

First half of the year with old owner

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Joe Hazellief - The Vantage Development Corporation
Exact Legal Name of Respondent

SU 877-22-AR
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2023 JUN 28 AM 9:05
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED JUNE 30, 2022

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Public Service Commission
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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 preceding year ending December 31.

Florida Public Service Commission
Division of Accounting and Finance
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 Accounting and Finance, 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

The Vantage Development Corporation
(EXACT NAME OF UTILITY)

1595 SE 32nd Avenue Okeechobee, FL 34974	2259 SE 40th Avenue Okeechobee, FL 34974	Okeechobee
Mailing Address	Street Address	County
Telephone Number (863) 763-4892	Date Utility First Organized	1976
Fax Number	E-mail Address	jrhez@frontier.com
Sunshine State One-Call of Florida, Inc. Member No.	VD1847	

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: 1595 SE 32nd Avenue Okeechobee, FL 34974

Name of subdivisions where services are provided: Vantage Oaks RV Park

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Ronald Payne</u>	<u>Okee-Sebring Enterprises, Inc.</u> <u>Operator / Manager</u>	<u>1106 NE 42nd Terrace</u> <u>Okeechobee, FL 34974</u>	
Person who prepared this report: <u>Ronald Payne</u>	<u>Okee-Sebring Enterprises, Inc.</u> <u>Operator / Manager</u>	<u>same as above</u>	
Officers and Managers: <u>Joe Hazellief</u>	<u>President / Director</u>	<u>1595 SE 32nd Avenue</u> <u>Okeechobee, FL 34974</u>	<u>\$ none</u>
<u>Julie R. Hazellief</u>	<u>Secretary / Director</u>	<u>same as above</u>	<u>\$ none</u>
<u>Emory J. Hodges</u>	<u>Treasurer / Director</u>	<u>same as above</u>	<u>\$ none</u>
			<u>\$</u>
			<u>\$</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>Joe Hazellief</u>	<u>37.50%</u>	<u>1595 SE 32nd Avenue</u> <u>Okeechobee, FL 34974</u>	<u>\$ none</u>
<u>Julie R. Hazellief</u>	<u>37.50%</u>	<u>same as above</u>	<u>\$ none</u>
<u>Emory J. Hodges</u>	<u>25.00%</u>	<u>same as above</u>	<u>\$ none</u>
			<u>\$</u>
			<u>\$</u>
			<u>\$</u>

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ _____	\$ 15,719	\$ _____	\$ 15,719
Commercial _____		_____	1,800	_____	1,800
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ _____	\$ 17,519	\$ _____	\$ 17,519
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 35,509	\$ _____	\$ 35,509
Depreciation Expense _____	F-5	_____	571	_____	571
CIAC Amortization Expense _____	F-8	_____	231	_____	231
Taxes Other Than Income _____	F-7	_____	788	_____	788
Income Taxes _____	F-7	_____	_____	_____	_____
Total Operating Expense _____		\$ _____	37,100	\$ _____	\$ 37,100
Net Operating Income (Loss)		\$ _____	\$ (19,581)	\$ _____	\$ (19,581)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ (19,581)	\$ _____	\$ (19,581)

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022
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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>347,218</u>	\$ <u>347,218</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>(333,201)</u>	<u>(326,425)</u>
Net Utility Plant -----		\$ <u>14,017</u>	\$ <u>20,793</u>
Cash -----		<u>36,063</u>	<u>2,582</u>
Customer Accounts Receivable (141) -----		<u>2,440</u>	<u>2,440</u>
Other Assets (Specify): -----			

Total Assets -----		\$ <u><u>52,520</u></u>	\$ <u><u>25,815</u></u>
Liabilities and Capital:			
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>52,520</u>	<u>18,908</u>
Total Capital -----		\$ <u>52,520</u>	\$ <u>18,908</u>
Long Term Debt (224) -----	F-6	\$ _____	\$ _____
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>0</u>	<u>6,907</u>
Total Liabilities and Capital -----		\$ <u><u>52,520</u></u>	\$ <u><u>25,815</u></u>

UTILITY NAME The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ _____	\$ <u>347,218</u>	\$ _____	\$ <u>347,218</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ _____	\$ <u>347,218</u>	\$ _____	\$ <u>347,218</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>332,630</u>	\$ _____	\$ <u>332,630</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ _____	\$ <u>571</u>	\$ _____	\$ <u>571</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ _____	\$ <u>571</u>	\$ _____	\$ <u>571</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Over-Depreciated Assets _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ _____	\$ <u>333,201</u>	\$ _____	\$ <u>333,201</u>

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022
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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 _____	\$ _____	\$ 92,920
Changes during the year (Specify): Net loss from operations _____	_____	(19,581)
Distributions _____	_____	(20,819)
Balance end of year _____	\$ _____	\$ 52,520

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT
June 30, 2022

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	788	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ _____	\$ _____ 788	\$ _____	\$ _____

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>Okee-Sebring Enterprises, Inc.</u>	\$ _____	\$ _____ 30,290	<u>Operation & Maintenance</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ 135,538	\$ 135,538
2) Add credits during year _____	\$ _____	\$ _____	\$ _____
3) Total _____	_____	135,538	135,538
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	_____	135,538	135,538
6) Less Accumulated Amortization _____	_____	135,538	135,538
7) Net CIAC _____	\$ _____	\$ 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 _____	\$ _____	\$ 135,307	\$ 135,307
Add Debits During Year: _____	_____	231	231
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ 135,538	\$ 135,538

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

UTILITY NAME The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

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)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

(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:	_____

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

UTILITY NAME The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

WASTEWATER OPERATING SECTION

**Note: This utility is a wastewater only service;
therefore, Pages W-1 through W-7 have
been omitted from this report**

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

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		%	3.7 %	\$ 11,187	\$	\$ 571	\$ 11,758
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity		%	2.5 %	159,781			159,781
362	Special Collecting Structures		%	%				
363	Services to Customers		%	%				
364	Flow Measuring Devices		%	20 %	2,314			2,314
365	Flow Measuring Installations		%	%				
370	Receiving Wells		%	%				
371	Pumping Equipment		%	6.67 %	15,935			15,935
380	Treatment and Disposal Equipment		%	6.67 %	143,018			143,018
381	Plant Sewers		%	%				
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	6.67 %	395			395
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 332,630	\$	\$ 571	\$ 333,201 *

* This amount should tie to Sheet F-5.

Debits relate to over-depreciated assets in the PY

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

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 _____	10,350	_____	_____	10,350
354	Structures and Improvements _____	15,425	_____	_____	15,425
355	Power Generation Equipment _____	_____	_____	_____	_____
360	Collection Sewers - Force _____	_____	_____	_____	_____
361	Collection Sewers - Gravity _____	159,781	_____	_____	159,781
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	2,314	_____	_____	2,314
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	15,935	_____	_____	15,935
380	Treatment and Disposal Equipment _____	143,018	_____	_____	143,018
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	395	_____	_____	395
390	Office Furniture and Equipment _____	_____	_____	_____	_____
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ 347,218	\$ _____	\$ _____	\$ 347,218 *

* This amount should tie to sheet F-5.

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	390
715	Purchased Power	4,265
716	Fuel for Power Production	_____
718	Chemicals	1,360
720	Materials and Supplies	143
730	Contractual Services:	
	Billing	_____
	Professional	28,849
	Testing	_____
	Other	_____
740	Rents	_____
750	Transportation Expense	_____
755	Insurance Expense	0
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	0
775	Miscellaneous Expenses	502
	Total Wastewater Operation And Maintenance Expense	\$ 35,509 *

* 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 ter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	174	174	174
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	1	1	8
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			175	175	182

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT June 30, 2022

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>1</u>	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	<u>2005</u>	<u>2005</u>	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	<u>2 HP</u>	<u>3 HP</u>	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	<u>230 V</u>	<u>230 V</u>	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	_____	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>175</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>175</u>	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>175</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

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>5200</u>	_____	_____	_____	<u>300</u>	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	<u>32</u>	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	<u>32</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>32</u>	_____	_____	_____

UTILITY NAME: The Vantage Development Corporation

SYSTEM NAME: Vantage Oaks WWTF

YEAR OF REPORT June 30, 2022

TREATMENT PLANT

Manufacturer_____	<u>Defiance / Macis</u>	_____	_____
Type_____	<u>Extended Aeration</u>	_____	_____
"Steel" or "Concrete"_____	<u>Concrete</u>	_____	_____
Total Permitted Capacity_____	<u>0.05 MGD</u>	_____	_____
Average Daily Flow_____	<u>0.041 MGD</u>	_____	_____
Method of Effluent Disposal_____	<u>Perc Ponds</u>	_____	_____
Permitted Capacity of Disposal_____	<u>0.05 MGD</u>	_____	_____
Total Gallons of Wastewater treated_____	<u>12.630 MG</u>	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	<u>Hydromatic</u>	<u>Hydromatic</u>	_____	_____	_____	_____
Capacity (GPM's)_____	<u>115</u>	<u>135</u>	_____	_____	_____	_____
Motor:						
Manufacturer_____	<u>Hydromatic</u>	<u>Hydromatic</u>	_____	_____	_____	_____
Horsepower_____	<u>3</u>	<u>3</u>	_____	_____	_____	_____
Power (Electric or Mechanical)_____	<u>Electirc</u>	<u>Electric</u>	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	<u>0.029 MG</u>	_____	_____
February_____	<u>0.028 MG</u>	_____	_____
March_____	<u>0.031 MG</u>	_____	_____
April_____	<u>0.023 MG</u>	_____	_____
May_____	<u>0.025 MG</u>	_____	_____
June_____	<u>0.037 MG</u>	_____	_____
July_____	_____	_____	_____
August_____	_____	_____	_____
September_____	_____	_____	_____
October_____	_____	_____	_____
November_____	_____	_____	_____
December_____	_____	_____	_____
Total for year_____	<u>0.173 MG</u>	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: The Vantage Development Corporation

YEAR OF REPORT
June 30, 2022

SYSTEM NAME Vantage Oaks Waste Water Treatment Facility

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. 162
2. Maximum number of ERCs* which can be served. 182
3. Present system connection capacity (in ERCs*) using existing lines. 182
4. Future connection capacity (in ERCs*) upon service area buildout. Built out
5. Estimated annual increase in ERCs*. NONE
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
N/A
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? N/A
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? January 2019
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 # FLA013897

* 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 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) *

Date: 06/19/23

1. 2. 3. 4.

(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.

2nd half of year with new owner

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Vantage Oaks Utility LLC

Exact Legal Name of Respondent

877S

Certificate Number(s)

Submitted To The

Florida Public Service Commission

FOR THE

YEAR ENDED DECEMBER 31, 2022

(For the Last Six Months of 2022)

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

Vantage Oaks Utility LLC
(EXACT NAME OF UTILITY)

71 Southeast 24th St. Okeechobee, FL 34974 Same as Mailing Address Okeechobee
Mailing Address Street Address County

Telephone Number 863-784-3106 Date Utility First Organized 1976

Fax Number E-mail Address

Sunshine State One-Call of Florida, Inc. Member No. VD1847

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: Vantage Oaks Mobile Home Park
4071 Southeast 24th St. Okeechobee, FL 34974 863-784-3106

Name of subdivisions where services are provided: Vantage Oaks Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Zach Taylor</u>	<u>Asset Management</u>	<u>10221 River Road</u> <u>Potomac, Maryland</u> <u>20859</u>	<u> </u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow Street</u> <u>Homosassa, FL 34446</u>	<u>N/A</u>
Officers and Managers: <u>Austin Berk</u>	<u>President</u>	<u>10221 River Road</u>	<u> </u>
<u>Jon Wyss</u>	<u>Vice President</u>	<u>#59831</u>	<u> </u>
<u>Stacy Rankin</u>	<u>Chief Financial Officer</u>	<u>Potomac, Maryland</u> <u>20859</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </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> </u>	<u> </u>	<u> </u>	<u>\$</u> <u> </u>
<u> </u>	<u> </u>	<u> </u>	<u>\$</u> <u> </u>
<u> </u>	<u> </u>	<u> </u>	<u>\$</u> <u> </u>
<u> </u>	<u> </u>	<u> </u>	<u>\$</u> <u> </u>
<u> </u>	<u> </u>	<u> </u>	<u>\$</u> <u> </u>
<u> </u>	<u> </u>	<u> </u>	<u>\$</u> <u> </u>

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT
DECEMBER 31, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ _____	\$ 17,428	\$ _____	\$ 17,428
Commercial _____		_____	_____	_____	_____
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____ Late Fees		_____	_____	_____	_____
Total Gross Revenue _____		\$ _____	\$ 17,428	\$ _____	\$ 17,428
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ _____	\$ 34,492	\$ _____	\$ 34,492
Depreciation Expense _____	F-5	_____	0	_____	0
CIAC Amortization Expense _____	F-8	_____	(231)	_____	(231)
Taxes Other Than Income _____	F-7	_____	3,698	_____	3,698
Income Taxes _____	F-7	_____	0	_____	0
Total Operating Expense		\$ _____	37,959	_____	\$ 37,959
Net Operating Income (Loss)		\$ _____	(20,531)	\$ _____	\$ (20,531)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense _____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	(20,531)	\$ _____	\$ (20,531)

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT DECEMBER 31, 2022

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>347,218</u>	\$ <u>347,218</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>332,806</u>	<u>326,425</u>
Net Utility Plant -----		\$ <u>14,412</u>	\$ <u>20,793</u>
Cash -----			<u>2,562</u>
Customer Accounts Receivable (141) -----		<u>3,007</u>	
Other Assets (Specify): -----			<u>2,440</u>

Total Assets -----		\$ <u>17,419</u>	\$ <u>25,815</u>
Liabilities and Capital:			
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>31,989</u>	<u>18,908</u>
Total Capital -----		\$ <u>31,989</u>	\$ <u>18,908</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		-	
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		-	
Other Liabilities (Specify) -----			
Due to Owner -----		<u>(14,570)</u>	-

Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-6	-	<u>6,907</u>
Total Liabilities and Capital -----		\$ <u>17,419</u>	\$ <u>25,815</u>

UTILITY NAME Vantage Oaks Utility LLC

YEAR OF REPORT
DECEMBER 31, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ _____	\$ <u>347,218</u>	\$ _____	\$ <u>347,218</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>-</u>	\$ <u>347,218</u>	\$ _____	\$ <u>347,218</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>332,806</u>	\$ _____	\$ <u>332,806</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>-</u>	\$ <u>332,806</u>	\$ _____	\$ <u>332,806</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>-</u>	\$ <u>332,806</u>	\$ _____	\$ <u>332,806</u>

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT DECEMBER 31, 2022

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 _____	\$ 52,520	\$ _____
Changes during the year (Specify): Retained Earnings _____	(20,531)	_____
Capital Contributions(Distributions) _____	_____	-
Balance end of year _____	\$ 31,989	\$ -

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT DECEMBER 31, 2022

TAXES EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	3,057	_____	3,057
Regulatory assessment fees _____	_____	641	_____	641
Other (Specify) _____	_____	_____	_____	-
Payroll Tax _____	-	-	_____	-
Workers Comp _____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ -	\$ 3,698	\$ _____	\$ 3,698

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
<u>US Water/JC Wittock</u>	\$ _____	\$ 7,200	<u>Monthly Contract Operations Only</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Vantage Oaks Utility LLC

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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ -	\$ 135,538	\$ 135,538
2) Add credits during year _____	\$ -	\$ -	\$ -
3) Total _____	-	135,538	135,538
4) Deduct charges during the year _____	-	-	-
5) Balance end of year _____	-	135,538	135,538
6) Less Accumulated Amortization _____	-	135,538	135,538
7) Net CIAC _____	\$ -	\$ -	\$ -

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	0	\$ -	\$ -
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ -	\$ 135,307	\$ 135,307
Add Credits During Year: _____	-	231	231
Deduct Debits During Year: _____	-	-	-
Balance End of Year (Must agree with line #6 above.)	\$ -	\$ 135,538	\$ 135,538

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

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT DECEMBER 31, 2022

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)	_____	_____ %	%	_____ %
Total	\$ _____	100.00 %		_____ %

(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: _____

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

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT DECEMBER 31, 2022

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

**WATER
OPERATING
SECTION
Not Applicable**

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT DECEMBER 31, 2022

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_____	10,350			10,350
354	Structures and Improvements_____	15,425			15,425
355	Power Generation Equipment_____				-
360	Collection Sewers - Force_____				-
361	Collection Sewers - Gravity_____	159,781			159,781
362	Special Collecting Structures-Manholes_____				-
363	Services to Customers_____				-
364	Flow Measuring Devices_____	2,314			2,314
365	Flow Measuring Installations_____				-
370	Receiving Wells_____				-
371	Pumping Equipment_____	15,935			15,935
380	Treatment and Disposal Equipment_____	143,018	-		143,018
381	Plant Sewers_____				-
382	Outfall Sewer Lines_____		-		-
389	Other Plant and Miscellaneous Equipment_____	395			395
390	Office Furniture and Equipment_____				
391	Transportation Equipment_____				
392	Stores Equipment_____				
393	Tools, Shop and Garage Equipment_____				
394	Laboratory Equipment_____				
395	Power Operated Equipment_____				
396	Communication Equipment_____				
397	Miscellaneous Equipment_____				
398	Other Tangible Plant_____				-
	Total Wastewater Plant_____	\$ 347,218	\$ -	\$ 0	\$ 347,218 *

* This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Accl. 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%	\$ 11,758	\$	\$ -	\$ 11,758
355	Power Generation Equipment		%					
360	Collection Sewers - Force	27	%	3.70%				
361	Collection Sewers - Gravity	40	%	2.50%	159,781			159,781
362	Special Collecting Structures	27	%	3.70%				
363	Services to Customers	35	%	2.66%				
364	Flow Measuring Devices	5	%	20.00%	2,314			2,314
365	Flow Measuring Installations		%					
370	Receiving Wells	25	%	4.00%				
371	Pumping Equipment	16	%	6.67%	15,935			15,935
380	Treatment and Disposal Equipment	32	%	3.13%	143,018			143,018
381	Plant Sewers		%					
382	Outfall Sewer Lines	30	%	3.33%				
389	Other Plant and Miscellaneous Equipment	15	%	6.67%				
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%					
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant	16	%	6.67%				
	Totals				\$ 332,806	\$ -	\$ -	\$ 332,806

* This amount should tie to Sheet F-5.

UTILITY NAME: _ Vantage Oaks Utility LLC

YEAR OF REPORT
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WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Actual Amount
701	Salaries and Wages - Employees	\$ 5,772
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	-
711	Sludge Removal Expense	3,000
715	Purchased Power	3,480
716	Fuel for Power Production	
718	Chemicals	2,710
720	Materials and Supplies	
730	Contractual Services:	
	Billing	180
	Professional (Contract Ops & Annual Report/Legal)	7,200
	Testing	1,050
	Other (Repair and Maintenance)	7,098
740	Rents	
750	Transportation Expense	
755	Insurance Expense	2,182
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses (includes Bank Service Fees)	1,620
	Total Wastewater Operation And Maintenance Expense	\$ 34,492 *

* 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)	
Residential Service					
All meter sizes	D	1.0	174	174	174
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	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			175	175	182

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Vantage Oaks Utility LLC

YEAR OF REPORT
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PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>1</u>	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	<u>2005</u>	<u>2005</u>	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	<u>2HP</u>	<u>3HP</u>	_____	_____	_____	_____
Power:						
Electric _____	<u>230V</u>	<u>230</u>	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	_____	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>175</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>175</u>	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>175</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

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) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>5200</u>	_____	_____	_____	<u>300</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>5200</u>	_____	_____	_____	<u>300</u>	_____	_____	_____

5200 **MANHOLES**

Size (inches) _____	<u>4Ft</u>	_____	_____	_____
Type of Manhole _____	<u>Precast</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>32</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>32</u>	_____	_____	_____

UTILITY NAME:

Vantage Oaks Utility LLC

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--

TREATMENT PLANT

Manufacturer_____	Defiance_____	_____	_____
Type_____	Extended Aeration_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	5,000 GPD_____	_____	_____
Average Daily Flow_____	4500 GPD_____	_____	_____
Method of Effluent Disposal_____	Perc Ponds_____	_____	_____
Permitted Capacity of Disposal_____	5,000 GPD_____	_____	_____
Total Gallons of Wastewater treated_____	6,596,600_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	Hydromatic_____	Hydromatic_____	_____	_____	_____	_____
Capacity (GPM's)_____	115_____	135_____	_____	_____	_____	_____
Motor:_____	_____	_____	_____	_____	_____	_____
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	3_____	3_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	Electric_____	Electric_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	_____	_____	All_____
February_____	_____	_____	All_____
March_____	_____	_____	All_____
April_____	_____	_____	All_____
May_____	_____	_____	All_____
June_____	_____	_____	All_____
July_____	992,000_____	_____	All_____
August_____	854,000_____	_____	All_____
September_____	949,000_____	_____	All_____
October_____	1,202,000_____	_____	All_____
November_____	1,595,000_____	_____	All_____
December_____	1,004,600_____	_____	All_____
Total for year_____	6,596,600_____	_____	_____

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. 162
- 2. Maximum number of ERCs* which can be served. 182
- 3. Present system connection capacity (in ERCs*) using existing lines 162
- 4. Future connection capacity (in ERCs*) upon service area buildout. Built Ou
- 5. Estimated annual increase in ERCs*. None
- 6 Describe any plans and estimated completion dates for any enlargements or improvements of this 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? 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? 1/2019

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 # FLA013897

* 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: Vantage Oaks Utility LLC

YEAR OF REPORT
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CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)
1.	2.	3.	4.	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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.