

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Useppa Island Utility Co, Inc
Exact Legal Name of Respondent

WS249-23W-0-R / WS249-23-S-0-R
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2023

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

Useppa Island Utility Co, Inc
(EXACT NAME OF UTILITY)

PO Box 640, Bokeelia, Fl 33922 Mailing Address	8115 Main Street, Bokeelia, FL 33922 Street Address County
Telephone Number (239) 283-1061	Date Utility First Organized 3/23/1981
Fax Number (239) 791-5541	E-mail Address accounting@useppa.com
Sunshine State One-Call of Florida, Inc. Member No. 11028	

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: 923 Del Prado Blvd S, Suite 104, Cape Coral, FL 33909

Name of subdivisions where services are provided: N/A

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Donald Beckstead</u>	<u>President/CEO</u>	<u>PO Box 640 Bokeelia, FL 33922</u>	
Person who prepared this report: <u>James M Manz</u>	<u>Comptroller</u>	<u>923 Del Prado Blvd #104 Cape Coral, FL 33990</u>	
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	Principal Business Address	Salary Charged Utility
<u>Useppa Inn & Dock Co LTD</u>	<u>100%</u>	<u>8115 Main Street PO Box 640 Bokeelia, Fl 33922</u>	\$ _____ \$ _____ 0 \$ _____ \$ _____ \$ _____ \$ _____
_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____

UTILITY NAME: Useppa Island Utility Co, Inc.

YEAR OF REPORT DECEMBER 31, 2023

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ <u>152,734</u>	\$ <u>155,112</u>	\$ _____	\$ <u>307,846</u>
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ _____	\$ _____	\$ _____	\$ _____
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>225,693</u>	\$ <u>178,124</u>	\$ _____	\$ <u>403,817</u>
Depreciation Expense_____	F-5	<u>7,620</u>	<u>7,620</u>	_____	<u>15,240</u>
CIAC Amortization Expense_____	F-8	_____	_____	_____	_____
Taxes Other Than Income_____	F-7	<u>10,620</u>	<u>10,624</u>	_____	<u>21,244</u>
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>243,933</u>	<u>196,368</u>	_____	\$ <u>440,301</u>
Net Operating Income (Loss)		\$ <u>-91,199</u>	\$ <u>-41,256</u>	\$ _____	\$ <u>-132,455</u>
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		<u>13,800</u>	<u>13,800</u>	_____	<u>27,600</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>-104,999</u>	\$ <u>-55,055</u>	\$ _____	\$ <u>-160,054</u>

UTILITY NAME: Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 2,463,843	\$ 2,361,150
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>-1,199,603</u>	<u>-1,170,888</u>
Net Utility Plant_____		\$ 1,264,240	\$ 1,190,262
Cash_____		<u>-10,809</u>	<u>-27,251</u>
Customer Accounts Receivable (141)_____		<u>32,980</u>	<u>32,680</u>
Other Assets (Specify):_____		<u>-10,129</u>	<u>-9,887</u>
Total Assets_____		\$ <u>1,276,282</u>	\$ <u>1,185,804</u>
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	<u>1,000</u>	<u>1,000</u>
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____		<u>149,000</u>	<u>149,000</u>
Retained Earnings (215)_____	F-6	<u>-1,434,314</u>	<u>-1,260,784</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital_____		\$ <u>-1,284,314</u>	\$ <u>-1,110,785</u>
Long Term Debt (224)_____	F-6	\$ <u>2,455,195</u>	\$ <u>2,237,881</u>
Accounts Payable (231)_____		<u>48,542</u>	<u>20,683</u>
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____		<u>56,859</u>	<u>38,025</u>
Other Liabilities (Specify)_____			
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8		
Total Liabilities and Capital_____		\$ <u>1,276,282</u>	\$ <u>1,185,804</u>

UTILITY NAME Useppa Island Utility Co, Inc

YEAR OF REPORT	
DECEMBER 31,	2023

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>1,612,640</u>	\$ <u>851,203</u>	\$ _____	\$ <u>2,463,843</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>1,612,640</u>	\$ <u>851,203</u>	\$ <u>_____</u>	\$ <u>2,463,843</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>656,074</u>	\$ <u>514,814</u>	\$ _____	\$ <u>1,170,888</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>14,357</u>	\$ <u>14,358</u>	\$ _____	\$ <u>28,715</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>14,357</u>	\$ <u>14,358</u>	\$ _____	\$ <u>28,715</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>670,431</u>	\$ <u>529,172</u>	\$ _____	\$ <u>1,199,603</u>

UTILITY NAME: Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

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_____	\$ -1,260,784	\$ _____
Changes during the year (Specify):		
<u>2023 Net Operating Loss</u>	<u>-265,328</u>	_____
_____	_____	_____
_____	_____	_____
Balance end of year_____	\$ <u>-1,526,122</u>	\$ _____

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Shareholder Note Payable</u>	<u>10%</u>	<u>0</u>	\$ <u>2,455,195</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total_____			\$ <u>2,455,195</u>

UTILITY NAME: Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:	10,622	10,622		21,244
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 10,622	\$ 10,622	\$ _____	\$ 21,244

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
US Water Services	\$ 60,642	\$ _____	Plant Management
MG Electrical Developers	\$ 29,243	\$ 29,242	Electrical Contractor
Strickler Bros. Underground Inc	\$ _____	\$ 29,890	Install Lift Station
Sanders Laboratories	\$ 12,649	\$ _____	Testing Services
Coast Pump	\$ 9,656	\$ _____	Pump Purchases
Hawkins, Inc	\$ 4,326	\$ 4,325	Chemicals
Andreyev Engineering, Inc	\$ 8,405	\$ _____	Goundwater Survey
Island Barge	\$ 2,000	\$ 2,000	Transportation Services
Mader Electric	\$ 4622	\$ 230	Retail Services
Membrane Treatment Services	\$ 3057	\$ _____	Membrane Filter Replacement
Core & Main	\$ 4170	\$ 2,484	Retail Parts
CPR Courier Inc	5,610	_____	Transportation Services

UTILITY NAME: Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>225,870</u>	\$ <u>230,187</u>	\$ <u>0</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	<u>225,870</u>	<u>230,187</u>	<u>455,857</u>
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	<u>225,870</u>	<u>230,187</u>	<u>455,857</u>
6) Less Accumulated Amortization_____	<u>-225,670</u>	<u>-230,187</u>	<u>-455,857</u>
7) Net CIAC_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

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_____	\$ <u>255.67</u>	\$ <u>230.187</u>	\$ <u>455.857</u>
Add Debits During Year:_____	_____	_____	_____
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>255,670</u>	\$ <u>230,187</u>	\$ <u>455,857</u>

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

UTILITY NAME Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

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	\$ _____	<u>100.00</u> %		_____ %

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

APPROVED AFUDC RATE

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

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

UTILITY NAME Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

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

UTILITY NAME: _____

YEAR OF REPORT DECEMBER 31,

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	1,463	_____	_____	1,463
304	Structures and Improvements_____	134,920	32,862	_____	167,782
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	312,338	_____	_____	312,338
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	0	2,326	_____	2,326
310	Power Generation Equipment_____	_____	_____	_____	_____
311	Pumping Equipment_____	163,644	13,981	_____	177,625
320	Water Treatment Equipment_____	295,659	1,714	_____	297,373
330	Distribution Reservoirs and Standpipes_____	461,746	14,318	_____	476,064
331	Transmission and Distribution Lines_____	106,027	_____	_____	106,027
333	Services_____	3,959	_____	_____	3,959
334	Meters and Meter Installations_____	59,415	_____	_____	59,415
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	1,644	_____	_____	1,644
340	Office Furniture and Equipment_____	120	705	_____	825
341	Transportation Equipment_____	800	_____	_____	800
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
344	Laboratory Equipment_____	1,423	_____	_____	1,423
345	Power Operated Equipment_____	3,576	_____	_____	3,576
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 1,546,734	\$ 65,906	\$ _____	\$ 1,612,640

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		%		\$ 39,919	\$	\$ 874	\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%		101,499		2,221	
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%					
311	Pumping Equipment		%		49,972		1,093	
320	Water Treatment Equipment		%		228,516		5,726	
330	Distribution Reservoirs & Standpipes		%		70,409		1,541	
331	Trans. & Dist. Mains		%		67,901		1,486	
333	Services		%		3,937		86	
334	Meter & Meter Installations		%		56,841		1,244	
335	Hydrants		%					
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%		1,737		38	
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%		127		3	
342	Stores Equipment		%		887		19	
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%		587		12	
345	Power Operated Equipment		%		591		13	
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%		33,172			
	Totals				\$ 656,075	\$	\$ 14,356	\$ 670,431 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, 2023

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ 46,996
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	34,939
616	Fuel for Power Production _____	_____
618	Chemicals _____	4,385
620	Materials and Supplies _____	25,458
630	Contractual Services:	
	Billing _____	_____
	Professional _____	2,859
	Testing _____	12,649
	Other _____	54,238
640	Rents _____	7,800
650	Transportation Expense _____	11,948
655	Insurance Expense _____	3,467
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	6,838
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	14,116
	Total Water Operation And Maintenance Expense _____	\$ 225,693 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	121	123	123
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	9	9	22.5
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	16	16	16
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	2	2	5
1 1/2"	D,T	5.0	1	1	5
2"	D,C,T	8.0	2	2	16
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine					
Total			<u>151</u>	<u>153</u>	<u>187.5</u>

UTILITY NAME: _____ Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

SYSTEM NAME: _____

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January_____	0	0.706	0.008	0.698	0.619
February_____	0	0.985	0.001	0.984	0.837
March_____	0	0.875	0.001	0.874	0.769
April_____	0	1.113	0.001	1.112	0.946
May_____	0	1.026	0.001	1.025	0.838
June_____	0	1.04	0.002	1.038	0.788
July_____	0	0.991	0.003	0.988	0.704
August_____	0	1.084	0.002	1.03	0.854
September_____	0	1.024	0.002	1.022	0.757
October_____	0	1.182	0.002	1.18	0.949
November_____	0	1.139	0.003	1.136	0.875
December_____	0	1.184	0.001	1.183	0.835
Total for Year_____	0	12.349	0.027	12.322	9.771

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2"	5650	0	0	5650
PVC	3"	1785	0	0	1785
PVC	4"	8955	0	0	8955
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Vertical line segment 1

Vertical line segment 2

UTILITY NAME: _____ Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	2003	1989	_____	_____
Types of Well Construction and Casing _____	Artessan PVC	Artessan PVC	_____	_____
Depth of Wells _____	340'	340'	_____	_____
Diameters of Wells _____	6"	6"	_____	_____
Pump - GPM _____	90 GPM	90 GPM	_____	_____
Motor - HP _____	7.5	7.5	_____	_____
Motor Type * _____	Submersable	Submersable	_____	_____
Yields of Wells in GPD _____	_____	140,000 GPD	_____	_____
Auxiliary Power _____	No	No	_____	_____
* Submersible, centrifugal, etc.	Well 4	Well 1	_____	_____

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	GBS ^o Fused Steel	Steel	_____	_____
Capacity of Tank _____	100,000	1,000	_____	_____
Ground or Elevated _____	Ground	Ground	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Baldor	Baldor	_____	_____
Type _____	Electric	Electric	_____	_____
Rated Horsepower _____	10 HP	10 HP	_____	_____
Pumps				
Manufacturer _____	Goulds	Goulds	_____	_____
Type _____	Centrifical	Centrifical	_____	_____
Capacity in GPM _____	140	140	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	Yes	Yes	_____	_____

UTILITY NAME: _____ Useppa Island utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	97,500	_____	_____
Type of Source_____	Ground Water	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Reverse Osmosis	_____	_____
Make_____	Hydro Pro	_____	_____
Permitted Capacity (GPD)_____	56,000	_____	_____
High service pumping		_____	_____
Gallons per minute_____	140X2=280	_____	_____
Reverse Osmosis_____	Yes	_____	_____
Lime Treatment		_____	_____
Unit Rating_____	_____	_____	_____
Filtration		_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection		_____	_____
Chlorinator_____	Stenner Pump	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	Yes	_____	_____

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31,

SYSTEM NAME: _____

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. _____
 which can be served. _____ $56,000 / 350 / 1,000 = 0.16$ ERC
3. Present system connection capacity (in ERCs *) using existing lines. _____ .016 ERC
4. Future connection capacity (in ERCs *) upon service area buildout. _____ Built Out
5. Estimated annual increase in ERCs *. _____ 0
6. Is the utility required to have fire flow capacity? _____ No
 If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _ No
11. Department of Environmental Protection ID # _____ 45884-003-UC150
12. Water Management District Consumptive Use Permit # FL00362181/FLA
 - a. Is the system in compliance with the requirements of the CUP? _____ Yes
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/350\ gallons\ per\ day))$

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

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_____	3,487	_____	_____	3,487
354	Structures and Improvements_____	363,355	_____	_____	363,355
355	Power Generation Equipment_____	48,930	_____	_____	48,930
360	Collection Sewers - Force_____	153,968	36,787	_____	190,755
361	Collection Sewers - Gravity_____	377	_____	_____	377
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	888	_____	_____	888
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	122,164	_____	_____	122,164
371	Pumping Equipment_____	_____	_____	_____	_____
380	Treatment and Disposal Equipment_____	_____	_____	_____	_____
381	Plant Sewers_____	96,570	_____	_____	96,570
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	23,357	_____	_____	23,357
390	Office Furniture and Equipment_____	120	_____	_____	120
391	Transportation Equipment_____	1,200	_____	_____	1,200
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_____	\$ 814,416	\$ 36,787	\$ _____	\$ 851,203 *

* This amount should tie to sheet F-5.

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, _____

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		%		\$ 237,908	\$	\$ 6,151	\$ 244,060
355	Power Generation Equipment		%		12,022		335	12,357
360	Collection Sewers - Force		%		134,321		3,746	138,068
361	Collection Sewers - Gravity		%		265		7	272
362	Special Collecting Structures		%					
363	Services to Customers		%					
364	Flow Measuring Devices		%		946		26	972
365	Flow Measuring Installations		%					
370	Receiving Wells		%		79,579		2,219	81,798
371	Pumping Equipment		%					
380	Treatment and Disposal Equipment		%		54,825		1,529	56,354
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%		11,055		308	11,363
390	Office Furniture and Equipment		%					
391	Transportation Equipment		%		128		4	132
392	Stores Equipment		%		1122		31	1,153
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%		-17,357			-17,357
	Totals				\$ 514,814	\$	\$ 14,358	\$ 529,172 *

* This amount should tie to Sheet F-5.

UTILITY NAME:___ Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 46,997
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	475
715	Purchased Power_____	11,895
716	Fuel for Power Production_____	_____
718	Chemicals_____	4,786
720	Materials and Supplies_____	22,754
730	Contractual Services:	
	Billing_____	6,222
	Professional_____	_____
	Testing_____	7,251
	Other_____	53,816
740	Rents_____	7,800
750	Transportation Expense_____	1,650
755	Insurance Expense_____	3,442
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	7,011
770	Bad Debt Expense_____	150
775	Miscellaneous Expenses_____	3,875
	Total Wastewater Operation And Maintenance Expense_____	\$ 178,124 *

* 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 Equivalent (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	137	138	138
General Service					
5/8"	D	1.0	6	6	6
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0	1	1	5
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			146	147	159.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

PUMPING EQUIPMENT

Lift Station Number _____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	Goulds	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	1987	_____	_____	_____	_____	_____
Rated capacity _____	806 PM	_____	_____	_____	_____	_____
Size _____	1/2 HP	_____	_____	_____	_____	_____
Power:						
Electric _____	Yes	_____	_____	_____	_____	_____
Mechanical _____	No	_____	_____	_____	_____	_____
Nameplate data of motor _____	Franklin	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	60	_____	_____	_____	_____	_____
Number of active service connections _____	140	_____	_____	_____	_____	_____
Beginning of year _____	140	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	140	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLEC

	Collecting Mains				Force Mains			
	6"	4"	_____	_____	6"	4"	_____	_____
Size (inches) _____	6"	4"	_____	_____	6"	4"	_____	_____
Type of main _____	PVC	PVC	_____	_____	PVC	PVC	_____	_____
Length of main (nearest foot) _____	N/A	N/A	_____	_____	N/A	N/A	_____	_____
Beginning of year _____	N/A	N/A	_____	_____	N/A	N/A	_____	_____
Added during year _____	0	0	_____	_____	0	0	_____	_____
Retired during year _____	0	0	_____	_____	0	0	_____	_____
End of year _____	N/A	N/A	_____	_____	N/A	N/A	_____	_____

MANHOLES

Size (inches) _____	60"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	2	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	2	_____	_____	_____

UTILITY NAME: _____ Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer_____	Davco_____	McNeil_____	_____
Type_____	Extended Air_____	Extended Air_____	_____
"Steel" or "Concrete"_____	Concrete_____	Concrete_____	_____
Total Permitted Capacity_____	_____	45,000_____	_____
Average Daily Flow_____	_____	.012 MGD_____	_____
Method of Effluent Disposal_____	Perk Pond_____	20,000 Each_____	_____
Permitted Capacity of Disposal_____	_____	Monthly Average_____	_____
Total Gallons of Wastewater treated_____	Concreted to Surge Tank_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	Goulds_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	60 GPM_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	Goulds_____	_____	_____	_____	_____	_____
Horsepower_____	1/2 HP_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	Electric_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	0.378_____	0_____	0.378_____
February_____	0.318_____	0_____	0.318_____
March_____	0.34_____	0_____	0.34_____
April_____	0.41_____	0_____	0.41_____
May_____	0.287_____	0_____	0.287_____
June_____	0.305_____	0_____	0.305_____
July_____	0.276_____	0_____	0.276_____
August_____	0.318_____	0_____	0.318_____
September_____	0.329_____	0_____	0.329_____
October_____	0.3_____	0_____	0.3_____
November_____	0.364_____	0_____	0.364_____
December_____	0.593_____	0_____	0.593_____
Total for year_____	4.218_____	0_____	4.218_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Useppa Island Utility Co, Inc

YEAR OF REPORT DECEMBER 31, 2023

SYSTEM NAME: _____

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. _____
2. Maximum number of ERCs* which can be served. $20,000 \text{ GPD} / 1,000 / 280 = .0714$
3. Present system connection capacity (in ERCs*) using existing lines. _____ $45,000 / 1,000 / 280 = .161$
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
None

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? _ N/A
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? _____ N/A

10. When did the company last file a capacity analysis report with the DEP? _____ September, 2010
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
12. Department of Environmental Protection ID # ____ FLA014494

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

UTILITY NAME: USIPCO Island Utility Co Inc

YEAR OF REPORT
DECEMBER 31, 2023

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. Donald Beckstead *

(signature of chief executive officer of the utility)

Date: 04/30/2024

1. 2. 3. 4. [Signature] *

(signature of chief financial officer of the utility)

Date: 04/30/2024

* 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.