

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Anglers Cove West, Ltd.
Exact Legal Name of Respondent

610-W 526-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

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

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

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

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
Mailing Address	Street Address

Polk
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>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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>Patricia A Falk</u>	<u>10</u>	<u>500 S. Fl. Ave., Lkld</u>	\$ <u>0</u>
<u>J&M Maxwell Family Partnership</u>	<u>20</u>	<u>500 S. FL. Ave, Lkld</u>	\$ <u>0</u>
<u>T & A Investments, Inc.</u>	<u>1</u>	<u>500 S. FL Ave., Lkld</u>	\$ <u>0</u>
<u>813 North LLC</u>	<u>68</u>	<u>500 S FL Ave., Lkld</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 72,734	72,887	_____	145,621
Commercial_____		3,333	1,649	_____	4,982
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 76,067	74,536	\$ _____	\$ 150,603
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 89,121	65,387	\$ _____	\$ 154,508
Depreciation Expense_____	F-5	10,656	10,418	_____	21,074
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	3,423	19,501	_____	22,924
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 103,200	95,306	_____	\$ 198,506
Net Operating Income (Loss)		\$ (27,133)	(20,770)	\$ _____	\$ (47,903)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 1,856,608
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 864,959
Interest Expense_____		_____	_____	_____	710,687
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 233,059

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 731,747	\$ 601,116
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	474,536	505,766
Net Utility Plant _____		\$ 257,211	\$ 95,350
Cash _____		326,973	374,101
Customer Accounts Receivable (141) _____		2,048	475
Other Assets (Specify): _____			
Nonutility Property, Net(121,122) _____		302,502	140,429
Accounts Receivable Assoc Cos (145) _____		13,016,010	12,948,789
Misc. Current & Accrued Assets (174) _____		999,745	1,103,071
Misc. deferred debits (186) _____		4,190	10,656
Total Assets _____		\$ 14,908,680	\$ 14,672,871
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	80,152	(152,907)
Total Capital _____		\$ 80,152	\$ (152,907)
Long Term Debt (224) _____	F-6	\$ 14,788,000	\$ 14,788,000
Accounts Payable (231) _____		17,605	14,973
Notes Payable (232) _____		0	410
Customer Deposits (235) _____		0	0
Accrued Taxes (236) _____		22,923	22,395
Other Liabilities (Specify) _____		0	0
_____		0	0

Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8	0	0
Total Liabilities and Capital _____		\$ 14,908,680	\$ 14,672,871

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ <u>239,609</u>	\$ <u>483,868</u>	\$ _____	\$ <u>723,477</u>

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>239,609</u>	\$ <u>483,868</u>	\$ _____	\$ <u>723,477</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>181,310</u>	\$ <u>324,456</u>	\$ _____	\$ <u>505,766</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>10,656</u>	\$ <u>10,418</u>	\$ _____	\$ <u>21,074</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchises				0
Total Credits _____	\$ <u>10,656</u>	\$ <u>10,418</u>	\$ _____	\$ <u>21,074</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ <u>52,304</u>	\$ <u>-</u>	\$ _____	\$ <u>52,304</u>
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>52,304</u>	\$ <u>-</u>	\$ _____	\$ <u>52,304</u>
Balance End of Year _____	\$ <u>139,662</u>	\$ <u>334,874</u>	\$ _____	\$ <u>474,536</u>

UTILITY NAME: Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2022</p>

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 _____	\$ _____	\$ (152,907)
Changes during the year (Specify): Current year income (loss) _____ _____	_____ _____ _____	_____ 233,059 _____
Balance end of year _____	\$ _____	\$ 80,152

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Walker & Dunlop LLC, Issued 5/31/18 Matures 6/1/30 _____ _____	4.74%	144	\$ 14,788,000
Total _____			\$ 14,788,000

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

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, 2022

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, 2022

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

**WATER
OPERATING
SECTION**

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

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 _____	_____	_____	_____	0
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	28,383	_____	_____	28,383
320	Water Treatment Equipment _____	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes _____	_____	_____	_____	_____
331	Transmission and Distribution Lines _____	92,448	_____	_____	92,448
333	Services _____	_____	_____	_____	_____
334	Meters and Meter Installations _____	59,255	103,066	59,255	103,066
335	Hydrants _____	9,177	_____	_____	9,177
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
340	Office Furniture and Equipment _____	2,464	_____	_____	2,464
341	Transportation Equipment _____	8,268	_____	_____	8,268
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	_____	437	_____	437
344	Laboratory Equipment _____	_____	_____	_____	_____
345	Power Operated Equipment _____	1,692	_____	_____	1,692
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	1,942	_____	_____	1,942
	Total Water Plant _____	\$ <u>203,629</u>	\$ <u>103,503</u>	\$ <u>59,255</u>	\$ <u>247,877</u>

UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

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 %			0	0
310	Power Generating Equipment		%					
311	Pumping Equipment		%		28,383		0	28,383
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	0 %	2.63 %	85,728		2,431	88,159
333	Services	35	0 %	2.86 %	0			0
334	Meter & Meter Installations	17	0 %	5.88 %	53,034	52,303	6,060	6,791
335	Hydrants	40	0 %	2.5 %	8,087		229	8,316
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	6		16.7 %	1,073		164	1,237
341	Transportation Equipment		%		2,693		1,378	4,071
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%	16.7 %			29	29
344	Laboratory Equipment		%					
345	Power Operated Equipment	20	%	5.00 %	1,438		169	1,607
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	7	%	14.28 %	874		194	1,068
	Totals				\$ 181,310	\$ 52,303	\$ 10,654	\$ 139,661 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 28,971
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	52,411
615	Purchased Power	
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	3,530
630	Contractual Services:	
	Billing	
	Professional	
	Testing	460
	Other	509
640	Rents	494
650	Transportation Expense	
655	Insurance Expense	1,528
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	702
670	Bad Debt Expense	446
675	Miscellaneous Expenses	70
	Total Water Operation And Maintenance Expense	\$ 89,121 *

* 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	341	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			
1"	D	2.5	5	5	12.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			<u>347</u>	<u>347</u>	<u>361.5</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January_-----	762	_____	961	-199	672
February_-----	762	_____	0	762	613
March_-----	867	_____	96	771	720
April_-----	538	_____	0	538	518
May_-----	566	_____	7	559	510
June_-----	737	_____	49	688	454
July_-----	752	_____	532	220	660
August_-----	718	_____	0	718	489
September_-----	1009	_____	755	254	482
October_-----	638	_____	44	594	496
November_-----	738	_____	0	738	591
December_-----	794	_____	83	711	612
Total for Year_-----	8,881	_____	2,527	6,354	6,817

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.

<p>YEAR OF REPORT DECEMBER 31, 2022</p>

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, 2022

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_ _ _ _	N/A	_____	_____
Type of Source_ _ _ _ _	Purchsed 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, 2022

SYSTEM NAME: _____ 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.

YEAR OF REPORT DECEMBER 31, 2022

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 _____	132,000	80,652		212,652
355	Power Generation Equipment _____	445			445
360	Collection Sewers - Force _____	0			0
361	Collection Sewers - Gravity _____	195,922	1,772		197,694
362	Special Collecting Structures _____				
363	Services to Customers _____	0			0
364	Flow Measuring Devices _____				
365	Flow Measuring Installations _____				
370	Receiving Wells _____				
371	Pumping Equipment _____	5,572			5,572
380	Treatment and Disposal Equipment _____	17,900	3,957		21,857
381	Plant Sewers _____				
382	Outfall Sewer Lines _____				
389	Other Plant and Miscellaneous Equipment _____				
390	Office Furniture and Equipment _____	609			609
391	Transportation Equipment _____	8,268			8,268
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 _____	\$ 397,487	\$ 86,381	\$ _____	\$ 483,868 *

* This amount should tie to sheet F-5.

UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

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 %	\$ 132,000	\$	\$ 2,984	\$ 134,984
355	Power Generation Equipment		%	5.88 %	118		26	144
360	Collection Sewers - Force	27	0 %	3.70 %	0			0
361	Collection Sewers - Gravity	40	0 %	2.50 %	171,489		4,942	176,431
362	Special Collecting Structures		%					0
363	Services to Customers	35	0 %	2.86 %	0		0	0
364	Flow Measuring Devices		%					0
365	Flow Measuring Installations		%					0
370	Receiving Wells		%					0
371	Pumping Equipment	18	0 %	6.67 %	(2,576)		372	(2,204)
380	Treatment and Disposal Equipment	18	0 %	6.67 %	17,900		264	18,164
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Equipment	15	%	6.67 %	305		41	346
392	Transportation Equipment	6	%	16.67 %	2,693		1,378	4,071
393	Stores Equipment		%					
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	10.00 %	1,438		169	1,607
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant	7	%	10.00 %	1,089		242	1,331
	Totals				\$ 324,456	\$	\$ 10,418	\$ 334,874 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 32,407
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	8,270
715	Purchased Power _____	7,831
716	Fuel for Power Production _____	_____
718	Chemicals _____	7,357
720	Materials and Supplies _____	1,999
730	Contractual Services:	
	Billing _____	_____
	Professional _____	_____
	Testing _____	668
	Other _____	2,513
740	Rents _____	_____
750	Transportation Expense _____	1,877
755	Insurance Expense _____	1,528
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	694
770	Bad Debt Expense _____	0
775	Miscellaneous Expenses _____	243
	Total Wastewater Operation And Maintenance Expense _____	\$ 65,387 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	341	341	341
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			343	343	351.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2022

PUMPING EQUIPMENT

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

SERVICE CONNECTIONS

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

COLLECTING AND FORCE MAINS

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

MANHOLES

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

<p>YEAR OF REPORT DECEMBER 31, 2022</p>

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	Extended Air	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Permitted Capacity _____	70,000 GPD	_____	_____
Average Daily Flow _____	23,816	_____	_____
Method of Effluent Disposal _____	Perc-Evaporation	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	8,693,000	_____	_____

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 _____	909	_____	909
February _____	764	_____	764
March _____	850	_____	850
April _____	752	_____	752
May _____	623	_____	623
June _____	515	_____	515
July _____	607	_____	607
August _____	544	_____	544
September _____	566	_____	566
October _____	771	_____	771
November _____	823	_____	823
December _____	969	_____	969
Total for year _____	8,693	_____	8,693

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2022

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, 2022

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, 2022

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 72,734	\$ 72,734	\$ -
Commercial	\$ 3,333	\$ 3,333	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 76,067	\$ 76,067	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 76,067	\$ 76,067	\$ -

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, 2022

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 72,887	\$ 72,887	\$ -
Commercial	1,649	1,649	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 74,536	\$ 74,536	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	_____
Net Wastewater Operating Revenues	\$ 74,536	\$ 74,536	\$ -

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).

