

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

— WS817-19-AR
Brian Altman
Anglers Cove West, Ltd.
P. O. Box 330
Lakeland, FL 33802

Submitted To The
STATE OF FLORIDA

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PUBLIC SERVICE COMMISSION
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FLORIDA DEPARTMENT OF
REGULATORY SERVICES

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2019

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.

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FINANCIAL SECTION

REPORT OF

Anglers Cove West, Ltd
(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 S. Florida Avenue, Suite 700 Lakeland FL 33801	Polk
Mailing Address	Street Address	County
Telephone Number (863) 647-1581	Date Utility First Organized	1986
Fax Number (863) 647-3992	E-mail Address	baltman@centurycompanies.net
Sunshine State One-Call of Florida, Inc. Member No.	HC 2093	

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 FL 33801

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Altman</u>	<u>Property Manager</u>	<u>500 S. Florida Avenue</u> <u>Lakeland FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Accountant</u>	<u>PO Box 330</u> <u>Lakeland, FL 33802</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Avenue</u> <u>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>Mildred Moats</u>	<u>10</u>	<u>500 S. Fl. Ave., Lkld</u>	\$ 0
<u>John Maxwell</u>	<u>20</u>	<u>500 S. FL. Ave, Lkld</u>	\$ 0
<u>T & A Investments, Inc.</u>	<u>5</u>	<u>500 S. FL Ave., Lkld</u>	\$ 0
<u>813 North LLC</u>	<u>64</u>	<u>500 S FL Ave., Lkld</u>	\$ 0
			\$
			\$
			\$

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 74,891	74,166		149,057
Commercial _____		2,773	1,722		4,495
Industrial _____					
Multiple Family _____					
Guaranteed Revenues _____					
Other (Specify) _____					
Total Gross Revenue _____		\$ 77,664	75,888	\$	\$ 153,552
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 63,565	50,821	\$	\$ 114,386
Depreciation Expense _____	F-5	6,781	5,760		12,541
CIAC Amortization Expense _____	F-8				0
Taxes Other Than Income _____	F-7	3,495	19,778		23,273
Income Taxes _____	F-7				0
Total Operating Expense _____		\$ 73,841	76,359		\$ 150,200
Net Operating Income (Loss)		\$ 3,823	(471)	\$	\$ 3,352
Other Income:					
Nonutility Income _____		\$	\$	\$	\$ 1,721,476

Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$	\$	\$	\$ 797,492
Interest Expense _____					710,687

Net Income (Loss)		\$	\$	\$	\$ 216,649

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 609,811	\$ 607,380
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	517,014	504,973
Net Utility Plant _____		\$ 92,797	\$ 102,407
Cash _____		229,617	149,476
Customer Accounts Receivable (141) _____		3,456	2,034
Other Assets (Specify): _____			
Nonutility Property, Net(121,122) _____		179,454	198,557
Accounts Receivable Assoc Cos (145) _____		12,636,118	12,506,416
Misc. Current & Accrued Assets (174) _____		1,058,745	1,020,112
Misc. deferred debits (186) _____		10,656	10,656
Total Assets _____		\$ 14,210,843	\$ 13,989,658
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	(611,365)	(828,014)
Total Capital _____		\$ (611,365)	\$ (828,014)
Long Term Debt (224) _____	F-6	\$ 14,788,000	\$ 14,788,000
Accounts Payable (231) _____		8,840	3,385
Notes Payable (232) _____		2,095	2,867
Customer Deposits (235) _____		0	0
Accrued Taxes (236) _____		23,273	23,420
Other Liabilities (Specify) _____			0
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	0	0
Total Liabilities and Capital _____		\$ 14,210,843	\$ 13,989,658

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>166,904</u>	\$ <u>442,907</u>	\$ _____	\$ <u>609,811</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>166,904</u>	\$ <u>442,907</u>	\$ _____	\$ <u>609,811</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>136,357</u>	\$ <u>368,116</u>	\$ _____	\$ <u>504,473</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>6,781</u>	\$ <u>5,760</u>	\$ _____	\$ <u>12,541</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises	_____	_____	_____	0
Total Credits _____	\$ <u>6,781</u>	\$ <u>5,760</u>	\$ _____	\$ <u>12,541</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>143,138</u>	\$ <u>373,876</u>	\$ _____	\$ <u>517,014</u>

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

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 _____	\$ _____	\$ (828,014)
Changes during the year (Specify): Current year income (loss) _____	_____ _____	_____ 216,649
Balance end of year _____	\$ _____	\$ (611,365)

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</u>	<u>6.24%</u>	<u>120</u>	\$ <u>14,788,000</u>
_____	_____	_____	_____
Total _____			\$ <u>14,788,000</u>

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

TAXES ACCRUED (236)

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	16,363	_____	16,363
Regulatory assessment fee _____	3,495	3,415	_____	6,910
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 3,495	\$ 19,778	\$ _____	\$ 23,273

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
2) Add credits during year_____			
3) Total_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
4) Deduct charges during the year_____			
5) Balance end of year_____			
6) Less Accumulated Amortization_____			
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.)_____			\$ <u>0</u>
			\$ <u>0</u>

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

SCHEDULE "A"

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	100.00 %		_____ %

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

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):

	<div style="border: none;"> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> </div>
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**WATER
OPERATING
SECTION**

UTILITY NAME: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2019</p>

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	_____	_____	_____	_____
304	Structures and Improvements	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	<u>10,455</u>	_____	_____	<u>10,455</u>
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	_____	_____	_____	_____
320	Water Treatment Equipment	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	<u>78,560</u>	_____	_____	<u>78,560</u>
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	<u>54,593</u>	_____	_____	<u>54,593</u>
335	Hydrants	<u>17,198</u>	_____	_____	<u>17,198</u>
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	<u>608</u>	_____	_____	<u>608</u>
341	Transportation Equipment	_____	_____	_____	_____
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	<u>1,856</u>	_____	_____	<u>1,856</u>
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	<u>1,692</u>	_____	_____	<u>1,692</u>
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	<u>1,942</u>	_____	_____	<u>1,942</u>
	Total Water Plant	\$ <u>166,904</u>	\$ <u>0</u>	\$ _____	\$ <u>166,904</u>

UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2019

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		0 %		\$	\$	\$	
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.13 %	10,153		302	10,455
310	Power Generating Equipment		%					
311	Pumping Equipment		%					
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	0 %	2.63 %	67,160		2,066	69,226
333	Services	35	0 %	2.86 %	0			0
334	Meter & Meter Installations	17	0 %	5.88 %	43,835		3,210	47,045
335	Hydrants	40	0 %	2.5 %	13,329		430	13,759
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	6	16.7 %	16.7 %	509		100	609
342	Transportation Equipment		%					
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment	20	5.00 %	5.00 %	507		86	593
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	7	14.28 %	14.28 %	554		277	831
	Totals				\$ 136,357	\$	\$ 6,781	\$ 143,138 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 21,030
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	34,545
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	3,218
630	Contractual Services:	
	Billing	257
	Professional	
	Testing	41
	Other	387
640	Rents	
650	Transportation Expense	2,391
655	Insurance Expense	943
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	0
670	Bad Debt Expense	625
675	Miscellaneous Expenses	128
	Total Water Operation And Maintenance Expense	\$ 63,565 *

* 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	340	340	340
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5	4	4	6
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	3	3	24
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
			Total	347	347

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

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 _____	261	_____	_____	261	698
February _____	728	_____	_____	728	687
March _____	546	_____	_____	546	798
April _____	585	_____	_____	585	782
May _____	449	_____	_____	449	556
June _____	287	_____	_____	287	417
July _____	378	_____	_____	378	444
August _____	528	_____	_____	528	603
September _____	377	_____	_____	377	479
October _____	746	_____	_____	746	606
November _____	750	_____	_____	750	629
December _____	887	_____	_____	887	717
Total for Year _____	6,522	_____	_____	6,522	7,416

If water is purchased for resale, indicate the following:

Vendor _____ Lakeland Electric & water

Point of delivery Master meter located at the entrance to the mobile home parks

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	6"	5,835	_____	_____	5,835
PVC	4"	1,625	_____	_____	1,625
PVC	2"	3,700	_____	_____	3,700
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	N/A _____	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	N/A _____	_____	_____	_____
Capacity of Tank _____	_____	_____	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

HIGH SERVICE PUMPING

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	N/A	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	_____	_____	_____
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 _____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2019

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

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. _____ 370

2. Maximum number of ERCs * which can be served. _____ 370

3. Present system connection capacity (in ERCs *) using existing lines. _____ 370

4. Future connection capacity (in ERCs *) upon service area buildout. _____ 370

5. Estimated annual increase in ERCs *. ___ None

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. _____ Service is provided by the City and County fire Depts.
Water is provided by the City of Lakeland

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

Water is purchased from the city of lakeland. There are no current plans for this to change and the park is at capacity so there should not be any need for enlarging the plant in the future.

9. When did the company last file a capacity analysis report with the DEP? _ N/A

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 # _____ Not required

12. Water Management District Consumptive Use Permit # _____ Not required
a. Is the system in compliance with the requirements of the CUP? _____
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 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: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2019</p>

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_____	32,659	_____	_____	32,659
354	Structures and Improvements_____	12,907	_____	_____	12,907
355	Power Generation Equipment_____	445	_____	_____	445
360	Collection Sewers - Force_____	12,619	_____	_____	12,619
361	Collection Sewers - Gravity_____	129,527	_____	_____	129,527
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	52,082	_____	_____	52,082
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	74,845	2,432	_____	77,277
380	Treatment and Disposal Equipment_____	120,670	_____	_____	120,670
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	609	_____	_____	609
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	1,692	_____	_____	1,692
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	2,420	_____	_____	2,420
	Total Wastewater Plant_____	\$ 440,475	\$ 2,432	\$ _____	\$ 442,907 *

* This amount should tie to sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2019

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 %	\$ 12,907	\$	\$	\$ 12,907
355	Power Generation Equipment		%	5.88 %	52		26	78
360	Collection Sewers - Force	27	0 %	3.70 %	12,619			12,619
361	Collection Sewers - Gravity	40	0 %	2.50 %	101,592		3,238	104,830
362	Special Collecting Structures		%					0
363	Services to Customers	35	0 %	2.86 %	48,339		1,489	49,828
364	Flow Measuring Devices		%					0
365	Flow Measuring Installations		%					0
370	Receiving Wells		%					0
371	Pumping Equipment	18	0 %	5.56 %	73,889		192	74,081
380	Treatment and Disposal Equipment	18	0 %	5.56 %	117,010		284	117,294
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment	6	%	16.7 %	509		100	609
392	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	5.00 %	507		85	592
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant	7	%	14.28 %	692		346	1,038
	Totals				\$ 368,116	\$	\$ 5,760	\$ 373,876 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 23,737
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	9,255
715	Purchased Power_____	5,766
716	Fuel for Power Production_____	_____
718	Chemicals_____	3,179
720	Materials and Supplies_____	2,245
730	Contractual Services:	
	Billing_____	78
	Professional_____	_____
	Testing_____	1,095
	Other_____	2,038
740	Rents_____	_____
750	Transportation Expense_____	2,094
755	Insurance Expense_____	618
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	428
775	Miscellaneous Expenses_____	288
	Total Wastewater Operation And Maintenance Expense_____	\$ 50,821 *

* 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	340	340	340
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)	_____	_____			
Total			<u>342</u>	<u>342</u>	<u>356</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2019
--

PUMPING EQUIPMENT

Lift Station Number _____	<u>Club House</u>	<u>Summer Wind</u>	<u>Eastwind Drive</u>	<u>ACW Club House</u>	_____	_____
Make or Type and nameplate data on pump _____	<u>Goulds</u>	<u>Hydro-matic</u>	<u>Hydro-matic</u>	<u>Liberty</u>	_____	_____
Year installed _____	<u>1983</u>	<u>?</u>	_____	<u>2019</u>	_____	_____
Rated capacity _____	<u>?</u>	<u>?</u>	_____	_____	_____	_____
Size _____	<u>4' x 11'</u>	<u>4'x12'x6"</u>	<u>6'x12'x6</u>	<u>2'x5'</u>	_____	_____
Power:						
Electric _____	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>2-1 HP</u>	<u>2-1 HP</u>	<u>1 HP</u>	<u>1 HP</u>	_____	_____
_____	<u>230 v</u>	<u>230 v</u>	<u>230 v</u>	<u>230 v</u>	_____	_____
_____	<u>1 amp</u>	<u>1 amp</u>	<u>1 ph</u>	<u>1 ph</u>	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	<u>4"</u>	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	<u>PVC</u>	_____	_____	_____	_____
Average length _____	<u>15'</u>	<u>9'</u>	_____	_____	_____	_____
Number of active service connections _____	<u>90</u>	<u>114</u>	_____	_____	_____	_____
Beginning of year _____	<u>90</u>	<u>114</u>	_____	_____	_____	_____
Added during year _____	<u>0</u>	<u>0</u>	_____	_____	_____	_____
Retired during year _____	<u>0</u>	<u>0</u>	_____	_____	_____	_____
End of year _____	<u>90</u>	<u>114</u>	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	<u>4"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	<u>10,271</u>	_____	_____	_____	<u>2,200</u>	_____	_____	_____
Beginning of year _____	<u>10,271</u>	_____	_____	_____	<u>2,200</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>10,271</u>	_____	_____	_____	<u>2,200</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>41</u>	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____
End of Year _____	<u>41</u>	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

YEAR OF REPORT DECEMBER 31, 2019

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	Extended Air _____	_____	_____
"Steel" or "Concrete" _____	Concrete _____	_____	_____
Total Permitted Capacity _____	70,000 GPD _____	_____	_____
Average Daily Flow _____	25,106 _____	_____	_____
Method of Effluent Disposal _____	Perc-Evaporation _____	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	9,164,000 _____	_____	_____

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 _____	940	_____	940
February _____	1,234	_____	1,234
March _____	1,196	_____	1,196
April _____	557	_____	557
May _____	501	_____	501
June _____	502	_____	502
July _____	754	_____	754
August _____	537	_____	537
September _____	598	_____	598
October _____	764	_____	764
November _____	740	_____	740
December _____	841	_____	841
Total for year _____	9,164	_____	9,164

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2019

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

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. _____ 356
- 2. Maximum number of ERCs* which can be served. _____ 356
- 3. Present system connection capacity (in ERCs*) using existing lines _____ 356
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____ 356
- 5. Estimated annual increase in ERCs*. _____ None

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

There are no current plans to enlarge or improve this system which serves a mobile home park that is at capacity.

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

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? ___ No

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? _ No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ March 2014

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 # _____ FLA013062

* 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 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: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2019

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

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



(signature of chief executive officer of the utility) *

- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | 2. | 3. | 4. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <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: Anglers Cove West, Ltd.

For the Year Ended December 31, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 74,891	\$ 74,891	\$ -
Commercial	\$ 2,773	\$ 2,773	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 77,664	\$ 77,664	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 77,664	\$ 77,664	\$ -

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: Anglers Cove West, Ltd.

For the Year Ended December 31, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 74,166	\$ 74,166	\$ -
Commercial	1,722	1,722	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 75,888	\$ 75,888	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 75,888	\$ 75,888	\$ -

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).

