

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WS948-19-AR

MFL Utility Systems, L.L.C.

EXACT LEGAL NAME OF RESPONDENT

656-W / 560-S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2020 JUN 26 AM 6:43
DIVISION OF
ACQUISITION & FINANCE

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 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 - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction 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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss of 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 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
Comparative Balance Sheet		F-4
Gross 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
Tax Expense		F-7
Payments 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
Well 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, Master Lift Station Pumps and Pumping Wastewater Statistics		S-5
General Wastewater System Information		S-6
VERIFICATION SECTION		PAGE
Verification		V-1

FINANCIAL SECTION

REPORT OF

MFL Utility Systems, L.L.C.
(Exact name of utility)

2 North Riverside Plaza Chicago, IL 60606 Mailing Address	200 Forest Drive Leesburg, FL 34788 Street Address	Lake County
---	--	----------------

Telephone Number _____ Date Utility First Organized _____

Fax Number _____ E-mail Address Katherine Jaronczyk@equitylifestle.com

Sunshine State One-Call of Florida, Inc. Member No. _____ 83698

Check the business entity of the utility as filed with the Internal Revenue Service
 Individua Sub Chapter S Corporator 1120 Corporation Partnership

Location where books and records are located: Two North Riverside Plaza
Chicago, IL 60606

Names of subdivisions where service is provided: _____

CONTACTS:

Name	Title	Principle Business Address:	Salary Charged Utility
Person to send correspondence: Patricia Dergo	Manager of Accounting	2 North Riverside Plaza Chicago, IL 60606	
Person who prepared this report: CJN&W CPAs	CPAs	2560 Gulf-to-Bay Blvd. Ste 200 Clearwater, FL 33625	
Officers and Managers: Kyle Eaton	Regional Vice President	5099 W. Lemon Street, Ste. 109 Tampa, FL 33608	None
			None

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
MFL Utility Systems, L.L.C.	100%	same as above	None

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 150,186	\$ 181,625		\$ 331,811
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		150,186	181,625	N/A	331,811
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	144,057	155,966		300,023
Depreciation Expense _____	F-5	31,658	21,589		53,247
CIAC Amortization Expense _____	F-8				-
Taxes Other Than Income _____	F-7	6,758	8,173	-	14,931
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		182,473	185,728		368,201
Net Operating Income (Loss)		(32,287)	(4,103)	-	(36,390)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutility Expenses _____					-
Interest Expense _____		-			-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (32,287)	\$ (4,103)	N/A	\$ (36,390)

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 2,186,391	\$ 2,186,391
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(1,723,736)	(1,670,489)
Net Utility Plant _____		462,655	515,902
Cash _____			
Customer Accounts Receivable (141) _____			
Other Assets (Specify):			
Misc. Current & Accrued Asse		980	-
Prepaid Expenses		1,100	1,650
Total Assets _____		\$ 464,735	\$ 517,552
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	267,152	303,540
Total Capital _____		267,152	303,540
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _ (Associated Company) _____		6,624	5,864
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		14,931	14,448
Other Liabilities (Specify):			
Miscellaneous Current Accrued Liabilities		176,028	193,700
Rounding		-	-
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
Total Liabilities and Capital _____		\$ 464,735	\$ 517,552

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 1,039,742	\$ 1,146,649	N/A	\$ 2,186,391
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
Total Utility Plant _____	\$ 1,039,742	\$ 1,146,649	N/A	\$ 2,186,391

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 687,437	\$ 983,052	N/A	\$ 1,670,489
Add Credits During Year:				
Accruals charged to depreciation account _____	31,658	21,589		53,247
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
Rounding _____	-	-		-
Total credits _____	31,658	21,589		53,247
Deduct Debits During Year:				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-	-		-
Other debits (specify) _____				-

Total debits _____	-	-		-
Balance End of Year _____	\$ 719,095	\$ 1,004,641		\$ 1,723,736

UTILITY NAME: MFL Utility Systems, L.L.C

YEAR OF REPORT
December 31, 2019

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	N/A	\$ -
Charges during the year (specify):		
Current Year Income _____	-	-

Balance end of year _____	\$	

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	\$ 303,540	N/A
Charges during the year (specify):		
Current year loss _____	(36,390)	-
Rounding _____	2.00	

Balance end of year _____	\$ 267,152	

LONG TERM DEBT (224)

Description of Obligation (Including Nomina Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%		\$ -
_____	%		-
_____	%		-
_____	%		
Total _____			N/A

UTILITY NAME: MFL Utility Systems, L.L.C

YEAR OF REPORT
December 31, 2019

TAX EXPENSE

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _____	\$ -	\$ -	N/A	\$ -
State income tax _____	-	-		
Taxes Other Than Income				
State ad valorem tax _____	-	-		
Local property tax _____	-	-		
Regulatory assessment fee _____	6,758	8,173		14,931
Other (Specify):	-			
Total Tax Expense _____	\$ 6,758	\$ 8,173		\$ 14,931

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning 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
Equity Lifestyle Properties	\$ 38,375	\$ 38,375	Management, Operations, Billing, Accounting, Services
	-	-	

UTILITY NAME: MFL Utility Systems, L.L.C

YEAR OF REPORT
December 31, 2019

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year _____	N/A	N/A	\$ -
2. Add credits during year:			
_____	-	-	
3. Total _____	-		-
4. Deduct charges during year _____	-		-
5. Balance end of year _____			-
6. Less Accumulated Amortization _____			-
7. Net CIAC _____			

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 _____		NONE	NONE
Report below all capacity charges, main extension charge: and customer connections charges received during th year.			
Description of Charge	Number of Connections	Charge per Connection	
None			

Total Credits During Year (Must agree with line # 2 above) _____			\$ -
			\$ -

ACCUMULATED AMORTIZATION OF CIAC

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

**WATER
OPERATION
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization _____	\$ 12,500	\$ -	\$ -	\$ 12,500
302	Franchises _____	-	-	-	-
303	Land and Land Rights _____	-	-	-	-
304	Structure and Improvements _____	53,425	-	-	53,425
305	Collecting and Impounding Reservoirs _____	-	-	-	-
306	Lake, River and Other Intakes _____	-	-	-	-
307	Wells and Springs _____	123,644	-	-	123,644
308	Infiltration Galleries and Tunnels _____	-	-	-	-
309	Supply Mains _____	-	-	-	-
310	Power Generation Equipment _____	25,132	-	-	25,132
311	Pumping Equipment _____	34,141	-	-	34,141
320	Water Treatment Equipment _____	28,486	-	-	28,486
330	Distribution Reservoirs and Standpipes _____	86,735	-	-	86,735
331	Transmission and Distribution Mains _____	222,964	-	-	222,964
333	Services _____	151,688	-	-	151,688
334	Meters and Meter Installations _____	278,985	-	-	278,985
335	Hydrants _____	17,140	-	-	17,140
339	Other Plant and Miscellaneous Equipment _____	4,902	-	-	4,902
340	Office Furniture and Equipment _____	-	-	-	-
341	Transportation Equipment _____	-	-	-	-
342	Stores Equipment _____	-	-	-	-
343	Tools, Shop and Garage Equipment _____	-	-	-	-
344	Laboratory Equipment _____	-	-	-	-
345	Power Operated Equipment _____	-	-	-	-
346	Communication Equipment _____	-	-	-	-
347	Miscellaneous Equipment _____	-	-	-	-
348	Other Tangible Plant _____	-	-	-	-
	Total Water Plant _____	\$ 1,039,742	\$ -	\$ -	\$ 1,039,742

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (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)(1)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	40	- %	2.50 %	\$ 2,817	\$ -	\$ 313	\$ 3,130
302	Franchises	-	- %	- %	-	-	-	-
304	Structure and Improvements	32	- %	3.13 %	53,425	-	-	53,425
305	Collecting and Impounding Reservoirs	-	- %	- %	-	-	-	-
306	Lake, River and Other Intakes	-	- %	- %	-	-	-	-
307	Wells and Springs	30	- %	3.33 %	39,128	-	4,117	43,245
308	Infiltration Galleries and Tunnels	-	- %	- %	-	-	-	-
309	Supply Mains	-	- %	- %	-	-	-	-
310	Power Generation Equipment	20	- %	5.00 %	25,132	-	-	25,132
311	Pumping Equipment	20	- %	5.00 %	34,141	-	-	34,141
320	Water Treatment Equipment	22	- %	4.55 %	13,605	-	1,296	14,901
330	Distribution Reservoirs and Standpipes	37	- %	- %	31,624	-	2,342	33,966
331	Transmission and Distribution Mains	43 38	- %	2.63 %	213,101	-	5,195	218,296
333	Services	40	- %	2.50 %	135,203	-	3,792	138,995
334	Meters and Meter Installations	20	- %	5.00 %	122,561	-	13,949	136,510
335	Hydrants	45	- %	2.22 %	15,334	-	381	15,715
339	Other Plant and Miscellaneous Equipment	18	- %	5.56 %	1,366	-	273	1,639
340	Office Furniture and Equipment	-	- %	- %	-	-	-	-
341	Transportation Equipment	5	- %	20.00 %	-	-	-	-
342	Stores Equipment	-	- %	- %	-	-	-	-
343	Tools, Shop and Garage Equipment	-	- %	- %	-	-	-	-
344	Laboratory Equipment	-	- %	- %	-	-	-	-
345	Power Operated Equipment	-	- %	- %	-	-	-	-
346	Communication Equipment	-	- %	- %	-	-	-	-
347	Miscellaneous Equipment	-	- %	- %	-	-	-	-
348	Other Tangible Plant	-	- %	- %	-	-	-	-
	Totals				\$ 687,437	\$ -	\$ 31,658	\$ 719,095

* This amount should tie to Sheet F-5

Note: (1) Rounding

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	_____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	14,687
616	Fuel for Power Production _____	_____
618	Chemicals _____	15,322
620	Materials and Supplies _____	23,140
630	Contractual Services:	
	Billing _____	_____
	Operator and Management _____	38,375
	Testing _____	3,805
	Other _____	_____
640	Rents _____	_____
650	Transportation Expense _____	_____
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	48,728
	Total Water Operation and Maintenance Expense _____	\$ 144,057 *
	* 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	1,062	1,066	1,066
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	7	7	7
3/4"	D	1.5	1	1	2
1"	D	2.5	_____	-	-
1 1/2"	D,T	5.0	_____	-	-
2"	D,C,T	8.0	-	-	-
3"	D	15.0	_____	-	-
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	1.0	_____	_____	_____
Other (Specify):	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			Total	1,070	1,074
				1,074	1,075

UTILITY NAME: MFL Utility Systems, L.L.C.
 SYSTEM NAME: MFL Utility Systems, L.L.C

YEAR OF REPORT
 December 31, 2019

PUMPING AND PURCHASED WATER STATISTICS

MONTH (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	-	4,290	-	4,290	3,208
February	-	4,323	-	4,323	2,818
March	-	5,011	-	5,011	2,764
April	-	4,750	-	4,750	2,937
May	-	5,522	-	5,522	3,079
June	-	4,921	-	4,921	3,262
July	-	4,508	-	4,508	3,734
August	-	4,481	-	4,481	2,786
September	-	4,698	-	4,698	2,607
October	-	4,758	-	4,758	2,628
November	-	4,497	-	4,497	2,820
December	-	4,455	-	4,455	2,584
Total for year	N/A	56,214		56,214	35,227

If water is purchased for resale, indicate the following

Vendor Lee County Utilities
 Point of Delivery N/A

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

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
N/A			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-

UTILITY NAME: MFL Utility Systems, L.L.C.
 SYSTEM NAME: MFL Utility Systems, L.L.C.

YEAR OF REPORT
 December 31, 2019

WELLS AND WELL PUMPS
 (If Available)

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	2010	1973		
Types of Well Construction and Casing _____	Black Iron	Black Iron		
Depth of Wells _____	421'	325'		
Diameters of Wells _____	12"	12"		
Pump - GPM _____	1500	1700		
Motor - HP _____	50	75		
Motor Type * _____				
Yeilds of Wells in GPD _____	2,160,000	2,448,000		
Auxillary Power _____	250kW	250kW		
* Submersable, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Glass on steel			
Capacity of Tank _____	62000 gal			
Ground of Elevated _____	ground			

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	-			
Type _____				
Rated Horsepower _____	30	30		
(a)	(b)	(c)	(d)	(e)
<u>PUMPS</u>				
Manufacturer _____	Berkeley	Berkely		
Type _____	Centrifugal	Centrifugal		
Capacity in GPM _____	750	750		
Average Number of Hours Operated Per Day _____	continuous	continuous		
Auxiliary Power _____				

UTILITY NAME: MFL Utility Systems, L.L.C

YEAR OF REPORT December 31, 2019
--

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc)			
Gallons per day of source _____	154,011	-	
Type of source _____	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility			
Type _____	-		
Make _____			
Permitted Capacity (GPD)	369,000		
High service pumping			
Gallons per minute _____ See Page W-5 _____			
Reverse Osmosis _____			
Lime treatment			
Unit Rating _____			
Filtration			
Pressure Sq. Ft. _____			
Gravity GPD/Sq. Ft. _____			
Disinfection			
Chlorinator _____			
Ozone _____			
Other _____			
Auxiliary Power _____			

UTILITY NAME: MFL Utility Systems, L.L.C.
 SYSTEM NAME: MFL Utility Systems, L.L.C

YEAR OF REPORT
 December 31, 2019

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary

1.	Present ERC's * the system can efficiently serve	<u>1075</u>
2.	Maximum number of ERC's * which can be served	<u>1075</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>1087</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>1075</u>
5.	Estimated annual increase in ERC's*	
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?	
7.	Attach a description of the fire fighting facilities.	
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system. None	
9.	When did the company last file a capacity analysis report with the DEP?	<u>2014</u>
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 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?	
11.	Department of Environmental Protection ID #	<u>PWS 3350825</u>
12.	Water Management District Consumptive Use Permit #	<u>2888-6</u>
	a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
	b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

* 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 available are available for use:
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000) / 365\ days / 350\ gallons\ per\ day)$

**WASTEWATER
OPERATION
SECTION**

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	12,500	-	-	12,500
354	Structure and Improvements	106,323	-	-	106,323
355	Power Generation Equipment	10,220	-	-	10,220
360	Collection Sewers - Force	105,050	-	-	105,050
361	Collection Sewers - Gravity	302,668	-	-	302,668
362	Special Collecting Structures	-	-	-	-
363	Services to Customers	171,324	-	-	171,324
364	Flow Measuring Devices	-	-	-	-
365	Flow Measuring Installations	-	-	-	-
370	Receiving Wells	113,383	-	-	113,383
371	Pumping Equipment	38,368	-	-	38,368
380	Treatment and Disposal Equipment	224,303	-	-	224,303
381	Plant Sewers	58,559	-	-	58,559
382	Outfall Sewer Lines	-	-	-	-
389	Other Plant and Miscellaneous Equipment	-	-	-	-
390	Office Furniture and Equipment	-	-	-	-
391	Transportation Equipment	-	-	-	-
392	Stores Equipment	-	-	-	-
393	Tools, Shop and Garage Equipment	-	-	-	-
394	Laboratory Equipment	-	-	-	-
395	Power Operated Equipment	-	-	-	-
396	Communication Equipment	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-
398	Other Tangible Plant	3,951	-	-	3,951
	Total Sewer Plant	\$ 1,146,649	\$ -	\$ -	\$ 1,146,649

* This amount should tie to Sheet F-5

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account Name (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)
351	Organization_____	40	- %	2.50 %	2,817	-	313	3,130
352	Franchises_____	-	- %	%	-	-	-	-
354	Structure and Improvements_____	32	- %	3.10 %	106,323	-	-	106,323
355	Power Generation Equipment_____	20	- %	5.00	10,220	-	-	10,220
360	Collection Sewers - Force_____	30	- %	3.30 %	68,420	-	3,498	71,918
361	Collection Sewers - Gravity_____	45	- %	2.20 %	262,525	-	6,719	269,244
362	Special Collecting							
	Structures (Lift Stations)_____	-	- %	%	-	-	-	-
363	Services to Customers_____	38	- %	2.60 %	135,579	-	4,506	140,085
364	Flow Measuring Devices_____	5	- %	20.00 %	-	-	-	-
365	Flow Measuring Installations_____	-	- %	%	-	-	-	-
370	Receiving Wells (Lift Stations)_____	28	- %	3.60 %	97,373	-	4,025	101,398
371	Pumping Equipment_____	18	- %	5.60 %	14,365	-	2,133	16,498
380	Treatment and Disposal Equipment_____	18	- %	5.60 %	224,303	-	-	224,303
381	Plant Sewers_____	35	- %	2.90 %	58,559	-	-	58,559
382	Outfall Sewer Lines_____	-	- %	%	-	-	-	-
389	Other Plant and Miscellaneous							
	Equipment_____	-	- %	%	-	-	-	-
390	Office Furniture and Equipment_____	-	- %	%	-	-	-	-
391	Transportation Equipment_____	-	- %	%	-	-	-	-
392	Stores Equipment_____	-	- %	%	-	-	-	-
393	Tools, Shop and Garage Equipment_____	-	- %	%	-	-	-	-
394	Laboratory Equipment_____	-	- %	%	-	-	-	-
395	Power Operated Equipment_____	-	- %	%	-	-	-	-
396	Communication Equipment_____	-	- %	%	-	-	-	-
397	Miscellaneous Equipment_____	-	- %	%	-	-	-	-
398	Other Tangible Plant_____	10	- %	10.00 %	2,568	-	395	2,963
	Totals_____				983,052		21,589	1,004,641

* This amount should tie to Sheet F-5

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	_____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	20,580
715	Purchased Power _____	22,986
716	Fule for Power Production _____	_____
718	Chemicals _____	5,791
720	Materials and Supplies _____	49,403
730	Contractual Services:	
	Operator and Management _____	38,375
	Testing _____	15,678
	Other _____	_____
740	Rents _____	_____
750	Transportation Expense _____	_____
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	3,153
	Total Wastewater Operation and Maintenance Expense _____	\$ 155,966 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	1,062	1,066	1,066
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	7	7	7
3/4"	D	1.5	1	1	2
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	-	-	-
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	1.0	_____	_____	_____
Other (Specify):	_____	_____	_____	_____	_____
Total			1,070	1,074	1,075

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

Lift station number _____	_____	_____	_____	_____	_____	_____	_____
Make or type and nameplate data of pump _____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
Year installed _____	_____	_____	_____	_____	_____	_____	_____
Rated capacity (GPM) _____	_____	_____	_____	_____	_____	_____	_____
Size (HP) _____	_____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____	_____
Electric _____	_____	_____	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

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 _____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS AND MANHOLES

	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 _____	_____	_____	_____	_____	_____	_____	_____	_____

MANHOLES:

Size _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Number:	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____

UTILITY NAME: MFL Utility Systems, L.L.C.

YEAR OF REPORT December 31, 2019
--

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	_____	_____	_____
Total Capacity _____	.180 MGD	_____	_____
Average Daily Flow _____	_____	_____	_____
Effluent Disposal _____	Sprayfield	_____	_____
Total Gallons of Wastewater Treated _____	34,047,000	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	N/A	_____	_____	_____	_____	_____
Capacity _____ (PM)	_____	_____	_____	_____	_____	_____
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 _____	2992000	None	2992000
February _____	2747000	_____	2747000
March _____	2880000	_____	2880000
April _____	2600000	_____	2600000
May _____	2569000	_____	2569000
June _____	2795000	_____	2795000
July _____	2788000	_____	2788000
August _____	3369000	_____	3369000
September _____	2712000	_____	2712000
October _____	2881000	_____	2881000
November _____	2555000	_____	2555000
December _____	3159000	_____	3159000
Total for year _____	34,047,000	_____	34,047,000

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: MFL Utility Systems, L.L.C.

OTHER WASTEWATER SYSTEM INFORMATION

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

1. Present ERC's * that system can efficiently serve. 1,075

2. Maximum number of ERC's * which can be served. 1,075

3. Present system connection capacity (in ERC's *) using existing lines. 1,075

4. Future system connection capacity (in ERC's *) upon service area buildout. 1,075

5. Estimated annual increase in ERC's * . _____

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system. _____
None

7. If the utility uses reuse as a means of effluent disposal, attach 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
N/A

9. Has the utility been required by the DEP or water management district to implement reuse? N/A
If so, what are the utility's plans to comply with the DEP? N/A

10. When did the company last file a capacity analysis report with the DEP? 2016

11. If the present system does not meet the requirements of DEP rules:
a. Attach a description of the plant upgrade necessary to meet the DEP rules.
b. Have these plans been approved by DEP? N/A
c. When will completion occur? N/A
d. Attach plans for funding the required upgrading. N/A
e. Is this system under any Consent Order of the DEP? N/A

11. Department of Environmental Protection ID # FLA010657

Use 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 residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available, use:

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

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--------------|-----------|---|
| YES
(X) | NO
() | 1. The utility is in substantial compliance with the Uniform System C Accounts prescribed by the Florida Public Service Commissio in Rule 25-30.115 (1), Florida Administrative Code |
| YES
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules ar orders of the Florida Public Service Commission |
| YES
(X) | NO
() | 3. There have been no communications from regulatory agencie concerning noncompliance with, or deficiencies in, financial reportir practices that could have a material effect on the financial statement c the utility. |
| YES
(X) | NO
() | 4. The annual report fairly represents the financial condition and results operations of the respondent for the period presented and othe information and statements presented in the report as to the busines affairs of the respondent are true, correct and complete for the perio for which it represents |

ITEMS CERTIFIED			
1.	2.	3.	4.
(X)	(X)	(X)	(X)

Kyle Eaton

(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 b both officers. The items being certified by the officer should be indicated in tr appropriate area to the left of the signature

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly make a false statement in writing with the intent to mislead a public servant in th 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:

MFL Utility Systems, LLC

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	\$ 150,186	\$ 150,186	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Water Operating Revenue	\$ 150,186	\$ 150,186	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	-
Net Water Operating Revenues	\$ 150,186	\$ 150,186	\$ -

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
Sewer Operations
Class C**

Company:

MFL Utility Systems, LLC

For the Year Ended December 31, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Sewer Revenues per Sch. F-3	Gross Sewer Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 181,625	\$ 181,625	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Sewer Operating Revenue	\$ 181,625	\$ 181,625	\$ -
LESS: Expense for Purchased Sewer from FPSC-Regulated Utility	\$ -	\$ -	-
Net Sewer Operating Revenues	\$ 181,625	\$ 181,625	\$ -

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).