

# CLASS "C"

## WATER and/or WASTEWATER UTILITIES

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

# ANNUAL REPORT

WS975-20-AR

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Public Service Commission  
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**Coastal Income Properties - The Harbor**

EXACT LEGAL NAME OF RESPONDENT

**671-W / 573-S**

Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**



APR 29 11 51 AM '20  
PUBLIC SERVICE COMMISSION

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2020**

## GENERAL INSTRUCTIONS

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

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

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

## GENERAL DEFINITIONS

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

**ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION** - 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)

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# **FINANCIAL SECTION**

**REPORT OF**

**Coastal Income Properties - The Harbor**  
(Exact name of utility)

38573 US Highway 19 N

38573 US Highway 19 N

Palm Harbor, FL 34684  
Mailing Address

Palm Harbor, FL 34684  
Street Address

Okeechobee  
County

Telephone Number 727-686-2700

Date Utility First Organized \_\_\_\_\_

Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

Sunshine State Ine-Call of Florida, Inc. Member No. \_\_\_\_\_

Applied For \_\_\_\_\_

Check the business entity of the utility as filed with the Internal Revenue Service

Individua     Sub Chapter S Corporator     1120 Corporation     Partnership

Name, Address and Phone where records are located

38573 US Highway 19 N  
Palm Harbor, FL 34684

Names of subdivisions where service is provided:

The Harbor Waterfront Resort

**CONTACTS:**

Name	Title	Principle Business Address:	Salary Charged Utility
Person to send correspondence: Wendy Henderson	Manager	10511 Monroe Ct. Lake Wales, FL 33898	
Person who prepared this report: Jones & Company, LLC	CPAs	161 West Main Street Lancaster, OH 43130	
Officers and Managers:			\$ -

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
Hello Tiger, LLC	10.00	38573 US 19N, Palm Harbor, FL 34684	N/A
K4 Investments, LLC	33.30	2840 West Bay Drive #174 Bellair Bluffs, FL 33770	
Keller Investment Properties	23.30	2840 West Bay Drive #174 Bellair Bluffs, FL 33770	
Brown Florida Holdings, LLC	33.40	635 Court Street, Suite 120 Clearwater, FL 33756	

**INCOME STATEMENT**

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 53,855	\$ 35,747		\$ 89,602
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		53,855	35,747	N/A	89,602
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	48,250	39,101		87,351
Depreciation Expense _____	F-5	3,889	3,889		7,778
CIAC Amortization Expense _____	F-8	-	-		-
Taxes Other Than Income _____		2,423	1,609	-	4,032
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		54,562	44,599		99,161
Net Operating Income (Loss)		(707)	(8,852)	-	(9,559)
Other Income:					
Nonutility Income _____					-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____					-
Interest Expense _____		-	-		-
AFUDC _____		-	-		-
_____					-
_____					-
Net Income (Loss)		\$ (707)	\$ (8,852)	N/A	\$ (9,559)

**COMPARATIVE BALANCE SHEET**

Account Name	Reference Page	Current Year	Previous Year
<b>ASSETS:</b>			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 200,000	\$ 200,000
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(31,112)	(23,334)
Net Utility Plant _____		168,888	176,666
Cash _____			
Customer Accounts Receivable (141) _____			
Other Assets (Specify):			
Deferred Exp Cert Transfer & Acc Costs		-	-
		-	-
		-	-
		-	-
<b>Total Assets</b> _____		<b>\$ 168,888</b>	<b>\$ 176,666</b>
<b>LIABILITIES AND CAPITAL:</b>			
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	32,181	41,740
<b>Total Capital</b> _____		<b>32,181</b>	<b>41,740</b>
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____			
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____	F-7	4,032	3,984
Other Liabilities (Specify):			
Accounts Payable - Assoc Cc		132,675	130,942
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8		
<b>Total Liabilities and Capital</b> _____		<b>\$ 168,888</b>	<b>\$ 176,666</b>



**GROSS UTILITY PLANT**

<b>Plant Accounts: (101 - 107) Inclusive</b>	<b>Water</b>	<b>Sewer</b>	<b>Plant Other Than Reporting Systems</b>	<b>Total</b>
Utility Plant In Service (101) _____	\$ 100,000	\$ 100,000	N/A	\$ 200,000
Construction Work In Progress (105) _____				-
Other (Specify) _____	-	-		-
_____				-
<b>Total Utility Plant</b> _____	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>N/A</b>	<b>\$ 200,000</b>

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

<b>Account 108</b>	<b>Water</b>	<b>Wastewater</b>	<b>Other Than Reporting Systems</b>	<b>Total</b>
Balance First Of Year _____	\$ 11,667	\$ 11,667	N/A	\$ 23,334
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	3,889	3,889		7,778
Salvage _____				-
Other credits (specify) _____				-
_____				-
<b>Total credits</b> _____	<b>3,889</b>	<b>3,889</b>		<b>7,778</b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	-	-		-
Cost of removal _____				-
Other debits (specify) _____				-
_____				-
<b>Total debits</b> _____	<b>-</b>	<b>-</b>		<b>-</b>
<b>Balance End of Year</b> _____	<b>\$ 15,556</b>	<b>\$ 15,556</b>	<b>N/A</b>	<b>\$ 31,112</b>

**CAPITAL STOCK (201 - 204)**

	Common Stock	Preferred Stock
Par or stated value per share _____	NA	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 _____	\$ 41,740	N/A
Charges during the year (specify):		
Current year loss _____	(9,559)	
Rounding _____	-	
_____		
Balance end of year _____	\$ 32,181	\$

**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

**TAXES ACCRUED (236)**

(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 _____	2,423	1,609		4,032
Other (Specify):	-	-		
Total taxes accrued _____	\$ 2,423	\$ 1,609		\$ 4,032

**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
	\$ -	\$ -	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

**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 _____	-	-	N/A
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_____	\$ -	\$ -	\$ -	\$ -
302	Franchises_____	-	-	-	-
303	Land and Land Rights_____	-	-	-	-
304	Structure 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_____	-	-	-	-
310	Power Generation Equipment_____	-	-	-	-
311	Pumping Equipment_____	-	-	-	-
320	Water Treatment Equipment_____	100,000	-	-	100,000
330	Distribution Reservoirs and Standpipes_____	-	-	-	-
331	Transmission and Distribution Mains_____	-	-	-	-
333	Services_____	-	-	-	-
334	Meters and Meter Installations_____	-	-	-	-
335	Hydrants_____	-	-	-	-
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
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_____	\$ 100,000	\$ -	\$ -	\$ 100,000

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)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	-	%	-	\$	\$	-	\$
302	Franchises	-	%	-	-	-	-	-
304	Structure 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	-	%	-	-	-	-	-
310	Power Generation Equipment	-	%	-	-	-	-	-
311	Pumping Equipment	-	%	-	-	-	-	-
320	Water Treatment Equipment	26	%	3.85	11,667	-	3,889	15,556
330	Distribution Reservoirs and Standpipes	-	%	-	-	-	-	-
331	Transmission and Distribution Mains	-	%	-	-	-	-	-
333	Services	-	%	-	-	-	-	-
334	Meters and Meter Installations	-	%	-	-	-	-	-
335	Hydrants	-	%	-	-	-	-	-
339	Other Plant and Miscellaneous Equipment	-	%	-	-	-	-	-
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	-	%	-	-	-	-	-
	Totals				\$ 11,667		\$ 3,889	\$ 15,556

\* This amount should tie to Sheet F-5

**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 _____	1,701
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	8,068
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	38,481
	Testing _____	
	Other _____	-
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	
675	Miscellaneous Expenses _____	
	Total Water Operation and Maintenance Expense _____	\$ 48,250 *

\* 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)	
<b>Residential Service</b>					
5/8"	D	1.0	-	-	-
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
<b>General Service</b>					
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	-	-	-
3"	D	15.0			
3"	C	16.0	-	-	-
3"	T	17.5			
Unmetered Customers		1.0	189	189	189
Other (Specify):					
<b>Total</b>			<b>189</b>	<b>189</b>	<b>189</b>

\*\* D = Displacement  
C = Compound  
T = Turbine



UTILITY NAME: Coastal Income Properties - The Harbor  
 SYSTEM NAME: Coastal Income Properties - The Harbor

**YEAR OF REPORT**  
**December 31, 2020**

**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	-	768	-	768	-
February	-	624	-	624	-
March	-	983	-	983	-
April	-	704	-	704	-
May	-	604	-	604	-
June	-	436	-	436	-
July	-	470	-	470	-
August	-	463	-	463	-
September	-	428	-	428	-
October	-	453	-	453	-
November	-	501	-	501	-
December	-	545	-	545	-
Total for year	N/A	6,979	-	6,979	N/A

If water is purchased for resale, indicate the following

Vendor N/A  
 Point of Delivery N/A

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

\*Gallons sold unknowd due to unmetered customers.

**MAINS (Feet)**

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

**WELLS AND WELL PUMPS  
 (If Available)**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	Aprox 1972	Aprox 1972		
Types of Well Construction and Casing _____	unknown	unknown		
Depth of Wells _____	unknown	575 Feet		
Diameters of Wells _____	4"	6"		
Pump - GPM _____	80 GPM	80 GPM		
Motor - HP _____	-	-		
Motor Type * _____	submersible	submersible	-	
Yeilds of Wells in GPD _____	-	-		
Auxillary Power _____	generator	generator		
* Submersable, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	unknown			
Capacity of Tank _____	-			
Ground of Elevated _____	-			

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b><u>MOTORS</u></b>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
<b><u>PUMPS</u></b>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

**SOURCE OF SUPPLY**

List for each source of supply (Ground, Surface, Purchased Water, etc)			
Gallons per day of source _____	32,704	-	
Type of source _____	Ground	-	

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility			
Type _____	-		
Make _____	-		
Permitted Capacity (GPD)	115,200 GPD		
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 _____	Chlorine		
Ozone _____			
Other _____			
Auxiliary Power _____	Generator		

**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>Unknown - no meters</u>
2.	Maximum number of ERC's * which can be served	<u>Unknown</u>
3.	Present system connection capacity (in ERC's *) using existing lines	<u>Unknown</u>
4.	Future connection capacity (in ERC's *) upon service area buildout	<u>Unknown</u>
5.	Estimated annual increase in ERC's*	<u>Unknown</u>
6.	Is the utility required to have fire flow capacity?	<u>No</u>
	If so, how much capacity is required?	<u>N/A</u>
7.	Attach a description of the fire fighting facilities.	<u></u>
8.	Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9.	When did the company last file a capacity analysis report with the DEP?	<u>2005 (Wastewater Only)</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?	<u>N/A</u>
	c. When will construction begin?	<u>N/A</u>
	d. Attach plans for funding the required upgrading.	<u>N/A</u>
	e. Is this system under any Consent Order with DEP?	<u>No</u>
11.	Department of Environmental Protection ID #	<u>3530736</u>
12.	Water Management District Consumptive Use Permit #	<u>53-00254-W</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_____	-	-	-	-
354	Structure and Improvements_____	-	-	-	-
355	Power Generation Equipment_____	-	-	-	-
360	Collection Sewers - Force_____	-	-	-	-
361	Collection Sewers - Gravity_____	-	-	-	-
362	Special Collecting Structures_____	-	-	-	-
363	Services to Customers_____	-	-	-	-
364	Flow Measuring Devices_____	-	-	-	-
365	Flow Measuring Installations_____	-	-	-	-
370	Receiving Wells_____	-	-	-	-
371	Pumping Equipment_____	-	-	-	-
380	Treatment and Disposal Equipment_____	100,000	-	-	100,000
381	Plant Sewers_____	-	-	-	-
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_____	-	-	-	-
	Total Sewer Plant_____	\$ 100,000	\$ -	\$ -	\$ 100,000

\* This amount should tie to Sheet F-4

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)(1)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (f)
351	Organization	-	%	%	-	-	-	-
352	Franchises	-	%	%	-	-	-	-
354	Structure and Improvements	-	%	%	-	-	-	-
355	Power Generation Equipment	-	%	%	-	-	-	-
360	Collection Sewers - Force	-	%	%	-	-	-	-
361	Collection Sewers - Gravity	-	%	%	-	-	-	-
362	Special Collecting Structures (Lift Stations)	-	%	%	-	-	-	-
363	Services to Customers	-	%	%	-	-	-	-
364	Flow Measuring Devices	-	%	%	-	-	-	-
365	Flow Measuring Installations	-	%	%	-	-	-	-
370	Receiving Wells (Lift Stations)	-	%	%	-	-	-	-
371	Pumping Equipment	-	%	%	-	-	-	-
380	Treatment and Disposal Equipment	15	%	6.70	11,667	-	3,889	15,556
381	Plant Sewers	-	%	%	-	-	-	-
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	-	%	%	-	-	-	-
	Totals				11,667		3,889	15,556

\* This amount should tie to Sheet F-5

(1) Amounts adjusted for PSC Order NO. PSC-2018-0320-PAA-SU

**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 _____	
715	Purchased Power _____	11,596
716	Fule for Power Production _____	
718	Chemicals _____	214
720	Materials and Supplies _____	231
730	Contractual Services:	
	Operator and Management _____	23,023
	Testing _____	820
	Other _____	
740	Rents _____	
750	Transportation Expense _____	
755	Insurance Expense _____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
770	Bad Debt Expense _____	
775	Miscellaneous Expenses _____	3,217
	Total Wastewater Operation and Maintenance Expense _____	\$ 39,101 *

\* 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	-	-	-
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			
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	189	189	189
Other (Specify):					
** D = Displacement C = Compound T = Turbine			Total	189	189



UTILITY NAME: Coastal Income Properties - The Harbor

**PUMPING EQUIPMENT**

	#1	#2	#3	#4			
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(1) _____	_____	_____	_____	_____
Retired during year(1) _____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____

**TREATMENT PLANT**

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	_____	_____	_____
Total Capacity_____	_____	_____	_____
Average Daily Flow_____	7,679	_____	_____
Effluent Disposal_____	_____	_____	_____
Total Gallons of Wastewater Treated_____	2,289,820	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	unknown	_____	_____	_____	_____	_____
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_____	267,000	NA	267,000
February_____	274,000	_____	274,000
March_____	382,000	_____	382,000
April_____	208,000	_____	208,000
May_____	114,000	_____	114,000
June_____	98,000	_____	98,000
July_____	132,000	_____	132,000
August_____	107,000	_____	107,000
September_____	155,000	_____	155,000
October_____	133,000	_____	133,000
November_____	229,000	_____	229,000
December_____	190,820	_____	190,820
Total for year_____	2,289,820	_____	2,289,820

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Coastal Income Properties - The Harbor

**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. Aprox 116 residents served
- 2. Maximum number of ERC's \* which can be served. unknown
- 3. Present system connection capacity (in ERC's \*) using existing lines. unknown
- 4. Future system connection capacity (in ERC's \*) upon service area buildout. unknown
- 5. Estimated annual increase in ERC's \* . unknown
- 6. 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. N/A
- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? unknown  
N/A
- 9. Has the utility been required by the DEP or water management district to implement reuse? unknown  
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? 2005
- 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 con 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
- 12. Department of Environmental Protection ID # FLA0011041-009-DWF/MT

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<br>( X ) | NO<br>( ) | 1. The utility is in substantial compliance with the Uniform System C Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code                                                                                                                               |
| YES<br>( X ) | NO<br>( ) | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission                                                                                                                                                                                           |
| YES<br>( X ) | NO<br>( ) | 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 statements of the utility.                                                                                        |
| YES<br>( X ) | NO<br>( ) | 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.
( X )	( X )	( X )	( X )
1.	2.	3.	4.
( )	( )	( )	( )


  
 \_\_\_\_\_ \*  
 (signature of manager of the utility)


  
 \_\_\_\_\_ \*  
 (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**

**Coastal Income Properties - The Harbor**

**For the Year Ended December 31, 2020**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	-	\$ -	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	53,855	53,855	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 53,855</b>	<b>\$ 53,855</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Wastewater Operating Revenues</b>	<b>\$ 53,855</b>	<b>\$ 53,855</b>	<b>\$ -</b>

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***

***Coastal Income Properties - The Harbor***

***For the Year Ended December 31, 2020***

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues per Sch. F-3	Gross Wastewater Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	-	\$ -	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	35,747	35,747	-
Guaranteed Revenues	-	-	-
Other	-	-	-
<b><i>Total Wastewater Operating Revenue</i></b>	<b>\$ 35,747</b>	<b>\$ 35,747</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	-	-	-
<b><i>Net Wastewater Operating Revenues</i></b>	<b>\$ 35,747</b>	<b>\$ 35,747</b>	<b>\$ -</b>

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).