

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Hidden Cove, Ltd.
Exact Legal Name of Respondent

607-W 523-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2021

Form PSC/WAW 6 (Rev. 12/99)

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FLORIDA PUBLIC SERVICE
COMMISSION
2022 MAY -3 PM 1:12
DIVISION OF
ACCOUNTING & FINANCE

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 the 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 Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

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

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (Rule 25-30.116, Florida Administrative Code)

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

Hidden Cove, Ltd.

(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801	Polk County
Mailing Address	Street Address	County
Telephone Number (863) 647-1581	Date Utility First Organized	1982

Fax Number (863) 647-3992 E-mail Address baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. CS2102

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: 500 S. Florida Avenue, Suite 700
Lakeland, Florida

Name of subdivisions where services are provided: Hidden Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Ave. Lakeland, FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Tax Manager</u>	<u>500 S. Fl. Ave, Ste 700 Lakeland, FL 33801</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Avenue Lakeland FL 33801</u>	\$ 0
			\$
			\$
			\$
			\$

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>T & A Family Partnership</u>	<u>19</u>	<u>500 S. FL. Ave, Lakeland</u>	\$ 0
<u>J&M Maxwell Family Partnership</u>	<u>10</u>	<u>500 S. FL Ave, Lakeland</u>	\$ 0
<u>813 North LLC</u>	<u>69</u>	<u>500 S. FL Ave, Lakeland</u>	\$ 0
			\$
			\$
			\$
			\$

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2021

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 17,212	26,533	\$ _____	\$ 43,745
Commercial _____		1,498	468	_____	1,966
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 18,710	\$ 27,001	\$ _____	\$ 45,711
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 29,469	25,029	\$ _____	\$ 54,498
Depreciation Expense _____	F-5	2,292	2,026	_____	4,318
CIAC Amortization Expense _____	F-8	0	0	_____	0
Taxes Other Than Income _____	F-7	1,250	3,357	_____	4,607
Income Taxes _____	F-7	_____	_____	_____	0
Total Operating Expense _____		\$ 33,011	30,412	_____	\$ 63,423
Net Operating Income (Loss) _____		\$ (14,301)	\$ (3,411)	\$ _____	\$ (17,712)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ 585,982
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ 277,370
Interest Expense _____		_____	_____	_____	177,793
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss) _____		\$ _____	\$ _____	\$ _____	\$ 113,107

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 195,449	\$ 177,237
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	151,882	160,621
Net Utility Plant -----		\$ 43,567	\$ 16,616
Cash -----		61,369	39,344
Customer Accounts Receivable (141) -----		0	429
Other Assets (Specify): Misc Deferred debits -----		9,063	9,063
Non-utility Prop. Net (121,122) -----		2,281	2,160
Accounts Receivable Assoc. Cos (145) -----		6,095,849	6,029,581
Notes Receivable Assoc. Cos (146) -----		62,038	62,038
Misc. Current & Accrued Assets (174) -----		28,888	28,888
Total Assets -----		\$ 6,303,055	\$ 6,188,119
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	1,256,053	1,142,946
Total Capital -----		\$ 1,256,053	\$ 1,142,946
Long Term Debt (224) -----	F-6	\$ 5,039,000	\$ 5,039,000
Accounts Payable (231) -----		2,925	1,093
Notes Payable (232) -----		147	449
Customer Deposits (235) -----		0	0
Accrued Taxes (236) -----		4,607	4,631
Other Liabilities (Specify) Prepaid Utility Income -----		323	0
Misc. Current & Accrued Liabilities (241) -----		0	0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 6,303,055	\$ 6,188,119

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2021

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>72,874</u>	\$ <u>122,575</u>	\$ _____	\$ <u>195,449</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>72,874</u></u>	\$ <u><u>122,575</u></u>	\$ _____	\$ <u><u>195,449</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>47,800</u>	\$ <u>112,821</u>	\$ _____	\$ <u>160,621</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>2,292</u>	\$ <u>2,026</u>	\$ _____	\$ <u>4,318</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchise _____	_____	_____	_____	_____
Total Credits _____	\$ <u><u>2,292</u></u>	\$ <u><u>2,026</u></u>	\$ _____	\$ <u><u>4,318</u></u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ <u>12,395</u>	\$ <u>662</u>	\$ _____	\$ <u>13,057</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u><u>12,395</u></u>	\$ <u><u>662</u></u>	\$ _____	\$ <u><u>13,057</u></u>
Balance End of Year _____	\$ <u><u>37,697</u></u>	\$ <u><u>114,185</u></u>	\$ _____	\$ <u><u>151,882</u></u>

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

CAPITAL STOCK (201 - 204)

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

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 1,142,946
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	113,107 _____
Balance end of year _____	\$ _____	\$ 1,256,053

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>Walker & Dunlop LLC, Issued 11/27/19 Matures 12/1/29</u> _____ _____	3.48%	120	\$ 5,039,000
Total _____			\$ 5,039,000

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 0	\$ 0	\$ 0
2) Add credits during year _____			
3) Total _____	\$ 0	\$ 0	\$ 0
4) Deduct charges during the year _____			
5) Balance end of year _____			
6) Less Accumulated Amortization _____			
7) Net CIAC _____	\$ 0	\$ 0	\$ 0

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 0	\$ 0	\$ 0
Add Credits During Year: _____			
Deduct Debits During Year: _____			
Balance End of Year (Must agree with line #6 above.) _____	\$ 0	\$ 0	\$ 0

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

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

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

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

APPROVED AFUDC RATE

Current Commission approved AFUDC rate: <u> </u> %
Commission Order Number approving AFUDC rate: <u> </u>

**WATER
OPERATING
SECTION**

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

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 _____	320	_____	_____	320
304	Structures and Improvements _____	371	_____	_____	371
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	3,434	_____	_____	3,434
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	1,145	_____	_____	1,145
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	4,527	_____	_____	4,527
320	Water Treatment Equipment _____	1,776	700	529	1,947
330	Distribution Reservoirs and Standpipes _____	4,579	_____	_____	4,579
331	Transmission and Distribution Lines _____	9,679	_____	_____	9,679
333	Services _____	11,448	_____	_____	11,448
334	Meters and Meter Installations _____	16,680	33,902	16,680	33,902
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	218	_____	_____	218
341	Transportation Equipment _____	_____	_____	_____	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	607	_____	_____	607
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	697	_____	_____	697
	Total Water Plant _____	\$ 55,481	\$ 34,602	\$ 17,209	\$ 72,874

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2021

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	28	0 %	3.57 %	\$ 371	\$	\$ 0	\$ 371
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	3,434		0	3,434
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains	32	0 %	3.13 %	1,145		0	1,145
310	Power Generating Equipment	17	0 %	5.88 %	0		0	0
311	Pumping Equipment	17	0 %	5.88 %	3,369		165	3,534
320	Water Treatment Equipment	17	0 %	5.88 %	1,309	529	69	849
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,579		0	4,579
331	Trans. & Dist. Mains	38	0 %	2.63 %	9,679		0	9,679
333	Services	35	0 %	2.86 %	11,448		0	11,448
334	Meter & Meter Installations	17	%	5.88 %	11,866	11,866	1,993	1,993
335	Hydrants		%	%				
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	%	16.7 %	218		0	218
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	5.00 %	241		30	271
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	5.00 %	141		36	177
	Totals				\$ 47,800	\$ 12,395	\$ 2,293	\$ 37,698 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT	
DECEMBER 31,	2021

SYSTEM NAME: _____ Hidden Cove

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_____	_____	372	103	269	240
February_____	_____	257	23	234	204
March_____	_____	291	27	264	237
April_____	_____	309	13	296	272
May_____	_____	277	35	242	210
June_____	_____	246	28	218	195
July_____	_____	387	125	262	234
August_____	_____	259	39	220	191
September_____	_____	274	15	259	224
October_____	_____	285	13	272	239
November_____	_____	298	33	265	229
December_____	_____	304	20	284	253
Total for Year_____	_____	3,559	474	3,085	2,728

If water is purchased for resale, indicate the following:

Vendor _____ N/A

Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	4"	1,600	_____	_____	1,600
PVC	2"	2,300	_____	_____	2,300
PVC	1"	400	_____	_____	400
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 8,106
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	3,211
616	Fuel for Power Production_____	
618	Chemicals_____	554
620	Materials and Supplies_____	2,245
630	Contractual Services:	
	Billing_____	
	Professional_____	189
	Testing_____	2,685
	Other_____	10,361
640	Rents_____	
650	Transportation Expense_____	1,033
655	Insurance Expense_____	479
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	606
	Total Water Operation And Maintenance Expense_____	\$ 29,469 *

* 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	122.0	122.0	122.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1.0	1.0	1.0
3/4"	D	1.5			
1"	D	2.5	1.0	1.0	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1.0	1.0	8.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	125.0	125.0
				125.0	133.5

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

SYSTEM NAME: _____ Hidden Cove

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1982	_____	_____	_____
Types of Well Construction and Casing _____	Steel 70' Casing	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	430'	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	380	_____	_____	_____
Motor - HP _____	7.5	_____	_____	_____
Motor Type * _____	Turbine	_____	_____	_____
Yields of Wells in GPD _____	300	_____	_____	_____
Auxiliary Power _____	ARCO-ST-5	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	_____	_____	_____
Capacity of Tank _____	2,500	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

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

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	37,500	_____	_____
Type of Source _____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	Primary	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	432,000	_____	_____
High service pumping Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment Unit Rating _____	_____	_____	_____
Filtration Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection Chlorinator _____	_____	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	ARCO-ST-5	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

SYSTEM NAME: _____ Hidden Cove

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. _____ 136
- 2. Maximum number of ERC's * which can be served. _____ 136
- 3. Present system connection capacity (in ERCs *) using existing lines. _____ 136
- 4. Future connection capacity (in ERCs *) upon service area buildout. _____ 136
- 5. Estimated annual increase in ERCs *. _____ None
- 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 # _____ 6534736
- 12. Water Management District Consumptive Use Permit # 20006893.003
 - 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) 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: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

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_____	1,680	_____	_____	1,680
354	Structures and Improvements_____	343	_____	_____	343
355	Power Generation Equipment_____	160	_____	_____	160
360	Collection Sewers - Force_____	0	_____	_____	_____
361	Collection Sewers - Gravity_____	60,984	_____	_____	60,984
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	0	_____	_____	0
364	Flow Measuring Devices_____	1,145	_____	_____	1,145
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	12,092	_____	_____	12,092
380	Treatment and Disposal Equipment_____	43,657	1,482	662	44,477
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	218	_____	_____	218
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	609	_____	_____	609
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	868	_____	_____	868
	Total Wastewater Plant_____	\$ 121,756	\$ 1,482	\$ 662	\$ 122,576 *

* This amount should tie to sheet F-5.

UTILITY NAME: Hidden Cove, Ltd.
 YEAR OF REPORT: DECEMBER 31, 2021

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	27	0 %	3.7 %	343		0	343
355	Power Generation Equipment		%	5.88 %	37		9	46
360	Collection Sewers - Force	27	0 %	3.7 %				
361	Collection Sewers - Gravity	40	0 %	2.5 %	59,460		1,524	60,984
362	Special Collecting Structures		%		0			
363	Services to Customers	35	0 %	2.86 %	0			
364	Flow Measuring Devices	5	0 %	20.0 %	1,145		0	1,145
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment	18	0 %	5.56 %	9,234		226	9,460
380	Treatment and Disposal Equipment	18	0 %	5.56 %	42,010	662	193	41,541
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment	6	0 %	16.7 %	218		0	218
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	0 %	5.00 %	374		74	448
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				112,821	662	2,026	114,185 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 8,314
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	_____
715	Purchased Power	4,910
716	Fuel for Power Production	2,053
718	Chemicals	_____
720	Materials and Supplies	4,038
730	Contractual Services:	1,969
	Billing	_____
	Professional	_____
	Testing	_____
	Other	463
740	Rents	1,495
750	Transportation Expense	_____
755	Insurance Expense	1,201
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	479
770	Bad Debt Expense	_____
775	Miscellaneous Expenses	107
	Total Wastewater Operation And Maintenance Expense	\$ 25,029 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	122.0	122.0	122.0
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1.0	1.0	5.0
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
Total			123.0	123.0	127.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	<u>1982</u>	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	<u>5' x 10' 4"</u>	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	<u>Electric</u>	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>2-1 HP</u>	_____	_____	_____	_____	_____
_____	<u>230 v</u>	_____	_____	_____	_____	_____
_____	<u>1 Phase</u>	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>123</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>123</u>	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>123</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	<u>6"</u>	_____	_____	<u>3"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	<u>PVC</u>	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>3,308</u>	<u>250</u>	_____	_____	<u>850</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>3,308</u>	<u>250</u>	_____	_____	<u>850</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>48"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	<u>12</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>12</u>	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

SYSTEM NAME: _____ Hidden Cove

YEAR OF REPORT DECEMBER 31, 2021

TREATMENT PLANT

Manufacturer _____	Unknown	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Permitted Capacity _____	.02 MGD	_____	_____
Average Daily Flow _____	10,852	_____	_____
Method of Effluent Disposal _____	_____	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	3,961,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	N/A	_____	_____	_____	_____	_____
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
Motor: _____	_____	_____	_____	_____	_____	_____
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	417	_____	417
February _____	349	_____	349
March _____	384	_____	384
April _____	357	_____	357
May _____	294	_____	294
June _____	268	_____	268
July _____	282	_____	282
August _____	249	_____	249
September _____	243	_____	243
October _____	374	_____	374
November _____	363	_____	363
December _____	381	_____	381
Total for year _____	3,961	_____	3,961

If Wastewater Treatment is purchased, indicate the vendor: _____ N/A _____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2021

SYSTEM NAME: _____ Hidden Cove

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. _____ 127
- 2. Maximum number of ERCs* which can be served. _____ 127
- 3. Present system connection capacity (in ERCs*) using existing lines. _____ 127
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____ 127
- 5. Estimated annual increase in ERCs*. _____ None

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
No current plans to expand or improve the system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? ___ The utility does not engage in reuse nor has a feasibility study been done.
If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? ___ No
If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ February 2015

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

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____ No

12. Department of Environmental Protection ID # _____ FLA013107

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

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

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2021

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



(signature of chief executive officer of the utility) *

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

(signature of chief financial officer of the utility) *

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

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

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

Company: Hidden Cove, Ltd.

For the Year Ended December 31, 2021

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 17,212	\$ 17,212	\$ -
Commercial	\$ 1,498	\$ 1,498	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 18,710	\$ 18,710	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 18,710	\$ 18,710	\$ -

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).

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

Company: Hidden Cove, Ltd.

For the Year Ended December 31, 2021

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 26,533	\$ 26,533	\$ -
Commercial	468	468	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 27,001	\$ 27,001	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 27,001	\$ 27,001	\$ -

Explanations:

Instructions:

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

