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# WATER AND/OR WASTEWATER UTILITIES

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

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# ANNUAL REPORT

WS981-20-AR

**CPI Citrus Park Utility TRS, L.L.C.**

Exact Legal Name of Respondent

**675 W / 576 S**

Certificate Number(s)

Submitted To The

## STATE OF FLORIDA



## PUBLIC SERVICE COMMISSION

FOR THE

## YEAR ENDED DECEMBER 31, 2020

## GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on 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.

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations  
Class C**

**Company: CPI Citrus Park Utility, TRS L.L.C.**

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

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference 1 (b) - (c)
Gross Revenue:			
Residential			\$ -
Commercial	74,307.23	74,307.23	-
Industrial			-
Multiple Family			-
Guaranteed Revenues			-
Other (Late Fees)	-		-
<b>Total Water Operating Revenue</b>	<b>\$ 74,307.23</b>	<b>\$ 74,307.23</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 74,307.23</b>	<b>\$ 74,307.23</b>	<b>\$ -</b>
<b>Explanations:</b>			
<b>Instructions:</b>			
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: CPI Citrus Park Utility, TRS L.L.C.**

**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	57,294.98	57,294.98	-
Industrial			-
Multiple Family			-
Guaranteed Revenues			-
Other (Late Fees)	-		-
<b>Total Wastewater Operating Revenue</b>	<b>\$ 57,294.98</b>	<b>\$ 57,294.98</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>\$ 57,294.98</b>	<b>\$ 57,294.98</b>	<b>\$ -</b>
<b>Explanations:</b>			
<b>Instructions:</b>			
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).			

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# FINANCIAL SECTION

REPORT OF  
CPI Citrus Park Utility TRS, LLC  
(EXACT NAME OF UTILITY)

25581 Trost Blvd., Bonita Springs, FL 34135	25581 Trost Blvd., Bonita Springs, FL 34135	Lee
Mailing Address	Street Address	County
Telephone Number      (239) 992-3030	Date Utility First Organized	5/31/2019
Fax Number                (239) 992-4130	E-mail Address <a href="mailto:mangelino@murexproperties.com">mangelino@murexproperties.com</a>	
Sunshine State One-Call of Florida, Inc. Member No.      11411		

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

Individual     
 Sub Chapter S Corporation     
 1120 Corporation     
 LLC

Name, Address and phone where records are located:      25581 Trost Blvd., Bonita Springs, FL 34135

Name of subdivisions where services are provided:

Citrus Park Mobile Home  
RV Park (Citrus Park)  
Bell Villa

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Melanie Angelino	Controller	25581 Trost Blvd, Bonita Springs, FL 34135	
Person who prepared this report: Deborah D. Swain	Milian, Swain & Associates, Inc.	2025 SW 32nd Ave Miami, FL 33145	
Officers and Managers: David Daniel	Vice President	1001 Pennsylvania Avenue NW Washington, DC 20004	\$ - \$ - \$ -

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
Carlyle Property Investors (Master REIT) , LLC	100%	1001 Pennsylvania Avenue NW Washington, DC 20004	\$ N/A \$ - \$ - \$ -

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ _____	_____	\$ _____	\$ _____
Commercial_____		<u>74,307</u>	<u>57,295</u>	_____	<u>131,602</u>
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other - Miscellaneous_____		_____	_____	_____	_____
		_____	_____	_____	_____
Total Gross Revenue_____		\$ <u>74,307</u>	\$ <u>57,295</u>	\$ _____	\$ <u>131,602</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>38,852</u>	\$ <u>58,675</u>	\$ _____	\$ <u>97,527</u>
Depreciation Expense_____	F-5	<u>35,865</u>	<u>23,641</u>	_____	<u>59,506</u>
CIAC Amortization Expense_____	F-8	<u>(3,596)</u>	<u>(3,913)</u>	_____	<u>(7,509)</u>
Taxes Other Than Income_____	F-7	<u>3,344</u>	<u>2,578</u>	_____	<u>5,922</u>
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>74,466</u>	<u>80,981</u>	_____	\$ <u>155,447</u>
Net Operating Income (Loss)		\$ <u>(158)</u>	\$ <u>(23,686)</u>	\$ _____	\$ <u>(23,844)</u>
Other Income:					
Nonutility Income_____		\$ _____	_____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	_____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>(158)</u>	\$ <u>(23,686)</u>	\$ _____	\$ <u>(23,844)</u>



**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	\$ 2,856,529	\$ -
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>1,820,484</u>	<u>          </u>
Net Utility Plant -----		\$ <u>1,036,045</u>	\$ -
Cash -----		<u>6,904</u>	<u>          </u>
Customer Accounts Receivable (141) -----		<u>68,261</u>	<u>          </u>
Other Assets (Specify): -----			
IC Citrus Park Utility -----		<u>(1,051,283)</u>	<u>          </u>
Acquisition Adjustment -----			
Amortization Acquisition Adjustment -----			
-----			
-----			
<b>Total Assets</b> -----		\$ <u>59,927</u>	\$ -
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	<u>          </u>	<u>          </u>
Preferred Stock Issued (204) -----	F-6	<u>          </u>	<u>          </u>
Other Paid in Capital (211) -----		<u>100</u>	<u>          </u>
Retained Earnings (215) -----	F-6	<u>(23,844)</u>	<u>          </u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>          </u>	<u>          </u>
<b>Total Capital</b> -----		\$ <u>(23,744)</u>	\$ -
Long Term Debt (224) -----	F-6	\$ <u>          </u>	\$ <u>          </u>
Accounts Payable (231) -----		<u>3,349</u>	<u>          </u>
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----	F-7	<u>5,922</u>	<u>          </u>
Other Liabilities (Specify) -----			
Accrued Expenses -----		<u>7,615</u>	<u>          </u>
Rounding -----			
-----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>66,785</u>	<u>          </u>
<b>Total Liabilities and Capital</b> -----		\$ <u>59,927</u>	\$ -

\* This is the first annual report filed by the utility, therefore previous year is zero.

**GROSS UTILITY PLANT**

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>1,328,561</u>	\$ <u>1,430,012</u>	\$ _____	\$ <u>2,758,573</u>
Construction Work in Progress -----	97,956	_____	_____	<u>97,956</u>
Other (Specify) (rounding) _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
<b>Total Utility Plant</b> _____	<b>\$ <u>1,426,517</u></b>	<b>\$ <u>1,430,012</u></b>	<b>\$ <u>0</u></b>	<b>\$ <u>2,856,529</u></b>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	_____	\$ _____	\$ _____
<b>Add Credits During Year:</b>				
Accruals charged to depreciation account _____	\$ <u>35,865</u>	\$ <u>23,641</u>	\$ _____	<u>59,506</u>
Other: Per Docket 20190194 _____	<u>747,389</u>	<u>1,013,589</u>	_____	<u>1,760,978</u>
<b>Total Credits</b> _____	<b>\$ <u>783,254</u></b>	<b>\$ <u>1,037,230</u></b>	<b>\$ _____</b>	<b>\$ <u>1,820,484</u></b>
<b>Deduct Debits During Year:</b>				
Book cost of plant retired _____	\$ _____	_____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other _____	_____	_____	_____	_____
<b>Total Debits</b> _____	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>
<b>Balance End of Year</b> _____	<b>\$ <u>783,254</u></b>	<b>\$ <u>1,037,230</u></b>	<b>\$ _____</b>	<b>\$ <u>1,820,484</u></b>

\* This is the first annual report filed by the utility, therefore balance first of year is zero.

\*\* Adjustments per Docket 20190194

**CAPITAL STOCK ( 201 - 204 )**

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

**RETAINED EARNINGS ( 215 )**

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____ -
Changes during the year (Specify):		
Prior Year adjustments (rounding)	_____	_____
Balance transferred from Income Statement _____	_____	(23,844)
Rounding _____	_____	_____
Balance end of year _____	\$ _____	\$ (23,844)

**PROPRIETARY CAPITAL ( 218 )**

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ _____

**LONG TERM DEBT ( 224 )**

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ _____

**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	3,344	2,578	_____	5,922
Other (Specify) Payroll _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>Total Tax Expense _____</b>	<b>\$ 3,344</b>	<b>\$ 2,578</b>	<b>\$ 0</b>	<b>\$ 5,922</b>

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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_____	\$ -	-	-
2) Add credits per Docket 20190194_____	154,600	329,110	483,710
	\$		\$
3) Total_____	154,600	329,110	483,710
4) Deduct charges during the year_____			
5) Balance end of year_____	154,600	329,110	483,710
6) Less Accumulated Amortization_____	(138,062)	(278,863)	(416,924)
7) Net CIAC_____	\$ 16,538	\$ 50,248	\$ 66,785

**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.)_____			\$ _____

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year_____	\$ -	-	-
Add Credits During Year:_____	(3,596)	(3,913)	(7,509)
Adjustments: Calculated per docket 20190194	(134,466)	(274,950)	(409,416)
Deduct Debits During Year:_____			
Balance End of Year (Must agree with line #6 above.)	\$ (138,062)	\$ (278,863)	\$ (416,924)

\* This is the first annual report filed by the utility, therefore balance first of year is zero.

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

**CPI Citrus Park Utility TRS, L.L.C.**

<b>YEAR OF REPORT</b> December 31, 2020
--

**SCHEDULE "A"**

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

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

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

**APPROVED AFUDC RATE**

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



**WATER  
OPERATING  
SECTION**



**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ <u>70,707</u>	\$ _____	\$ <u>70,707</u>
302	Franchises_____	_____	_____	_____	_____
303	Land and Land Rights_____	_____	_____	_____	_____
304	Structures and Improvements_____	_____	<u>92,273</u>	_____	<u>92,273</u>
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	_____	<u>27,649</u>	_____	<u>27,649</u>
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	_____	_____	_____	_____
310	Power Generation Equipment_____	_____	<u>35,553</u>	_____	<u>35,553</u>
311	Pumping Equipment_____	_____	<u>105,178</u>	_____	<u>105,178</u>
320	Water Treatment Equipment_____	_____	<u>398,061</u>	_____	<u>398,061</u>
330	Distribution Reservoirs and Standpipes_____	_____	<u>329,663</u>	_____	<u>329,663</u>
331	Transmission and Distribution Lines_____	_____	<u>200,850</u>	_____	<u>200,850</u>
333	Services_____	_____	_____	_____	_____
334	Meters and Meter Installations_____	_____	<u>63,210</u>	_____	<u>63,210</u>
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
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_____	_____	<u>5,417</u>	_____	<u>5,417</u>
	Total Water Plant_____	\$ <u>0</u>	\$ <u>1,328,561</u>	\$ <u>0</u>	\$ <u>1,328,561</u> *

\* This amount should tie to sheet F-5.

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)	Adjustments (g)**	Credits (h)	Accum. Depr. Balance End of Year (f+g+h=i) (i)
301	Organization	40	%	2.50%	\$	\$ -	\$ 884	\$ 884
304	Structures and Improvements	32	%	3.13%		19,684	2,707	22,391
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	30	%	3.33%		-	461	461
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment	20	%	5.00%		9,777	1,778	11,555
311	Pumping Equipment	20	%	5.00%		16,370	6,110	22,480
320	Water Treatment Equipment	22	%	4.55%		388,467	7,723	396,189
330	Distribution Reservoirs & Standpipes	37	%	2.70%		141,494	8,910	150,404
331	Trans. & Dist. Mains	43	%	2.33%		132,669	4,133	136,802
333	Services	40	%	2.50%				-
334	Meter & Meter Installations	20	%	5.00%		33,511	3,161	36,672
335	Hydrants	45	%	2.22%				-
336	Backflow Prevention Devices	10	%	10.00%				-
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment	6	%	16.67%				-
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	10	%	10.00%		5,417		5,417
	Totals				\$ -	\$ 747,389	\$ 35,865	\$ 783,254 *

\* This amount should tie to Sheet F-5.

\*\* Adjustments per Docket 20190194

**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_____	1,588
616	Fuel for Power Production_____	_____
618	Chemicals_____	9,048
620	Materials and Supplies_____	1,275
630	Contractual Services:	_____
	Billing_____	_____
	Professional_____	_____
	Other - Plant Operations_____	25,387
	Accounting Services_____	_____
640	Rents_____	1,554
650	Transportation Expense_____	_____
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	_____
	<b>Total Water Operation And Maintenance Expense_____</b>	<b>\$ 38,852 *</b>

\* 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	_____	_____	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	_____	_____	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	0	2	35
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
<b>Total</b>			<b>0</b>	<b>2</b>	<b>35</b>

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

Note: The Utility provides service via master meter to Bell Villa Property Owners Association and Bonita Terra, each with multiple service connections.

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ] (e)	Water Sold To Customers (Omit 000's) (f)
January				0	0
February				0	0
March				0	0
April				0	0
May				0	0
June				0	0
July				0	0
August				0	0
September		3,414	1,201	2,213	2,213
October		4,728	573	4,155	4,155
November		5,250	330	4,920	4,920
December		5,666	1,057	4,609	4,609
Total for Year	0	19,058		15,897	15,897

If water is purchased for resale, indicate the following:

Vendor \_\_\_\_\_  
 Point of delivery \_\_\_\_\_

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

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

**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	2"	39,728			39,728
PVC	3"	3,950			3,950
PVC	6"	4,860			4,860
PVC	8"	34,410			34,410

SYSTEM NAME: \_\_\_\_\_

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1989	1989	1991	_____
Types of Well Construction and Casing _____	PVC	PVC	PVC	_____
_____	_____	_____	_____	_____
Depth of Wells _____	117'	112'	32'	_____
Diameters of Wells _____	8"	8"	8"	_____
Pump - GPM _____	200	197	104	_____
Motor - HP _____	7.5	7.5	7.5	_____
Motor Type * _____	Submersible	Submersible	Submersible	_____
Yields of Wells in GPD _____	76,165	76,165	14,476	_____
Auxiliary Power _____	None	None	None	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Glass lined bolted steel	_____	_____	_____
Capacity of Tank _____	298,000 gal	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	Worldwide	Worldwide	Worldwide	Worldwide
Type _____	Electric	Electric	Electric	Electric
Rated Horsepower _____	15	15	15	50
<b>Pumps</b>				
Manufacturer _____	Goulds	Goulds	Goulds	Alliserv
Type _____	Centrifugal	Centrifugal	Centrifugal	Centrifugal
Capacity in GPM _____	250	250	250	1,200
Average Number of Hours Operated Per Day _____	Varies w/demand	Varies w/demand	Varies w/demand	Varies w/demand
Auxiliary Power _____	Diesel Eng.Gen.	Diesel Eng.Gen.	Diesel Eng.Gen.	Diesel Eng.Gen.

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	540,000	_____	_____
Type of Source_____	Ground	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	Aeration Post Tmt.	_____	_____
Make_____	DeLoach Ind.	_____	_____
Permitted Capacity (GPD)_____	495,000	_____	_____
High service pumping		_____	_____
Gallons per minute_____	750	_____	_____
Reverse Osmosis_____	Nano-filtration	_____	_____
Lime Treatment		_____	_____
Unit Rating_____	N/A	_____	_____
Filtration		_____	_____
Pressure Sq. Ft._____	N/A	_____	_____
Gravity GPD/Sq.Ft._____	N/A	_____	_____
Disinfection		_____	_____
Chlorinator_____	Sodium Hypochlorite	_____	_____
Ozone_____	N/A	_____	_____
Other_____	N/A	_____	_____
Auxiliary Power_____	Diesel Eng. Gen.	_____	_____

SYSTEM NAME: \_\_\_\_\_

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. 1662
- 2. Maximum number of ERCs \* which can be served. 3576
- 3. Present system connection capacity (in ERCs \*) using existing lines. 1676 Estimated
- 4. Future connection capacity (in ERCs \*) upon service area buildout. 1700
- 5. Estimated annual increase in ERCs \*. 7 +/-
- 6. Is the utility required to have fire flow capacity? Yes  
If so, how much capacity is required? 1000 gpm for 2 hrs.
- 7. Attach a description of the fire fighting facilities. System includes a dedicated fire booster pump and fire hydrants
- 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? DOH 6/5/13
- 10. If the present system does not meet the requirements of DEP rules, submit the following: N/A
  - 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 # 5360048
- 12. Water Management District Consumptive Use Permit # 36-00208-W
  - a. Is the system in compliance with the requirements of the CUP? Yes
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* An ERC is determined based on one of the following methods:  
 (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.  
 (b) If no historical flow data are available use:  
 $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days)/350\ gallons\ per\ day).$

**WASTEWATER  
OPERATING  
SECTION**



**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ 70,707	\$ _____	\$ 70,707
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	_____	_____	_____	_____
354	Structures and Improvements _____	_____	15,458	_____	15,458
354	Structures - Lift Stations _____	_____	234,325	_____	234,325
355	Power Generation Equipment _____	_____	9,583	_____	9,583
360	Collection Sewers - Force _____	_____	152,992	_____	152,992
361	Collection Sewers - Gravity _____	_____	176,118	_____	176,118
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	_____	_____	_____	_____
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	_____	157,793	_____	157,793
380	Treatment and Disposal Equipment _____	_____	598,834	_____	598,834
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 _____	_____	527	_____	527
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	_____	_____	_____	_____
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	_____	13,675	_____	13,675
	<b>Total Wastewater Plant _____</b>	<b>\$ 0</b>	<b>\$ 1,430,012</b>	<b>\$ 0</b>	<b>\$ 1,430,012 *</b>

\* This amount should tie to sheet F-5.

**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)	Adjustments (g)**	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization	40.0	%	2.50%	\$	\$	884	\$ 884
354	Structures and Improvements	32.0	%	3.13%		4,657	530	5,187
354	Structures - Lift Stations	25.0	%	4.00%		6,558	3,279	9,837
355	Power Generation Equipment	20.0	%	5.00%			240	240
360	Collection Sewers - Force	30.0	%	3.33%		152,992		152,992
361	Collection Sewers - Gravity	45.0	%	2.22%		120,000	3,914	123,914
362	Special Collecting Structures		%					-
363	Services to Customers		%					
364	Flow Measuring Devices		%					
365	Flow Measuring Installations		%					
370	Receiving Wells		%					
371	Pumping Equipment	18.0	%	5.56%		72,136	8,208	80,345
380	Treatment and Disposal Equipment	18.0	%	5.56%		643,061	6,570	649,630
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	16.0	%	6.25%		511	16	527
394	Laboratory Equipment		%					
395	Power Operated Equipment		%					
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other - Tangible	10.0	%	10.00%		13,675		13,675
	Totals				\$ -	\$ 1,013,589	\$ 23,641	\$ 1,037,230 *

\* This amount should tie to Sheet F-5.

\*\* Adjustments per Docket 20190194

**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_____	8,340
716	Fuel for Power Production_____	_____
718	Chemicals_____	6,486
720	Materials and Supplies_____	14,355
730	Contractual Services:	
	Billing_____	_____
	Professional_____	_____
	Other - Plant Operations_____	10,829
	Accounting Services_____	_____
740	Rents_____	18,665
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	_____
	Total Wastewater Operation And Maintenance Expense_____	\$ 58,675 *

\* 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)	
<b>Residential Service</b>					
All meter sizes	D	1.0	_____	_____	0
<b>General Service</b>					
5/8"	D	1.0	_____	_____	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	0	1	17.5
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			0	1	17.5

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

Note: The Utility provides service via master meter to Bonita Terra, with multiple service connections.

PUMPING EQUIPMENT

	1	2	3	4	5
Lift Station Number_____	1	2	3	4	5
Make or Type and nameplate data on pump_____	Hcp	Hcp	Hcp	Hcp	Hcp
Year installed_____	1997	1997	1997	1984	1984
Rated capacity_____	110 gpm	110 gpm	110 gpm	110 gpm	110 gpm
Size_____ 2HP	2HP	2HP	2HP	2HP	2HP
Power:					
Electric_____ 230 volt	230 volt	230 volt	230 volt	230 volt	230 volt
Mechanical_____ N/A	-	-	-	-	-
Nameplate data of motor_ Not known	-	-	-	-	-

SERVICE CONNECTIONS

	3"	4"			
Size (inches)_____	3"	4"			
Type (PVC, VCP, etc.)_____	PVC	PVC			
Average length_____	20LF	20LF			
Number of active service connections_____	974	563			
Beginning of year_____	974	563			
Added during year_____	0	0			
Retired during year_____	0	0			
End of year_____	974	563			
Give full particulars concerning inactive connections_____	N/A	N/A			

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains		
	6"	8"			4"	6"	8"
Size (inches)_____	6"	8"			4"	6"	8"
Type of main_____	PVC	PVC			PVC	PVC	PVC
Length of main (nearest foot)_____					3,120'	2,000'	1,375'
Beginning of year_____	2,125'	80,708'			3,120'	2,000'	1,375'
Added during year_____	0	0			0	0	0
Retired during year_____	0	0			0	0	0
End of year_____	2,125'	80,708'	0		3,120'	2,000'	1,375'

MANHOLES

	48"			
Size (inches)_____	48"			
Type of Manhole_____	Precast conc			
Number of Manholes:				
Beginning of year_____	52			
Added during year_____	0			
Retired during year_____	0			
End of Year_____	52	0	0	

PUMPING EQUIPMENT

	6	7	8	9	10
Lift Station Number _____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	Hcp	Hcp	Hcp	Hcp	Hcp
Year installed _____ Estimated _____	1984	1996	1996	1997	2009
Rated capacity _____	110 gpm	200 gpm	110 gpm	110 gpm	110 gpm
Size _____	2HP	5HP	2HP	2HP	2HP
Power:					
Electric _____	230 volt	230 v/3 ph	230 volt	230 volt	230 volt
Mechanical _____ N/A	-	-	-	-	-
Nameplate data of motor_ Not known	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	6"	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____
Average length _____	22'	_____	_____	_____	_____
Number of active service connections _____	1537	_____	_____	_____	_____
Beginning of year _____	1537	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____
End of year _____	1537	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	N/A	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains		
Size (inches) _____	6"	8"	_____	_____	4"	6"	8"
Type of main _____	PVC	PVC	_____	_____	PVC	PVC	PVC
Length of main (nearest foot) _____	_____	_____	_____	_____	3,120	2,000	1,375
Beginning of year _____	2,125	80k	_____	_____	3,120	2,000	1,375
Added during year _____	0	0	_____	_____	0	0	0
Retired during year _____	0	0	_____	_____	0	0	0
End of year _____	2,125	80k	0	_____	3,120	2,000	1,375

MANHOLES

Size (inches) _____	48"	_____	_____	_____
Type of Manhole _____	Precast	_____	_____	_____
Number of Manholes:				
Beginning of year _____	52	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	52	0	0	_____

SYSTEM NAME: \_\_\_\_\_

**TREATMENT PLANT**

Manufacturer_____	NA	_____	_____
Type_____	Extended aeration	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	199,000	_____	_____
Average Daily Flow_____	87,000	_____	_____
Method of Effluent Disposal_____	Perk Pond	_____	_____
Permitted Capacity of Disposal_____	199,000 gpd	_____	_____
Total Gallons of Wastewater treated_____	29,913,000 12 mo	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	NA	_____	_____	_____	_____	_____
Capacity (GPM's)_____	NA	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	NA	_____	_____	_____	_____	_____
Horsepower_____	NA	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	NA	_____	_____	_____	_____	_____
	NS	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	_____	_____	_____
February_____	_____	_____	_____
March_____	_____	_____	_____
April_____	_____	_____	_____
May_____	_____	_____	_____
June_____	_____	_____	_____
July_____	_____	_____	_____
August_____	_____	_____	_____
September_____	1,648,000	_____	1,648,000
October_____	1,748,000	_____	1,748,000
November_____	2,392,000	_____	2,392,000
December_____	2,813,000	_____	2,813,000
Total for year_____	8,601,000	_____	8,601,000

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

SYSTEM NAME: \_\_\_\_\_

YEAR OF REPORT December 31, 2020
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**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.	1,537
2. Maximum number of ERCs* which can be served.	2,042
3. Present system connection capacity (in ERCs*) using existing lines.	2,042
4. Future connection capacity (in ERCs*) upon service area buildout.	2,042
5. Estimated annual increase in ERCs*.	7
6. Describe any plans and estimated completion dates for any enlargements or improvements to this system None _____ _____	
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 know The utility does not use reuse as a means of disposal.	
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? If so, when? N/A	
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 requireme N/A	
10. When did the company last file a capacity analysis report with the DEP?	
Feb-21	
11. If the present system does not meet the requirements of DEP rules, submit the follow the utility meets the requirements of th-DEP rules.	
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 #      FLA01447	
* An ERC is determined based on one of the following methods: (a) If actual flow data are available from the preceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.	
(b) If no historical flow data are available use: $ERC = (Total\ SFR\ gallons\ sold\ (omit\ 000/365\ days/280\ gallons\ per\ day)).$	

# CERTIFICATION OF ANNUAL REPORT

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

- |  |                                |    |  |
|--|--------------------------------|----|--|
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="" type="checkbox"/> | NO<br><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<br><input checked="" type="checkbox"/> | NO<br><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.