

# CLASS "C"

## WATER and/or WASTEWATER UTILITIES

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

# ANNUAL REPORT

SU966-20-AR

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Public Service Commission  
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**Coastal Income Properties - Zachary Taylor  
LLC**

EXACT LEGAL NAME OF RESPONDENT

**538-S**

Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**



2021 APR 29 AM 6:16  
OFFICE OF THE CLERK  
PUBLIC SERVICE COMMISSION

**PUBLIC SERVICE COMMISSION**

**FOR THE**

**YEAR ENDED DECEMBER 31, 2020**

## GENERAL INSTRUCTIONS

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

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

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

## 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** - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction 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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

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

**DEPRECIATION** - The loss of 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 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

Coastal Income Properties - Zachary Taylor LLC  
(Exact name of utility)

2995 US Highway 441 SE

2995 US Highway 441 SE

Okeechobee, FL 34974  
Mailing Address

Okeechobee, FL 34974  
Street Address

Okeechobee  
County

Telephone Number (863) 484-8314

Date Utility First Organized 1978

Fax Number (863) 763-6301

E-mail Address Info@flrvresort.com

Sunshine State In-Call of Florida, Inc. Member No.

Applied For

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

2995 US Highway 441 SE  
Okeechobee, FL 34974

Names of subdivisions where service is provided:

Zachary Taylor RV Resort & Taylor  
Creek Condominiums

CONTACTS:

| Name   | Title        | Principle Business Address:              | Salary Charged Utility |
|--|--------------|--|------------------------|
| Person to send correspondence:<br>Wendy Henderson        | Park Manager | 10511 Monroe Ct.<br>Lake Wales, FL 33898 |                        |
| Person who prepared this report:<br>Jones & Company, LLC | CPAs         | 161 West Main Street<br>Lancaster, OH    |                        |
| Officers and Managers:                                   |              |  | \$ -                   |
|  |              |  |                        |
|  |              |  |                        |
|  |              |  |                        |
|  |              |  |                        |

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 |
|------------------------------|------------------------------|---|------------------------|
| Hello Tiger, LLC             | 10.00                        | 38573 US 19N, Palm Harbor, FL 34684                   | N/A                    |
| K4 Investments, LLC          | 23.33                        | 2840 West Bay Drive #174<br>Belleair Bluffs, FL 33770 |                        |
| Keller Investment Properties | 36.60                        | 2840 West Bay Drive #174<br>Belleair Bluffs, FL 33770 |                        |
| Brown Florida Holdings, LLC  | 30.00                        | 635 Court Street, Suite 120<br>Clearwater, FL 33756   |                        |
|                              |                              |   |                        |

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

**INCOME STATEMENT**

| Account Name                                      | Ref. Page  | Water | Wastewater | Other (1) | Total Company |
|---|------------|-------|------------|-----------|---------------|
| Gross Revenue:                                    |            |       |            |           |               |
| Residential _____                                 |            |       | \$ 31,443  |           | \$ 31,443     |
| Commercial _____                                  |            |       | 25,927     |           | 25,927        |
| Industrial _____                                  |            |       |            |           | -             |
| Multiple Family _____                             |            |       |            |           | -             |
| Guarenteed Revenues _____                         |            |       |            |           | -             |
| Other (Specify) _____                             |            |       |            |           | -             |
| Total Gross Revenue _____                         |            | N/A   | 57,370     | N/A       | 57,370        |
| Operation Expense (Must tie to Pages W-3 and S-3) | W-3<br>S-3 | N/A   | 54,752     |           | 54,752        |
| Depreciation Expense _____                        | F-5        | -     | 1,346      |           | 1,346         |
| CIAC Amortization Expense _____                   | F-8        | -     | -          |           | -             |
| Taxes Other Than Income _____                     |            | -     | 2,582      | -         | 2,582         |
| Income Taxes _____                                | F-7        | -     | -          |           | -             |
| Total Operating Expenses _____                    |            | -     | 58,680     |           | 58,680        |
| Net Operating Income (Loss)                       |            | N/A   | (1,310)    | -         | (1,310)       |
| Other Income:                                     |            |       |            |           |               |
| Nonutility Income _____                           |            |       |            |           | -             |
| Interest Income _____                             |            | -     | -          |           | -             |
| _____   |            |       |            |           | -             |
| Other Deductions:                                 |            |       |            |           |               |
| Miscellaneous Nonutility Expenses _____           |            |       |            |           | -             |
| Interest Expense _____                            |            | -     |            |           | -             |
| AFUDC _____                                       |            | -     | -          |           | -             |
| _____   |            |       |            |           | -             |
| _____   |            |       |            |           | -             |
| Net Income (Loss)                                 |            | N/A   | \$ (1,310) | N/A       | \$ (1,310)    |

**COMPARATIVE BALANCE SHEET**

| Account Name   | Reference Page | Current Year | Previous Year |
|--|----------------|--------------|---------------|
| <b>ASSETS:</b>   |                |              |               |
| Utility Plant In Service (101 - 105) _____                         | F-5, W-1, S-1  | \$ 53,988    | \$ 53,988     |
| Accumulated Depreciation and Amortization (108) _____              | F-5, W-2, S-2  | (46,279)     | (44,933)      |
| Net Utility Plant _____  |                | 7,709        | 9,055         |
| Cash _____   |                |              |               |
| Customer Accounts Receivable (141) _____                           |                |              |               |
| Other Assets (Specify):  |                |              |               |
| Deferred Exp Cert Transfer & Acc Costs                             |                | -            | -             |
|  |                | -            | -             |
|  |                | -            | -             |
|  |                | -            | -             |
| <b>Total Assets</b> _____  |                | \$ 7,709     | \$ 9,055      |
| <b>LIABILITIES AND CAPITAL:</b>                                    |                |              |               |
| Common Stock Issued (201) _____                                    | F-6            |              |               |
| Preferred Stock Issued (204) _____                                 | F-6            | -            | -             |
| Other Paid In Capital (211) _____                                  |                |              |               |
| Retained Earnings (215) _____                                      | F-6            |              |               |
| Proprietary Capital (Proprietary and partnership only) (218) _____ | F-6            | (46,313)     | (45,003)      |
| <b>Total Capital</b> _____   |                | (46,313)     | (45,003)      |
| Long Term Debt (224) _____   | F-6            |              |               |
| Accounts Payable (231) _____                                       |                |              |               |
| Notes Payable (232) _____  |                |              |               |
| Customer Deposits (235) _____                                      |                |              |               |
| Accrued Taxes (236) _____  | F-7            | 2,582        | 2,649         |
| Other Liabilities (Specify):                                       |                |              |               |
| Accounts Payable - Assoc Cc  |                | 51,440       | 51,409        |
|  |                |              |               |
|  |                |              |               |
| Advances For Construction (252) _____                              |                |              |               |
| Contributions In Aid Of Construction - Net (271 - 272) _____       | F-8            |              |               |
| <b>Total Liabilities and Capital</b> _____                         |                | \$ 7,709     | \$ 9,055      |



**GROSS UTILITY PLANT**

| <b>Plant Accounts:<br/>(101 - 107) Inclusive</b> | <b>Water</b> | <b>Sewer</b> | <b>Plant Other<br/>Than<br/>Reporting<br/>Systems</b> | <b>Total</b> |
|--|--------------|--------------|---|--------------|
| Utility Plant In Service<br>(101) _____          | N/A          | \$ 53,988    | N/A   | \$ 53,988    |
| Construction Work In<br>Progress (105) _____     |              |              |   | -            |
| Other (Specify) _____                            | -            | -            |   | -            |
| _____  |              |              |   | -            |
| <b>Total Utility Plant</b> _____                 | N/A          | \$ 53,988    | N/A   | \$ 53,988    |

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

| <b>Account 108</b>                                | <b>Water</b> | <b>Wastewater</b> | <b>Other Than<br/>Reporting<br/>Systems</b> | <b>Total</b> |
|---|--------------|-------------------|---|--------------|
| Balance First Of Year _____                       | N/A          | \$ 44,933         | N/A   | \$ 44,933    |
| <b>Add Credits During Year:</b>                   |              |                   |   |              |
| Accruals charged to<br>depreciation account _____ | -            | 1,346             |   | 1,346        |
| Salvage _____                                     |              |                   |   | -            |
| Other credits (specify) _____                     |              |                   |   | -            |
| _____   |              | -                 |   | -            |
| <b>Total credits</b> _____                        |              | 1,346             |   | 1,346        |
| <b>Deduct Debits During Year:</b>                 |              |                   |   |              |
| Book cost of plant<br>retired _____               | -            | -                 |   | -            |
| Cost of removal _____                             |              | -                 |   | -            |
| Other debits (specify) _____                      |              |                   |   | -            |
| _____   |              |                   |   | -            |
| <b>Total debits</b> _____                         | -            | -                 |   | -            |
| <b>Balance End of Year</b> _____                  | N/A          | \$ 46,279         | N/A   | \$ 46,279    |

**CAPITAL STOCK (201 - 204)**

|   | Common Stock | Preferred Stock |
|---|--------------|-----------------|
| Par or stated value per share _____         | NA           | N/A             |
| Shares authorized _____                     |              |                 |
| Shares issued and outstanding _____         |              |                 |
| Total par value of stock issued _____       |              |                 |
| Dividends declared per share for year _____ |              |                 |

**RETAINED EARNINGS (215)**

|                                    | Appropriated | Un-Appropriated |
|------------------------------------|--------------|-----------------|
| Balance first of year _____        | N/A          | \$ -            |
| Charges during the year (specify): |              |                 |
| Current Year Income _____          | -            |                 |
| _____                              |              |                 |
| _____                              |              |                 |
| Balance end of year _____          | \$ _____     | \$ _____        |

**PROPRIETARY CAPITAL (218)**

|                                    | Proprietor or Partner | Partner  |
|------------------------------------|-----------------------|----------|
| Balance first of year _____        | \$ (45,003)           | N/A      |
| Charges during the year (specify): |                       |          |
| Current year loss _____            | (1,310)               |          |
| Rounding _____                     | -                     |          |
| _____                              | -                     |          |
| Balance end of year _____          | \$ (46,313)           | \$ _____ |

**LONG TERM DEBT (224)**

| Description of Obligation (Including Nomina<br>Date of Issue and Date of Maturity) | Interest |                  | Principal<br>Per Balance<br>Sheet Date |
|--|----------|------------------|--|
|  | Rate     | # of<br>Payments |  |
| _____  | ____ %   | _____            | \$ -                                   |
| _____  | ____ %   | _____            | -                                      |
| _____  | ____ %   | _____            | -                                      |
| _____  | ____ %   | _____            | -                                      |
| Total _____  |          |                  | N/A                                    |

**TAXES ACCRUED (236)**

| (a)                             | WATER<br>(b) | SEWER<br>(c) | OTHER<br>(d) | TOTAL<br>(e) |
|---------------------------------|--------------|--------------|--------------|--------------|
| Income Taxes:                   |              |              |              |              |
| Federal income tax _____        | \$ -         | \$ -         | N/A          | \$ -         |
| State income tax _____          | -            | -            |              |              |
| Taxes Other Than Income:        |              |              |              |              |
| State ad valorem tax _____      | -            | -            |              |              |
| Local property tax _____        | -            | -            |              |              |
| Regulatory assessment fee _____ | -            | 2,582        |              | 2,582        |
| Other (Specify): _____          | -            | -            |              |              |
|                                 |              |              |              |              |
|                                 |              |              |              |              |
|                                 |              |              |              |              |
|                                 |              |              |              |              |
| Total taxes accrued _____       |              | \$ 2,582     |              | \$ 2,582     |

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning 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 |
|-------------------|--------------|-------------------|------------------------|
|                   | \$ -         | \$ -              |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |
|                   | -            | -                 |                        |

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

|  |
|--|
| <b>YEAR OF REPORT</b><br>December 31, 2020 |
|--|

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

| (a)                                    | Water<br>(b) | Wastewater<br>(c) | TOTAL<br>(d) |
|--|--------------|-------------------|--------------|
| 1. Balance first of year _____         | N/A          | N/A               | \$ -         |
| 2. Add credits during year:            |              |                   |              |
| _____                                  | -            | -                 | -            |
| 3. Total _____                         | -            | -                 | -            |
| 4. Deduct charges during year _____    | -            | -                 | N/A          |
| 5. Balance end of year _____           |              |                   | -            |
| 6. Less Accumulated Amortization _____ |              |                   | -            |
| 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<br>"Cash" or<br>"Property" | Water | Wastewater |
|---|-----------------------|-----------------------|-------------------------------------|-------|------------|
| _____   |                       |                       |                                     | \$ -  | \$ -       |
| _____   |                       |                       |                                     |       |            |
| _____   |                       |                       |                                     |       |            |
| _____   |                       |                       |                                     |       |            |
| Sub-total _____   |                       |                       |                                     | NONE  | NONE       |
| Report below all capacity charges, main extension charge and customer connections charges received during the year. |                       |                       |                                     |       |            |
| Description of Charge   | Number of Connections | Charge per Connection |                                     |       |            |
| None  |                       |                       |                                     |       |            |
| _____   |                       |                       |                                     |       |            |
| _____   |                       |                       |                                     |       |            |
| _____   |                       |                       |                                     |       |            |
| Total Credits During Year (Must agree with line # 2 above) _____  |                       |                       |                                     | \$ -  | \$ -       |

**ACCUMULATED AMORTIZATION OF CIAC**

|   | Water | Wastewater | Total |
|---|-------|------------|-------|
| Balance First of Year _____                               | N/A   | N/A        | \$ -  |
| Add Debits During Year: _____                             | -     | -          |       |
| _____   | -     | -          |       |
| Deduct Credits During Year: _____                         | -     | -          |       |
| Balance End of Year (Must agree with line #6 above) _____ | \$ -  | \$ -       |       |

# **WATER OPERATION SECTION**

Utility only provides Sewer service. Water section omitted.

**WASTEWATER  
OPERATION  
SECTION**

**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 _____                        | 4,450             | -             | -               | 4,450            |
| 354           | Structure and Improvements _____                  | -                 | -             | -               | -                |
| 355           | Power Generation Equipment _____                  | -                 | -             | -               | -                |
| 360           | Collection Sewers - Force _____                   | -                 | -             | -               | -                |
| 361           | Collection Sewers - Gravity _____                 | 41,822            | -             | -               | 41,822           |
| 362           | Special Collecting Structures _____               | -                 | -             | -               | -                |
| 363           | Services to Customers _____                       | -                 | -             | -               | -                |
| 364           | Flow Measuring Devices _____                      | -                 | -             | -               | -                |
| 365           | Flow Measuring Installations _____                | -                 | -             | -               | -                |
| 370           | Receiving Wells _____                             | 5,635             | -             | -               | 5,635            |
| 371           | Pumping Equipment _____                           | 906               | -             | -               | 906              |
| 380           | Treatment and Disposal Equipment _____            | -                 | -             | -               | -                |
| 381           | Plant Sewers _____                                | -                 | -             | -               | -                |
| 382           | Outfall Sewer Lines _____                         | -                 | -             | -               | -                |
| 389           | Other Plant and Miscellaneous:<br>Equipment _____ | 1,175             | -             | -               | 1,175            |
| 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 _____                        | -                 | -             | -               | -                |
|               | <b>Total Sewer Plant _____</b>                    | <b>\$ 53,988</b>  | <b>\$ -</b>   | <b>\$ -</b>     | <b>\$ 53,988</b> |

\* This amount should tie to Sheet F-!

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

| Acct. No. (a) | Account Name (b)                              | Average Service Life in Years (c) | Average Salvage In Percent (d) | Depr. Rate Applied (e) | Accumulated Depreciation Balance Previous Year (f)(1) | Debits (g) | Credits (h) | Accum. Depr. Balance End of Year (f-g+h=i) (i) |
|---------------|---|-----------------------------------|--------------------------------|------------------------|---|------------|-------------|--|
| 351           | Organization                                  | 40                                | -                              | 2.50 %                 | -   | -          | -           | -  |
| 352           | Franchises                                    | -                                 | -                              | %                      | -   | -          | -           | -  |
| 354           | Structure and Improvements                    | 27                                | -                              | 3.70 %                 | -   | -          | -           | -  |
| 355           | Power Generation Equipment                    | -                                 | -                              | %                      | -   | -          | -           | -  |
| 360           | Collection Sewers - Force                     | 27                                | -                              | 3.70 %                 | -   | -          | -           | -  |
| 361           | Collection Sewers - Gravity                   | 40                                | -                              | 2.50 %                 | 40,839  | -          | 983         | 41,822   |
| 362           | Special Collecting Structures (Lift Stations) | -                                 | -                              | %                      | -   | -          | -           | -  |
| 363           | Services to Customers                         | 35                                | -                              | 2.90 %                 | -   | -          | -           | -  |
| 364           | Flow Measuring Devices                        | -                                 | -                              | %                      | -   | -          | -           | -  |
| 365           | Flow Measuring Installations                  | -                                 | -                              | %                      | -   | -          | -           | -  |
| 370           | Receiving Wells (Lift Stations)               | 15                                | -                              | 6.70 %                 | 2,660   | -          | 225         | 2,885  |
| 371           | Pumping Equipment                             | 15                                | -                              | 6.70 %                 | 598   | -          | 60          | 658  |
| 380           | Treatment and Disposal Equipment              | 15                                | -                              | 6.70 %                 | -   | -          | -           | -  |
| 381           | Plant Sewers                                  | 32                                | -                              | 3.10 %                 | -   | -          | -           | -  |
| 382           | Outfall Sewer Lines                           | -                                 | -                              | %                      | -   | -          | -           | -  |
| 389           | Other Plant and Miscellaneous Equipment       | 15                                | -                              | 6.70 %                 | 836   | -          | 78          | 914  |
| 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  |                                   |                                |                        | 44,933  |            | 1,346       | 46,279   |

\* This amount should tie to Sheet F-5

(1) Amounts adjusted for PSC Order NO. PSC-2018-0320-PAA-SU



**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

| Acct. No. | Account Name  | Amount      |
|-----------|---|-------------|
| 701       | Salaries and Wages - Employees _____                                      | \$ 26,464   |
| 703       | Salaries and Wages - Officers, Directors, and Majority Stockholders _____ |             |
| 704       | Employee Pensions and Benefits _____                                      |             |
| 710       | Purchased Wastewater Treatment _____                                      |             |
| 711       | Sludge Removal Expense _____  | 6,000       |
| 715       | Purchased Power _____   | 2,002       |
| 716       | Fule for Power Production _____   |             |
| 718       | Chemicals _____   |             |
| 720       | Materials and Supplies _____  | 2,641       |
| 730       | Contractual Services:   |             |
|           | Operator and Management _____   | 2,447       |
|           | Testing _____   | 1,650       |
|           | Other _____   | 13,548      |
| 740       | Rents _____   |             |
| 750       | Transportation Expense _____  |             |
| 755       | Insurance Expense _____   |             |
| 765       | Regulatory Commission Expenses (Amortized Rate Case Expense) _____        |             |
| 770       | Bad Debt Expense _____  |             |
| 775       | Miscellaneous Expenses _____  |             |
|           | Total Wastewater Operation and Maintenance Expense _____                  | \$ 54,752 * |

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

**WASTEWATER CUSTOMERS**

| Description<br><br>(a)     | Type of Meter **<br><br>(b) | Equivalent Factor<br><br>(c) | Number of Active Customers |                        | Total Number of Meter Equivalents<br>(c x e)<br><br>(f) |
|----------------------------|-----------------------------|------------------------------|----------------------------|------------------------|---|
|                            |                             |                              | Start of Year<br><br>(d)   | End of Year<br><br>(e) |   |
| <b>Residential Service</b> |                             |                              |                            |                        |   |
| 5/8"                       | D                           | 1.0                          | 113                        | 113                    | 113   |
| 3/4"                       | D                           | 1.5                          |                            |                        |   |
| 1"                         | D                           | 2.5                          |                            |                        |   |
| 1 1/2"                     | D,T                         | 5.0                          |                            |                        |   |
| <b>General Service</b>     |                             |                              |                            |                        |   |
| 5/8"                       | D                           | 1.0                          |                            |                        |   |
| 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        |                             | 1.0                          | 76                         | 76                     | 76  |
| Other (Specify):           |                             |                              |                            |                        |   |
|                            |                             |                              | <b>Total</b>               | <b>189</b>             | <b>189</b>  |

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

UTILITY NAME: Coastal Income Properties - Zachary Taylor LLC

**PUMPING EQUIPMENT**

|   | #1     | #2     | #3 | #4 |  |  |  |
|---|--------|--------|----|----|--|--|--|
| Lift station number _____                     |        |        |    |    |  |  |  |
| Make or type and nameplate data of pump _____ | Barnes | Barnes |    |    |  |  |  |
| Year installed _____                          | 2003   | 2003   |    |    |  |  |  |
| Rated capacity (GPM) _____                    | 756    | 756    |    |    |  |  |  |
| Size (HP) _____                               | 1HP    | 1HP    |    |    |  |  |  |
| Power:  |        |        |    |    |  |  |  |
| Electric _____                                | x      | x      |    |    |  |  |  |
| Mechanical _____                              |        |        |    |    |  |  |  |
| Nameplate data of motor _____                 |        |        |    |    |  |  |  |

**SERVICE CONNECTIONS**

|   |     |  |  |  |  |  |  |
|---|-----|--|--|--|--|--|--|
| Size (inches) _____   | 4"  |  |  |  |  |  |  |
| Type (PVC, VCP, etc) _____                                  | PVC |  |  |  |  |  |  |
| Average length _____  |     |  |  |  |  |  |  |
| Number of active service connections _____                  | 88  |  |  |  |  |  |  |
| Beginning of year _____                                     | 88  |  |  |  |  |  |  |
| Added during year _____                                     |     |  |  |  |  |  |  |
| Retired during year _____                                   |     |  |  |  |  |  |  |
| End of year _____   | 88  |  |  |  |  |  |  |
| Give full particulars concerning inactive connections _____ |     |  |  |  |  |  |  |

**COLLECTING AND FORCE MAINS AND MANHOLES**

|                                      | Collecting Mains |  |  |  | Force Mains |  |  |  |
|--------------------------------------|------------------|--|--|--|-------------|--|--|--|
| Size (inches) _____                  |                  |  |  |  |             |  |  |  |
| Type of main _____                   |                  |  |  |  |             |  |  |  |
| Length of main (nearest foot): _____ |                  |  |  |  |             |  |  |  |
| Beginning of year _____              |                  |  |  |  |             |  |  |  |
| Added during year _____              |                  |  |  |  |             |  |  |  |
| Retired during year _____            |                  |  |  |  |             |  |  |  |
| End of year _____                    |                  |  |  |  |             |  |  |  |

**MANHOLES:**

|                              |     |  |  |  |
|------------------------------|-----|--|--|--|
| Size _____                   | 24" |  |  |  |
| Type _____                   |     |  |  |  |
| Number:                      |     |  |  |  |
| Beginning of year _____      | 7   |  |  |  |
| Added during year(1) _____   |     |  |  |  |
| Retired during year(1) _____ |     |  |  |  |
| End of year _____            | 7   |  |  |  |

**TREATMENT PLANT**

|   |              |       |       |
|---|--------------|-------|-------|
| Manufacturer _____                        | _____        | _____ | _____ |
| Type _____                                | Extended Air | _____ | _____ |
| "Steel" or "Concrete" _____               | Concrete     | _____ | _____ |
| Total Capacity _____                      | 40,000gpd    | _____ | _____ |
| Average Daily Flow _____                  | 26,627       | _____ | _____ |
| Effluent Disposal _____                   | Perc Pond    | _____ | _____ |
| Total Gallons of Wastewater Treated _____ | 9,719,000    | _____ | _____ |

**MASTER LIFT STATION PUMPS**

|                                      |       |       |       |       |       |       |
|--------------------------------------|-------|-------|-------|-------|-------|-------|
| Manufacturer _____                   | _____ | _____ | _____ | _____ | _____ | _____ |
| Capacity _____ (PM)                  | _____ | _____ | _____ | _____ | _____ | _____ |
| Motor:                               |       |       |       |       |       |       |
| Manufacturer _____                   | _____ | _____ | _____ | _____ | _____ | _____ |
| Horsepower _____                     | _____ | _____ | _____ | _____ | _____ | _____ |
| Power (Electric or Mechanical) _____ | _____ | _____ | _____ | _____ | _____ | _____ |

**PUMPING WASTEWATER STATISTICS**

| Months               | Gallons of Treated Wastewater | Effluent Reuse Gallons to Customers | Effluent Gallons Disposed of on site |
|----------------------|-------------------------------|-------------------------------------|--------------------------------------|
| January _____        | 952,000                       | NA                                  | 952,000                              |
| February _____       | 881,000                       | _____                               | 881,000                              |
| March _____          | 670,000                       | _____                               | 670,000                              |
| April _____          | 555,000                       | _____                               | 555,000                              |
| May _____            | 550,000                       | _____                               | 550,000                              |
| June _____           | 756,000                       | _____                               | 756,000                              |
| July _____           | 812,000                       | _____                               | 812,000                              |
| August _____         | 887,000                       | _____                               | 887,000                              |
| September _____      | 1,450,000                     | _____                               | 1,450,000                            |
| October _____        | 607,000                       | _____                               | 607,000                              |
| November _____       | 897,000                       | _____                               | 897,000                              |
| December _____       | 702,000                       | _____                               | 702,000                              |
| Total for year _____ | 9,719,000                     | _____                               | 9,719,000                            |

If Wastewater Treatment is purchased, indicate the vendor:

**UTILITY NAME:** Coastal Income Properties - Zachary Taylor LLC

**OTHER WASTEWATER SYSTEM INFORMATION**

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

|  |                   |
|--|-------------------|
| 1. Present ERC's * that system can efficiently serve.  | <u>189</u>        |
| 2. Maximum number of ERC's * which can be served.  | <u>189</u>        |
| 3. Present system connection capacity (in ERC's *) using existing lines.   | <u>189</u>        |
| 4. Future system connection capacity (in ERC's *) upon service area buildout.  | <u>189</u>        |
| 5. Estimated annual increase in ERC's * .  | <u>None</u>       |
| 6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  | <u>None</u>       |
|  |                   |
| 7. If the utility uses reuse as a means of effluent disposal, attach a list of the reuse end users and the amount of reuse provided to each, if known. | <u>N/A</u>        |
| 8. If the utility does not engage in reuse, has a reuse feasibility study been completed?  | <u>No</u>         |
| <u>N/A</u>   |                   |
| 9. Has the utility been required by the DEP or water management district to implement reuse?   | <u>N/A</u>        |
| If so, what are the utility's plans to comply with the DEP?  | <u>N/A</u>        |
| 10. When did the company last file a capacity analysis report with the DEP?  | <u>N/A</u>        |
| 11. If the present system does not meet the requirements of DEP rules:   |                   |
| a. Attach a description of the plant upgrade necessary to meet the DEP rules.  |                   |
| b. Have these plans been approved by DEP?  | <u>N/A</u>        |
| c. When will con   | <u>N/A</u>        |
| d. Attach plans for funding the required upgrading.  | <u>N/A</u>        |
| e. Is this system under any Consent Order of the DEP?  | <u>N/A</u>        |
| 11. Department of Environmental Protection ID #  | <u>FLA 013910</u> |

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:  

$$ERC = ( \text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day} )$$

# CERTIFICATION OF ANNUAL REPORT

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

- |              |           |   |
|--------------|-----------|---|
| YES<br>( X ) | NO<br>( ) | 1. The utility is in substantial compliance with the Uniform System C Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code   |
| YES<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission   |
| YES<br>( X ) | NO<br>( ) | 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 statements of the utility.  |
| YES<br>( X ) | NO<br>( ) | 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.    |
| ( X )           | ( X ) | ( X ) | ( X ) |
| ( )             | ( )   | ( )   | ( )   |

---

 (signature of manager of the utility) \*

---

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

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

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

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

**Coastal Income Properties - Zachary Taylor LLC**

**For the Year Ended December 31, 2020**

| (a)   | (b)  | (c)  | (d)                     |
|---|--|--|-------------------------|
| Accounts  | Gross Wastewater<br>Revenues per<br>Sch. F-3 | Gross Wastewater<br>Revenues per<br>RAF Return | Difference<br>(b) - (c) |
| Gross Revenue:  |  |  |                         |
| Residential   | -  | \$ -   | \$ -                    |
| Commercial  | 25,927                                       | 25,927   | -                       |
| Industrial  | -  | -  | -                       |
| Multiple Family   | 31,443                                       | 31,443   | -                       |
| Guaranteed Revenues   | -  | -  | -                       |
| Other   | -  | -  | -                       |
| <b>Total Wastewater Operating Revenue</b>                                     | <b>\$ 57,370</b>                             | <b>\$ 57,370</b>                               | <b>\$ -</b>             |
| <b>LESS: Expense for Purchased Wastewater<br/>from FPSC-Regulated Utility</b> | <b>-</b>                                     | <b>-</b>                                       | <b>-</b>                |
| <b>Net Wastewater Operating Revenues</b>                                      | <b>\$ 57,370</b>                             | <b>\$ 57,370</b>                               | <b>\$ -</b>             |

Explanations:

Instructions:

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