..... | _____ | _____ | _____ | _____ |
| 311 | Pumping Equipment (Electric)..... | 21,035 | _____ | _____ | 21,035 |
| 311 | Pumping Equipment (Sub Pump)... | _____ | _____ | _____ | _____ |
| 320 | Water Treatment Equipment..... | 36,580 | _____ | _____ | 36,580 |
| 330 | Distribution Reservoirs and Standpipes..... | 2,400 | _____ | _____ | 2,400 |
| 331 | Transmission and Distribution Lines..... | 231,997 | _____ | _____ | 231,997 |
| 333 | Services..... | 12,200 | _____ | _____ | 12,200 |
| 334 | Meters and Meter Installations..... | 6,556 | _____ | _____ | 6,556 |
| 335 | Hydrants..... | _____ | _____ | _____ | _____ |
| 336 | Backflow Prevention Devices..... | _____ | _____ | _____ | _____ |
| 339 | Other Plant and Miscellaneous Equipment..... | 1,800 | _____ | _____ | 1,800 |
| 340 | Office Furniture and Equipment..... | 2,200 | _____ | _____ | 2,200 |
| 341 | Transportation Equipment..... | _____ | _____ | _____ | _____ |
| 342 | Stores Equipment..... | _____ | _____ | _____ | _____ |
| 343 | Tools, Shop and Garage Equipment..... | _____ | _____ | _____ | _____ |
| 344 | Laboratory Equipment..... | _____ | _____ | _____ | _____ |
| 345 | Power Operated Equipment..... | _____ | _____ | _____ | _____ |
| 346 | Communication Equipment..... | _____ | _____ | _____ | _____ |
| 348 | Other Tangible Plant..... | _____ | _____ | _____ | _____ |
| 400 | Allocated Plant..... | 4,000 | 450 | _____ | 4,449 |
| | Total Water Plant..... | \$ 398,568 | \$ 450 | \$ - | \$ 399,017 |

* This amount should tie to sheet F-5.

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(Adj) (g) | Credits (h) | Accum. Depr. Balance End of Year (f-g+h=i) (i) |
|---------------|--|-----------------------------------|--------------------------------|------------------------|--|-----------------|-------------|--|
| 301 | Organization (Original Certificate)..... | | % | % | \$ 2,248 | \$ | \$ 155 | \$ 2,403 |
| 304 | Structures and Improvements..... | 27 | % | 3.70 % | 6,102 | | 467 | 6,568 |
| 305 | Collecting and Impounding Reservoirs..... | | % | % | | | | |
| 306 | Lake, River and Other Intakes..... | | % | % | | | | |
| 307 | Wells and Springs..... | 27 | % | 3.70 % | 11,130 | | 915 | 12,045 |
| 308 | Infiltration Galleries & Tunnels..... | | % | % | | | | |
| 309 | Supply Mains..... | 32 | % | 3.13 % | 2,855 | | 197 | 3,051 |
| 310 | Power Generating Equipment..... | 17 | % | % | | | | |
| 311 | Pumping Equipment (Electric)..... | 17 | % | 5.88 % | 6,811 | | 1,237 | 8,048 |
| 311 | Pumping Equipment (Sub Pump)..... | | % | % | | | | |
| 320 | Water Treatment Equipment..... | 17 | % | 5.88 % | 30,333 | | 2,152 | 32,485 |
| 330 | Distribution Reservoirs & Standpipes..... | | % | % | | | | |
| 331 | Trans. & Dist. Mains..... | 33 | % | 3.03 % | 1,054 | | 73 | 1,127 |
| 333 | Services..... | 38 | % | 2.63 % | 81,182 | | 6,105 | 87,287 |
| 334 | Meter & Meter Installations..... | 35 | % | 2.86 % | 5,054 | | 349 | 5,403 |
| 335 | Hydrants..... | 17 | % | 5.88 % | 4,548 | | 386 | 4,934 |
| 336 | Backflow Prevention Devices..... | 40 | % | 2.50 % | | | | |
| 339 | Other Plant and Miscellaneous Equipment..... | | % | % | | | | |
| 340 | Office Furniture and Equipment..... | 20 | % | 5.00 % | 1,305 | | 90 | 1,395 |
| 341 | Equipment..... | | % | % | | | | |
| 342 | Transportation Equipment..... | | % | % | 2,127 | | 73 | 2,200 |
| 343 | Stores Equipment..... | | % | % | | | | |
| 343 | Tools, Shop and Garage Equipment..... | | % | % | | | | |
| 344 | Laboratory Equipment..... | | % | % | | | | |
| 345 | Power Operated Equipment..... | | % | % | | | | |
| 346 | Communication Equipment..... | | % | % | | | | |
| 348 | Other Tangible Plant..... | | % | % | | | | |
| 400 | Allocated Plant..... | | % | % | 2,579 | 460 | 453 | 2,572 |
| | Totals..... | | | | \$ 157,327 | \$ 460 | \$ 12,651 | \$ 169,518 |

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

| Account No. | Account Name | Amount |
|--|--|-------------|
| 601 | Salaries and Wages - Employees..... | \$ 9,628 |
| 603 | Salaries and Wages - Officers..... | 2,098 |
| 604 | Employee Benefits..... | |
| 615 | Purchased Power..... | 2,500 |
| 616 | Fuel for Power Production..... | |
| 618 | Chemicals..... | 946 |
| 620 | Materials & Supplies..... | 4,983 |
| 631 | Contractual Services - Professional..... | 435 |
| 635 | Contractual Services - Testing..... | 1,949 |
| 636 | Contractual Services - Other..... | 10,039 |
| 640 | Rents..... | 1,382 |
| 650 | Transportation..... | 1,340 |
| 655 | Insurance..... | 5,195 |
| 665 | Regulatory Commission..... | 1,844 |
| 670 | Bad Debt Expense..... | 451 |
| 675 | Miscellaneous Expense..... | 2,747 |
| Total Water Operation And Maintenance Expense..... | | \$ 45,536 * |

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

| Description (a) | Type of Meter ** (b) | Equivalent Factor (c) | Number of Active Customers | | Total Number of Meter Equivalents (c x e) (f) |
|--|-------------------------|--------------------------|----------------------------|--------------------|---|
| | | | Start of Year (d) | End of Year (e) | |
| Residential Service | | | | | |
| 5/8" | D | 1.0 | 84 | 87 | 87 |
| 3/4" | D | 1.5 | | | |
| 1" | D | 2.5 | 2 | 2 | 5 |
| 1 1/2" | D,T | 5.0 | | | |
| General Service | | | | | |
| 5/8" | D | 1.0 | | | |
| 3/4" | D | 1.5 | | | |
| 1" | D | 2.5 | | | |
| 1 1/2" | D,T | 5.0 | | | |
| 2" | D,C,T | 8.0 | | | |
| 3" | D | 15.0 | | | |
| 3" | C | 16.0 | | | |
| 3" | T | 17.5 | | | |
| Unmetered Customers Other (Specify) | | | | | |
| ** D = Displacement C = Compound T = Turbine | | | Total | | |
| | | | 86 | 89 | 92 |

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) |
|---------------------|--|---|--|--|---|
| January..... | _____ | 829 | 21 | 808 | 464 |
| February..... | _____ | 719 | 21 | 699 | 402 |
| March..... | _____ | 768 | 21 | 747 | 283 |
| April..... | _____ | 815 | 21 | 794 | 468 |
| May..... | _____ | 801 | 21 | 780 | 343 |
| June..... | _____ | 766 | 21 | 745 | 364 |
| July..... | _____ | 767 | 31 | 736 | 390 |
| August..... | _____ | 843 | 21 | 822 | 349 |
| September..... | _____ | 830 | 21 | 810 | 342 |
| October..... | _____ | 722 | 21 | 701 | 375 |
| November..... | _____ | 1,099 | 21 | 1,078 | 403 |
| December..... | _____ | 863 | 31 | 832 | 342 |
| Total for Year..... | _____ | 9,822 | 267 | 9,555 | 4,524 |

If water is purchased for resale, indicate the following:
 Vendor _____
 Point of delivery _____

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

MAINS (FEET)

| Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.) | Diameter of Pipe | First of Year | Added | Removed or Abandoned | End of Year |
|---|------------------|---------------|-------|----------------------|-------------|
| PVC | 4" | 4,000 | _____ | _____ | 4,000 |
| PVC | 2" | 3,520 | _____ | _____ | 3,520 |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

WELLS AND WELL PUMPS

| (a) | (b) | (c) | (d) | (e) | (f) |
|---|----------|-------|-------|-------|-------|
| Year Constructed..... | 2004 | _____ | _____ | _____ | _____ |
| Types of Well Construction and Casing..... | Iron | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| Depth of Wells..... | 170' | _____ | _____ | _____ | _____ |
| Diameters of Wells..... | 6" | _____ | _____ | _____ | _____ |
| Pump - GPM..... | 96 | _____ | _____ | _____ | _____ |
| Motor - HP..... | 10 | _____ | _____ | _____ | _____ |
| Motor Type *..... | Franklin | _____ | _____ | _____ | _____ |
| Yields of Wells in GPD..... | 110 GPM | _____ | _____ | _____ | _____ |
| Auxiliary Power..... | no | _____ | _____ | _____ | _____ |

* Submersible, centrifugal, etc.

RESERVOIRS

| (a) | (b) | (c) | (d) | (e) | (f) |
|-------------------------------|--------|-------|-------|-------|-------|
| Description (steel, concrete) | steel | _____ | _____ | _____ | _____ |
| Capacity of Tank..... | 5,000 | _____ | _____ | _____ | _____ |
| Ground or Elevated..... | ground | _____ | _____ | _____ | _____ |

HIGH SERVICE PUMPING

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

SOURCE OF SUPPLY

| | | | |
|--|--------|-------|-------|
| List for each source of supply (Ground, Surface, Purchased Water etc.) | | | |
| Permitted Gals. per day..... | 58,000 | _____ | _____ |
| Type of Source..... | ground | _____ | _____ |

WATER TREATMENT FACILITIES

| | | | |
|---|-----------|-------|-------|
| List for each Water Treatment Facility: | | | |
| Type..... | Liqued Cl | _____ | _____ |
| Make..... | Chem Tec | _____ | _____ |
| Permitted Capacity (GPD)..... | 65,800 | _____ | _____ |
| High service pumping | _____ | _____ | _____ |
| Gallons per minute..... | _____ | _____ | _____ |
| Reverse Osmosis..... | _____ | _____ | _____ |
| Lime Treatment | _____ | _____ | _____ |
| Unit Rating..... | _____ | _____ | _____ |
| Filtration | _____ | _____ | _____ |
| Pressure Sq. Ft. | _____ | _____ | _____ |
| Gravity GPD/Sq.Ft. | _____ | _____ | _____ |
| Disinfection | _____ | _____ | _____ |
| Chlorinator..... | Stinner | _____ | _____ |
| 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. 102
- 2. Maximum number of ERCs* which can be served. 108
- 3. Present system connection capacity (in ERCs*) using existing lines. _____
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____
- 5. Estimated annual increase in ERCs.* 1-2
- 6. Is the utility required to have fire flow capacity?
If so, how much capacity is required? no
- 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? 8/8/2014
- 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. 1
 - e. Is this system under any Consent Order with DEP? _____
- 11. Department of Environmental Protection ID # WD-42-0246114-002
- 12. Water Management District Consumptive Use Permit # PWS 10-3425108
 - 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).

CERTIFICATION OF ANNUAL REPORT

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

| | |
|-------------------------------------|--------------------------|
| YES | NO |
| <input checked="" type="checkbox"/> | <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 | NO |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

| | |
|-------------------------------------|--------------------------|
| YES | NO |
| <input checked="" type="checkbox"/> | <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 | NO |
| <input checked="" type="checkbox"/> | <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. | 2. | 3. | 4. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

[Handwritten Signature]

 (signature of chief executive officer of the utility) *

Date: 3/28/26

| | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | 2. | 3. | 4. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

 (signature of chief financial officer of the utility) *

Date: _____

* 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: Leighton Estates Utilities, LLC

For the Year Ended: December 31, 2025

| (a) | (b) | (c) | (d) |
|--|---|---|-------------------------|
| Accounts | Gross Water Revenues Per Sch. F-3 | Gross Water Revenues Per RAF Return | Difference (b) - (c) |
| Gross Revenue | | | |
| Residential | \$ 80,594.16 | \$ 80,594.16 | \$ - |
| Commercial | - | - | - |
| Industrial | - | - | - |
| Multiple Family | - | - | - |
| Guaranteed Revenues | - | - | - |
| Other | 1,408.60 | 1,408.60 | - |
| <i>Total Water Operating Revenue</i> | \$ 82,002.76 | \$ 82,002.76 | \$ - |
| LESS: Expense for Purchased Water from FPSC-Regulated Utility | - | - | - |
| <i>Net Water Operating Revenues</i> | \$ 82,002.76 | \$ 82,002.76 | \$ - |

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 difference reported in column (d).