

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

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Public Service Commission
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ANNUAL REPORT

WS815-20-AR
Brian Altman
Four Lakes Golf Club, Ltd.
P. O. Box 330
Lakeland, FL 33802

Submitted To The
STATE OF FLORIDA

2021 MAY -4 AM 5:30
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 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 preceeding year ending December 31.

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

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

GENERAL DEFINITIONS

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

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

UTILITY NAME: Four Lakes Golf Club, Ltd

YEAR OF REPORT DECEMBER 31, 2020

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 210,422	217,317	\$ _____	\$ 427,739
Commercial_____		8,536	7,213	_____	15,749
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue___		\$ 218,958	\$ 224,530	\$ _____	\$ 443,488
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 172,228	199,432	\$ _____	\$ 371,660
Depreciation Expense_____	F-5	30,603	26,179	_____	56,782
CIAC Amortization Expense__	F-8	(18,115)	(24,629)	_____	(42,744)
Taxes Other Than Income___	F-7	17,268	23,419	_____	40,687
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 201,984	224,401	_____	\$ 426,385
Net Operating Income (Loss)		\$ 16,974	\$ 129	\$ _____	\$ 17,103
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 6,663,538
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 3,758,273
Interest Expense_____		_____	_____	_____	2,076,098
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 846,270

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 2,020,433	\$ 2,004,380
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	(1,231,962)	(1,175,180)
Net Utility Plant -----		\$ 788,471	\$ 829,200
Cash -----		1,467,776	753,731
Customer Accounts Receivable (141) -----		0	0
Other Assets (Specify): Mortgage Holder reserves		249,394	207,650
Non-utility Property Net (121, 122)		9,610,700	9,861,139
Misc. Current & Accrued Assets (174)		39,313,231	38,886,843
Unamort. Rate case expense		1,767	3,534
Total Assets -----		\$ 51,431,339	\$ 50,542,097
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	(10,021,994)	(10,868,264)
Total Capital -----		\$ (10,021,994)	\$ (10,868,264)
Long Term Debt (224) -----	F-6	\$ 58,680,000	\$ 58,680,000
Accounts Payable (231) -----		138,225	90,551
Notes Payable (232) -----		5,122	9,440
Customer Deposits (235) -----		-	
Accrued Taxes (236) -----		40,687	41,431
Other Liabilities (Specify) Prepaid Utility Income		1,570	1,926
Accounts Payable (233)		1,940,539	1,940,539
Misc. Current & Accrued Liabilities (241)		219,304	175,844
Misc. Operating Reserves			0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	427,886	470,630
Total Liabilities and Capital -----		\$ 51,431,339	\$ 50,542,097

UTILITY NAME: Four Lakes Golf Club, Ltd

YEAR OF REPORT DECEMBER 31, 2020

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>908,559</u>	\$ <u>1,111,874</u>	\$ _____	\$ <u>2,020,433</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>908,559</u></u>	\$ <u><u>1,111,874</u></u>	\$ <u><u> </u></u>	\$ <u><u>2,020,433</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>405,981</u>	\$ <u>769,199</u>	\$ _____	\$ <u>1,175,180</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>30,603</u>	<u>26,179</u>	\$ _____	\$ <u>56,782</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises _____	_____	_____	_____	<u>0</u>
Total Credits _____	\$ <u>30,603</u>	\$ <u>26,179</u>	\$ _____	\$ <u>56,782</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	<u>-</u>	_____	<u>0</u>
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>436,584</u></u>	\$ <u><u>795,378</u></u>	\$ <u><u> </u></u>	\$ <u><u>1,231,962</u></u>

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ <u>(10,868,264)</u>
Changes during the year (Specify): Current year income(loss) _____	_____	<u>846,270</u>
_____	_____	_____
Balance end of year _____	\$ _____	\$ <u>(10,021,994)</u>

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</u>	<u>3.73</u>	<u>120</u>	\$ <u>58,680,000</u>
_____	_____	_____	_____
Total _____			\$ <u>58,680,000</u>

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 507,425	\$ 985,153	\$ 1,492,578
2) Add credits during year_____			
	\$ 0	\$ 0	\$ 0
3) Total_____	507,425	985,153	1,492,578
4) Deduct charges during the year_____			
5) Balance end of year_____	507,425	985,153	1,492,578
6) Less Accumulated Amortization_____	(392,512)	(672,181)	(1,064,693)
7) Net CIAC_____	\$ 114,913	\$ 312,972	\$ 427,885

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year_____	\$ 374,397	\$ 647,552	\$ 1,021,949
Add Credits During Year:_____	18,115	24,629	42,744
Deduct Debits During Year:_____			
Balance End of Year (Must agree with line #6 above.)	\$ 392,512	\$ 672,181	\$ 1,064,693

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

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

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: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

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 _____	38,979	_____	_____	38,979
304	Structures and Improvements _____	20,052	_____	_____	20,052
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	141,226	_____	_____	141,226
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	4,425	_____	_____	4,425
310	Power Generation Equipment _____	27,304	1,848	_____	29,152
311	Pumping Equipment _____	43,137	_____	_____	43,137
320	Water Treatment Equipment _____	22,068	_____	_____	22,068
330	Distribution Reservoirs and Standpipes _____	72,864	_____	_____	72,864
331	Transmission and Distribution Lines _____	246,618	_____	_____	246,618
333	Services _____	62,290	_____	_____	62,290
334	Meters and Meter Installations _____	197,902	_____	_____	197,902
335	Hydrants _____	19,160	_____	_____	19,160
336	Backflow Prevention Devices _____	_____	1,322	_____	1,322
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	0	_____	_____	0
341	Transportation Equipment _____	_____	_____	_____	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	665	_____	_____	665
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	4,649	_____	_____	4,649
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	4,050	_____	_____	4,050
	Total Water Plant _____	\$ 905,389	\$ 3,170	\$ _____	\$ 908,559

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2020

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 %	\$ 18,048	\$	\$ 716	\$ 18,764
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.70 %	88,387		5,226	93,613
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	1,908		139	2,047
310	Power Generating Equipment	17	0 %	5.88 %	27,304		109	27,413
311	Pumping Equipment	17	0 %	5.88 %	5,062		1,240	6,302
320	Water Treatment Equipment	17	0 %	5.88 %	22,068		0	22,068
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,416		2,207	6,623
331	Trans. & Dist. Mains	38	0 %	2.63 %	148,199		6,486	154,685
333	Services	35	0 %	2.86 %	39,329		1,781	41,110
334	Meter & Meter Installations	17	0 %	5.88 %	40,049		11,240	51,289
335	Hydrants	40	0 %	2.50 %	7,215		479	7,694
336	Backflow Prevention Devices	10	%	10 %			132	132
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	16.7 %	0		0	0
341	Transportation Equipment	6	%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%	399		133	532
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	5.00 %	930		310	1,240
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant	5	%	20 %	2,667		405	3,072
	Totals				\$ 405,981	\$	\$ 30,603	\$ 436,584 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 100,209
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	0
604	Employee Pensions and Benefits	0
610	Purchased Water	0
615	Purchased Power	6,090
616	Fuel for Power Production	0
618	Chemicals	5,843
620	Materials and Supplies	9,369
630	Contractual Services:	
	Billing	
	Professional	10,474
	Testing	3,793
	Other	13,893
640	Rents	0
650	Transportation Expense	12,709
655	Insurance Expense	1,906
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	881
670	Bad Debt Expense	184
675	Miscellaneous Expenses	6,877
	Total Water Operation And Maintenance Expense	\$ 172,228 *

* 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	813.0	813.0	813.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	8.0	8.0	8.0
3/4"	D	1.5			
1"	D	2.5	2.0	2.0	5.0
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	3.0	3.0	24.0
3"	D	15.0	1.0	1.0	15.0
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
Total			827.0	827.0	865.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

SYSTEM NAME: _____ Four Lakes Golf Club

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January_____	_____	5,859	_____	5,859	6,014
February_____	_____	6,225	_____	6,225	5,688
March_____	_____	7,406	_____	7,406	7,199
April_____	_____	6,511	250	6,261	6,716
May_____	_____	6,564	_____	6,564	6,890
June_____	_____	5,317	278	5,039	5,367
July_____	_____	4,501	_____	4,501	5,042
August_____	_____	4,323	_____	4,323	3,863
September_____	_____	4,219	_____	4,219	4,048
October_____	_____	5,125	30	5,095	5,557
November_____	_____	5,139	118	5,021	4,783
December_____	_____	5,213	_____	5,213	5,523
Total for Year_____	_____	66,402	676	65,726	66,690

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	10"	4,175	_____	_____	4,175
PVC	8"	2,200	_____	_____	2,200
PVC	6"	10,800	_____	_____	10,800
PVC	4"	7,450	_____	_____	7,450
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

SYSTEM NAME: _____ Four Lakes Golf Club

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1994	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	450'	_____	_____	_____
Diameters of Wells _____	10"	_____	_____	_____
Pump - GPM _____	750	_____	_____	_____
Motor - HP _____	60	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	184,148	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Pneumatic	_____	_____	_____
Capacity of Tank _____	15,000 gal	_____	_____	_____
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: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31. 2020

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Primary_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	none_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____ x _____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	generator_____	_____	_____

UTILITY NAME: ___ Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2020

SYSTEM NAME: ___ Four Lakes Golf Club

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. ___ 862.5
- 2. Maximum number of ERCs * which can be served. 862.5
- 3. Present system connection capacity (in ERCs *) using existing lines. ___ 862.5
- 4. Future connection capacity (in ERCs *) upon service area buildout. ___ 862.5
- 5. Estimated annual increase in ERCs *. ___
- 6. Is the utility required to have fire flow capacity? ___ Yes
If so, how much capacity is required? _____
- 7. Attach a description of the fire fighting facilities. Fire Service Provided by City of Winter Haven
27 fire hydrants, 2 wells on site
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Currently the utility has no plans to enlarge or improve the system as the service area is @ 100% capacity

- 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 # ___ 6535360
- 12. Water Management District Consumptive Use Permit # 20001625.009
 - 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: Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

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 _____	70,004	_____	_____	70,004
354	Structures and Improvements _____	181,358	_____	_____	181,358
355	Power Generation Equipment _____	4,215	_____	_____	4,215
360	Collection Sewers - Force _____	10,494	_____	_____	10,494
361	Collection Sewers - Gravity _____	398,113	_____	_____	398,113
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	96,494	_____	_____	96,494
364	Flow Measuring Devices _____	17,584	_____	_____	17,584
365	Flow Measuring Installations _____	0	_____	_____	0
370	Receiving Wells _____	37,693	_____	_____	37,693
371	Pumping Equipment _____	27,825	9,114	_____	36,939
380	Treatment and Disposal Equipment _____	202,082	1,188	_____	203,270
381	Plant Sewers _____	45,755	_____	_____	45,755
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	0	_____	_____	0
390	Office Furniture and Equipment _____	0	_____	_____	0
391	Transportation Equipment _____	_____	_____	_____	_____
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	_____	_____	_____	_____
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	7,374	_____	_____	7,374
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	2,581	_____	2,581
398	Other Tangible Plant _____	_____	_____	_____	_____
	Total Wastewater Plant _____	\$ 1,098,991	\$ 12,883	\$ -	\$ 1,111,874 *

* This amount should tie to sheet F-5.

UTILITY NAME: Four Lakes Golf Club, Inc.

YEAR OF REPORT
DECEMBER 31, 2020

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 %	3.70 %	\$ 146,155	\$	\$ 6,711	\$ 152,866
355	Power Generation Equipment	17	%	5.88 %	374		248	622
360	Collection Sewers - Force	27	0 %	3.70 %	9,696		388	10,084
361	Collection Sewers - Gravity	40	0 %	2.50 %	246,159		9,953	256,112
362	Special Collecting Structures		%					
363	Services to Customers	35	0 %	2.86 %	63,563		2,759	66,322
364	Flow Measuring Devices	5	0 %	20 %	17,584		0	17,584
365	Flow Measuring Installations	35	0 %	2.86 %	0		0	0
370	Receiving Wells	18	0 %	5.56 %	37,693		0	37,693
371	Pumping Equipment	18	0 %	5.56 %	9,256		2,054	11,310
380	Treatment and Disposal Equipment							
381	Plant Sewers	18	0 %	5.56 %	198,512		264	198,776
382	Outfall Sewer Lines		%		37,152		3,052	40,204
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment	15	0 %	6.67 %	0			0
391	Transportation Equipment	6	%	16.7 %	0		0	0
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	5.00 %	3,055		492	3,547
396	Communication Equipment		%					
397	Miscellaneous Equipment		%		0		258	258
398	Other Tangible Plant		%					
	Totals				\$ 769,199	\$	\$ 26,179	\$ 795,378 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2020

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 116,048
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	31,610
715	Purchased Power	17,419
716	Fuel for Power Production	
718	Chemicals	3,332
720	Materials and Supplies	8,874
730	Contractual Services:	
	Billing	
	Professional	4,577
	Testing	1,462
	Other	4,811
740	Rents	
750	Transportation Expense	8,856
755	Insurance Expense	1,321
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	886
770	Bad Debt Expense	12
775	Miscellaneous Expenses	224
	Total Wastewater Operation And Maintenance Expense	\$ 199,432 *

* 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 Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	813.0	813.0	813.0
General Service					
5/8"	D	1.0	3.0	3.0	5.0
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	1.0	1.0	15.0
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine					
Total			819.0	819.0	843.5

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT DECEMBER 31, 2020

PUMPING EQUIPMENT

Lift Station Number _____	<u>1</u>	<u>2</u>	<u>3</u>	_____	_____	_____
Make or Type and nameplate data on pump _____	<u>?</u>	<u>?</u>	<u>Goulds</u>	_____	_____	_____
Year installed _____	<u>1994</u>	<u>1995</u>	<u>2000</u>	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	_____	_____	<u>6' x 14'</u>	_____	_____	_____
Power:						
Electric _____	<u>Electric</u>	<u>Electric</u>	<u>150 amp</u>	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>11/2 HP</u>	<u>10 Hp</u>	<u>2-2 HP</u> <u>230 v</u>	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>787</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>0</u>	_____	_____	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>787</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	<u>6" x 4"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	<u>28,127</u>	_____	_____	_____	<u>2,933</u>	_____	_____	_____
Beginning of year _____	<u>28,127</u>	_____	_____	_____	<u>2,933</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>28,127</u>	_____	_____	_____	<u>2,933</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>127</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>127</u>	_____	_____	_____

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

SYSTEM NAME: _____ Four Lakes Golf Club

YEAR OF REPORT DECEMBER 31, 2020
--

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	Extended Aeration	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Permitted Capacity _____	.060 MGD	_____	_____
Average Daily Flow _____	59,148	_____	_____
Method of Effluent Disposal _____	Perc./Evap.	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	21,648,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	None	_____	_____	_____	_____	_____
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 _____	2,385	_____	2,385
February _____	2,204	_____	2,204
March _____	2,364	_____	2,364
April _____	2,065	_____	2,065
May _____	1,774	_____	1,774
June _____	1,458	_____	1,458
July _____	1,408	_____	1,408
August _____	1,386	_____	1,386
September _____	1,339	_____	1,339
October _____	1,537	_____	1,537
November _____	1,772	_____	1,772
December _____	1,956	_____	1,956
Total for year _____	<u>21,648</u>	_____	<u>21,648</u>

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

UTILITY NAME: _____ Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2020

SYSTEM NAME: _____ Four Lakes Golf Club

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. _____ 834
- 2. Maximum number of ERCs* which can be served. _____ 834
- 3. Present system connection capacity (in ERCs*) using existing lines _____ 834
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____ 834
- 5. Estimated annual increase in ERCs*. _____ 0

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
_____ **At this time there are no plans to enlarge 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? **Do not engage in reuse**

If so, when? _ Have not had a study done

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? _____ October 2013

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 # _____ FLA013066

* 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: Four Lakes Golf Club, Ltd.

YEAR OF REPORT
DECEMBER 31, 2020

CERTIFICATION OF ANNUAL REPORT

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

YES NO

1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.

YES NO

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

YES NO

3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.

YES NO

4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents.

Items Certified

1. 2. 3. 4.



(signature of chief executive officer of the utility) *

1. 2. 3. 4.

(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: Four Lakes Golf Club, Ltd.

For the Year Ended December 31, 2020

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 210,422	\$ 210,422	\$ -
Commercial	\$ 8,536	\$ 8,536	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 218,958	\$ 218,958	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 218,958	\$ 218,958	\$ -

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: Four Lakes Golf Club, Ltd

For the Year Ended December 31, 2020

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 217,317	\$ 217,317	\$ -
Commercial	7,213	7,213	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 224,530	\$ 224,530	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	_____
Net Wastewater Operating Revenues	\$ 224,530	\$ 224,530	\$ -

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).

