CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Cobblestone II RVG LLC d/b/a/ River Grove Utility

Exact Legal Name of Respondent

674 W / 575 S Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2022

Form PSC/ECR 006-W (Rev. 12/99)

GENERAL INSTRUCTIONS

- 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.
- 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

For the Year Ended December 31, 2022

(a)		(b)	(c)	(d)
		ss Water	Gross Water	
		enues Per	 evenues Per	Oifference 1
Accounts	S	ch. F-3	RAF Return	(b) - (c)
Gross Revenue:				
Residential	\$	77,132.00	\$ 77,132.00	\$ -
Commercial		-		-
Industrial				-
Multiple Family				-
Guaranteed Revenues				-
Other (NSF Fees)		81.00	81.00	-
Total Water Operating Revenue	\$	77,213.00	\$ 77,213.00	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$	-	\$ -	\$ -
Net Water Operating Revenues	\$	77,213.00	\$ 77,213.00	\$ -

Explanations:			

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

Reconciliation of Revenue to Regulatory Assessment Fee Revenue Wastewater Operations Class C

Company:

For the Year Ended December 31, 20201

(a)		(b)	(c)		(d)		
	Gros	s Wastewater	Gross	s Wastewater			
	Re	venues Per	Re	venues Per	D	ifference	
Accounts		Sch. F-3	R	AF Return		(b) - (c)	
Crass Davisson							
Gross Revenue: Residential	\$	49,452.00	\$	49,452.00	\$	-	
Commercial		-				-	
Industrial						-	
Multiple Family						-	
Guaranteed Revenues						-	
Other (NSF Fees)		80.00		80.00		-	
Total Wastewater Operating Revenue	\$	49,532.00	\$	49,532.00	\$	-	
ESS: Expense for Purchased Wastewater							
from FPSC-Regulated Utility	\$	-	\$	-	\$	-	
Net Wastewater Operating Revenues	\$	49,532.00	\$	49,532.00	\$	-	

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).

TABLE OF CONTENTS

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

FINANCIAL SECTION

REPORT OF Cobblestone II RVG LLC d/b/a/ River Grove Utility

	(EXACT NAME OF UTILI	TY)	
8440 US Hwy 1, Micco, FL 32976	·	8440 US Hwy 1, Micco, FL 32976	Brevard
Mailing Add	ress	Street Address	County
Telephone Number 772.664.456	Dar	te Utility First Organized	3/16/2022
Fax Number NA	E-n	nail Address <u>rivergrove@cobblestoneassets.co</u>	<u>m_</u>
Sunshine State One-Call of Florida, Inc. M	lember N_RG2490	<u></u>	
Check the business entity of the utility as f	iled with the Internal Revenue Service:		
Individual Sub Chapt	er S Corporation	1120 Corporation X	Partnership
Name, Address and phone where records c/o Cobblestone Real Estate LLC, 17W	are located: /220 22nd Stree, Suite 220, Oakbrook 7	Ferrace, IL 60181, 630-593-0011	
Name of subdivisions where services are	provided:		
	CONTACTS:		
Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence:	Tiue	i filicipie busiliess Address	Othity
Tome Tomaj	CFO, Cobblestone Real Estate LLC	17W220 22nd Stree, Suite 220, Oakbrook Terrace, IL 60181 tt@cobblestoneassets.com	
Person who prepared this report:		tie copplesioneassets.com	
Deborah Swain, Milian Swain & Assoc.	Inc. Consultant	2025 SW 32 Ave., Miami FL 33145	
Officers and Managers:			
n/a			\$
			\$ \$
			<u> </u>
Report every corporation or person owning	g or holding directly or indirectly 5 perce	nt or more of the voting	
securities of the reporting utility:			
	Percent		Salary
Name	Ownership in	Principle Rusiness Address	Charged
Name Cobblestone MHC Fund II LP	Utility 100%	Principle Business Address	Utility 0
CODDIESIONE WITH FUND FUND IN LP	100%	c/o Cobblestone Real Estate LLC, 17W220 22nd Stree. Suite 220. Oakbrook Terrace. IL 60181	\$ <u> </u>

YEAR OF REPORT December 31, 2022

INCOME STATEMENT

	Ref.							Total
Account Name	Page		Water	Wastewater		Other		Company
Gross Revenue: Residential Commercial Industrial		\$	77,132	49,452	\$		\$_	126,584
Multiple Family Guaranteed Revenues Other - Miscellaneous		- -	81	80	- - -		- -	161
Total Gross Revenue		\$	77,213	\$ 49,532	\$ _		\$ _	126,745
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$	61,532	\$ 38,168	\$_		\$_	99,700
Depreciation Expense	F-5	-	15,266		-		-	15,266
CIAC Amortization Expense_	F-8	-	(11,195)	<u>-</u>	_		-	(11,195)
Taxes Other Than Income	F-7	-	3,475	2,229	-		_	5,704
Income Taxes	F-7						-	
Total Operating Expense		\$.	69,077	40,397			\$	109,474
Net Operating Income (Loss)		\$	8,136	\$ 9,135	\$.		\$	17,271
Other Income: Nonutility Income		\$			\$		\$_	-
Other Deductions: Miscellaneous Nonutility Expenses Interest Expense Acquisition Adj Amort Exp		\$	(41)	(41)	\$_		\$_	(82)
Net Income (Loss)		\$	8,095	\$ 9,094	\$		\$ <u>-</u>	17,189

COMPARATIVE BALANCE SHEET

A COOLINE MANAG	Reference	Current	Previous
ACCOUNT NAME	Page	Year	Year 4/1/022
Assets:			
Utility Plant in Service (101-105) Accumulated Depreciation and	F-5,W-1,S-1	\$674,027_	\$
Amortization (108)	F-5,W-2,S-2	96,528	
Net Utility Plant		\$577,499_	\$0
Cash		19,309	
Customer Accounts Receivable (141)		15,193	
Other Assets (Specify):			
Other Deposits		860	
Acquisition Adjustment			
Amortization Acquisition Adjustment			
Misc. Deferred Debit (186)		8,334	
Total Assets		\$ 621,195	\$ 0
Total Assets		φ	<u> </u>
Liabilities and Capital:			
Common Stock Issued (201)	F-6	0	
Preferred Stock Issued (204)	F-6		
Other Paid in Capital (211)			-
Retained Earnings (215)	F-6	17,189	
Propietary Capital (Proprietary and			
partnership only) (218)	F-6	0	0
Total Capital		\$ 17,189	\$ 0
Total dapital		Ψ 17,100	Ψ
Long Term Debt (224)	F-6	\$161,344	\$
Accounts Payable (231)		3,167	
Notes Payable (232)			
Customer Deposits (235)	_	4,384	
Accrued Taxes (236)	F-7	5,704	
Other Liabilities (Specify)		9,182	
Rounding			
Advances for Construction			
Contributions in Aid of			
Construction - Net (271-272)	F-8	420,225	
Total Liabilities and Capital		\$ 621,195	\$0

YEAR OF REPORT December 31, 2022

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 661,677	\$12,350_	\$	\$ 674,027
Construction Work in				
Other (Specify) (rounding)				
Total Utility Plant	\$ 661,677	\$12,350_	\$	\$ 674,027

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year	\$ 71,162	10,100	\$	\$ 81,262
Add Credits During Year: Accruals charged to depreciation account Other	\$15,266	\$	\$	\$15,266
Total Credits	\$ 15,266	\$0	\$0	\$15,266
Deduct Debits During Year: Book cost of plant retired Cost of removal Other	\$		\$	\$0
Total Debits	\$	\$	\$	\$
Balance End of Year	\$ 86,428	\$10,100	\$0	\$ 96,528

YEAR OF REPORT December 31, 2022

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per shareShares authorizedShares issued and outstanding Total par value of stock issued Dividends declared per share for year		

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year Changes during the year (Specify):	\$	\$
Prior Year adjustments (rounding) Balance transferred from Income Statement Rounding		17,189
Balance end of year	\$	\$17,189

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

	Inter	est	Principal
Description of Obligation (Including Date of Issue	Rate	# of	per Balance
and Date of Maturity):		Pymts	Sheet
Mortgage Issued 4/21/2022 Maturity 5/6/2025	(a)	36	161,344
	'		
(a) 3.85% over 1 mo USD-SOFR CME Term			
	'		
Total			\$161,344

YEAR OF REPORT December 31, 2022

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 Other (Specify) Payroll	\$	\$	\$	\$
Total Tax Expense	\$ 3,475	\$ 2,229	\$	\$

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

public relations, or other similiar pr payments during the year to any or	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) 2)	Balance first of year_(April 1, 2022) Add credits during year	\$ <u>476,202</u>	0	\$ <u>476,202</u>
3) 4) 5)	Total Deduct charges during the year Balance end of year	476,202	0	476,202
6)	Less Accumulated Amortization	(55,977)	0	(55,977)
7)	Net CIAC	\$ 420,225	\$0	\$ 420,225

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or c agreements from which cash or received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-total			\$	\$
	pacity charges, main and customer connect uring the year.	ion		
Description of Charge	Number of Connections	Charge per Connection		
		\$	\$	\$
Total Credits During Year (Must agre	ee with line # 2 above.	<u>!</u>)		 \$
Title Danie Danie Grand agree		/	T	T

ACCUMULATED AMORTIZATION OF CIAC (272)

	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Balance First of Year	\$ 44,782		44,782
Add Credits During Year:	11,195		11,195
Adjustments rounding			
Deduct Debits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$55,977	\$ <u> </u>	\$55,977

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

UTILITY NAME: Cobblestone II RVG LLC d/b/a River Grove Utility

YEAR OF REPORT December 31, 2022

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

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

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

UTILITY NAME: Cobblestone II RVG LLC d/b/a River Grove Utility

YEAR OF REPORT December 31, 2022

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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

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

NO AFUDC CHARGED DI	JRING THE YEAR.		

WATER OPERATING SECTION

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c) (April 1, 2022)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises	Ψ	Ψ	Ψ	Ψ
303	Land and Land Rights	2,250	·		2,250
304	Structures and Improvements_				
305	Collecting and Impounding		·		
000	Reservoirs				
306	Lake, River and Other		·		
333	Intakes				
307	Wells and Springs		·		
308	Infiltration Galleries and				
	Tunnels				
309	Supply Mains				
310	Power Generation Equipment_	2,000			2,000
311	Pumping Equipment				· · · · · · · · · · · · · · · · · · ·
320	Water Treatment Equipment	8,100			8,100
330	Distribution Reservoirs and		-		,
	Standpipes				
331	Transmission and Distribution				
	Lines	287,909			287,909
333	Services	303,598			303,598
334	Meters and Meter				
	Installations	51,308			51,308
335	Hydrants				
336	Backflow Prevention Devices_				
339	Other Plant and				
	Miscellaneous Equipment				
340	Office Furniture and				
	Equipment	6,511			6,511
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage				
044	Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment		<u> </u>		
347 348	Miscellaneous Equipment Other Tangible Plant				
340	Other rangible Flant				
	Total Water Plant	\$ <u>661,677</u>	\$0	\$0	\$ 661,677 *

^{*} This amount should tie to sheet F-5.

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

		Average Service	Average Salvage	Depr.	Accumulated Depreciation			Accum. Depr. Balance
Acct.		Life in	in	Rate	Balance			End of Year
No.	Account	Years	Percent	Applied	Previous Year	Debits	Credits	(f-g+h=i)
(a)	(b)	(c)	(d)	(e)	(f) 4/1//2022	(a)**	(h)	(i)
(-/	(5)	(-)	(-/	(-)	(1) 11 11 22 2	(3)	\··/	\'/
301	Organization	40.0	%		\$	\$	\$	\$
304	Structures and Improvements		%	%				
305	Collecting and Impounding							
	Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries &							
	Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17.0	%	5.88 %				2,000
311	Pumping Equipment		%	%				
320	Water Treatment Equipment		%	%	8,100			8,100
330	Distribution Reservoirs &							
	Standpipes		%	%				
331	Trans. & Dist. Mains	38.0	%	2.63 %			5,682	28,412
333	Services	35.0	%	2.86 %			6,506	32,528
334	Meter & Meter Installations	17.0	%	5.88 %			2,264	11,318
335	Hydrants	40.0	%	2.50 %				
336	Backflow Prevention Devices _	10.0	%	10.00 %				
339	Other Plant and Miscellaneous							
	Equipment		%	%				
340	Office Furniture and							
	Equipment	6.0	%	<u>16.67</u> %			814	4,069
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage							
	Equipment		%	%				l
344	Laboratory Equipment		%	%				l
345	Power Operated Equipment		%	%				l
346	Communication Equipment		%	%				<u> </u>
347	Miscellaneous Equipment		%	%				<u> </u>
	Other - Organization	40.0	%	2.50 %				
						1.		
	Totals				\$71,162	\$	\$15,266	\$ 86,428 *
I								

^{*} This amount should tie to Sheet F-5.
** Rounding

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
601 603 604 610 615 616	Salaries and Wages - Employees Salaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits Purchased Water Purchased Power Eval for Power Production	\$
618	Fuel for Power Production Chemicals	
620 630	Chemicals Materials and Supplies Contractual Services: Billing Professional Other (Legal, Management) Accounting Services	21,761 10,235
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	417
675	Miscellaneous Expenses Total Water Operation And Maintenance Expense * This amount should tie to Sheet F-3.	3,703 \$ 61,532 *

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Act Start of Year (d)	tive Customers End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service 5/8" 3/4" 1" 1 1/2" General Service 5/8" 3/4" 1" 1 1/2" 2" 3" 3" 3" Unmetered Customers Other (Specify)	D D D T T D D D T T D C T	1.0 1.5 2.5 5.0 1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	173		0
** D = Displacement C = Compound T = Turbine		Total	<u>173</u>	<u>177</u>	<u>177</u>

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's)	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 February March April May June July August September October November December	0 295,600 953,000 793,700 408,000 386,800 397,300 387,000			0 0 0 0 295,600 953,000 793,700 408,000 386,800 397,300 387,000	312,780 308,317 383,600 269,141 577,404 601,569 338,376 295,075 339,360
If water is purchased for Vendor Point of delivery If water is sold to other Not applicable	Barefoot Bay Util Woods Trail Sou	ity th Culdesac	s of such utilities below	3,621,400 w:	3,425,622

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Poly PVC	8" 6"				0

UTILITY NAME: Cobblestone II R		Grove Utility	YEAR OF RE December 31	
		WELL PUMPS	N/A	
(a)	(b)	(c)	(d)	(e)
Year Constructed Types of Well Construction and Casing Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power				
* Submersible, centrifugal, etc.				
	RESER	VOIRS	N/A	
(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) Capacity of Tank Ground or Elevated				
	HIGH SERVIC	E PUMPING	N/A	
(a)	(b)	(c)	(d)	(e)
Motors Manufacturer Type Rated Horsepower				
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power				

YEAR OF REPORT December 31, 2022

SOURCE OF SUPPLY

N/A

List for each source of supply (Ground, Surface, Purchas	ed Water etc.)	
Permitted Gals. per day			
Type of Source			
			-
	WATER TREATMEN	T FACILITIES N/A	
List for each Water Treatment F	acility:		
Туре			
Make			
Permitted Capacity (GPD)			
High service pumping			
Gallons per minute			
Reverse Osmosis			
Lime Treatment			
Unit Rating			
Filtration			
Pressure Sq. Ft			
Gravity GPD/Sq.Ft			
Disinfection			
Chlorinator			
Ozone			
Other			
Auxiliary Power			

UTILITY NAME:	Cabblastana	II DVG I I	C d/h/a Dive	r Grove	I Itility
UTILITY NAME:	Copplestone	II KVG LL	_C d/b/a Kive	er Grove	Utility

GENERAL WATER SYSTEM INFORMATION

	SENERAL WATER STOTEM IN	J	
	Furnish information below for each system. A se	eparate page shou	ld be supplied where necessary.
1.	Present ERC's * the system can efficiently serve.		177
2.	Maximum number of ERCs * which can be served.		179
3.	Present system connection capacity (in ERCs *) using ea	xisting lines.	179
4.	Future connection capacity (in ERCs *) upon service are	a buildout.	179
5.	Estimated annual increase in ERCs *.		0
6.	Is the utility required to have fire flow capacity? If so, how much capacity is required?		NO
7.	Attach a description of the fire fighting facilities.		3 hydrants
8.	Describe any plans and estimated completion dates for a None	any enlargements	or improvements of this system.
	When did the company last file a capacity analysis repor		2020 (N/A, water is provided via bulk purchase agreement with Barefoot Bay Utility)
10.	If the present system does not meet the requirements o		-
	Attach a description of the plant upgrade necessary		
	b. Have these plans been approved by DEP?		_ N/A
	c. When will construction begin?		_ N/A
	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 #	NONE	
12.	Water Management District Consumptive Use Permit #	•	ided via bulk purchase agreement with
	a. Is the system in compliance with the requirements o	f the CUP?	
	b. If not, what are the utility's plans to gain compliance	?	
	* An ERC is determined based on one of the following (a) If actual flow data are available from the precedi Divide the total annual single family residence (S residents (SFR) gallons sold by the average num period and divide the result by 365 days.	ng 12 months: FR) gallons sold b	
	(b) If no historical flow data are available use: ERC = (Total SFR gallons sold (omit 000/365 data)	ays/350 gallons ρε	er day).

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c) (April 1, 2022)	Additions (d)	Retirements (e)	Current Year (f)
351 352 353 354 355 360 361 362 363 364 365 370 371	Organization Franchises Land and Land Rights Structures and Improvements Power Generation Equipment Collection Sewers - Force Collection Sewers - Gravity Special Collecting Structures Services to Customers Flow Measuring Devices Flow Measuring Installations Receiving Wells	\$	\$	\$	\$0 2,250 2,000
380	Pumping Equipment Treatment and Disposal Equipment	8,100			8,100
381	Plant Sewers	0,100			0,100
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 Wastewater Plant	\$12,350_	\$0	\$0	\$ <u>12,350</u> *

^{*} 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) 4/1/2022	Debits (g)**	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351 354 355 360 361 362 363 364 365 370	Organization Structures and Improvements Power Generation Equipment Collection Sewers - Force Collection Sewers - Gravity_ Special Collecting Structures_ Services to Customers Flow Measuring Devices Flow Measuring Installations_ Receiving Wells	40.0 22.0 17.0 27.0 40.0 37.0	% 	2.50 % 4.55 % 5.88 % 3.70 % 2.50 % 2.70 % %	2,000	\$		2,000
371 380 381 382 389	Pumping Equipment Treatment and Disposal Equipment Plant Sewers Outfall Sewer Lines Other Plant and Miscellaneous	15.0	% % %	6.67 % %	8,100			8,100
390 391 392 393	Equipment Office Furniture and Equipment Transportation Equipment Stores Equipment	6.0	% % %	% 				
393 394 395 396 397	Tools, Shop and Garage Equipment Laboratory Equipment Power Operated Equipment_ Communication Equipment Miscellaneous Equipment Other - Organization		% % % %	% % % %				
	Totals				\$	\$	\$	\$10,100

^{*} This amount should tie to Sheet F-5.
** Rounding

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	2,051
711	Sludge Removal Expense	
715	Purchased Power	
716	Fuel for Power Production	
718	Chemicals	
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	21,761
	Other (Legal, Management)	10,235
	Accounting Services	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	417
775	Miscellaneous Expenses	3,703
	Total Wastewater Operation And Maintenance Expense	\$38,168 *
	* This amount should tie to Sheet F-3.	

WASTEWATER CUSTOMERS

			Number of Active Customers		Total Number of
	Type of	Equivalent	Start	End	Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service					
All meter sizes	D	1.0	173	177	177
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 D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)		<u> </u>			
** D = Displacement					
C = Compound		Total	173	177	177
T = Turbine					

YEAR OF REPORT December 31, 2022

PUMPING FOUIPMENT

FOMFING EQUIPMENT							
Lift Station Number Make or Type and nameplate	(1)	(2)	(3)				
data on pump	Goulds	Goulds	Goulds				
Year installedRated capacity	2020	2018	2020				
SizePower:	1HP	1HP	1HP				
Electric Mechanical	<u>230V</u>	<u>230V</u>	<u>230V</u>				
Nameplate data of motor	Goulds 3Phase	Goulds 3Phase	Goulds 3Phase				
SE	SERVICE CONNECTIONS						
Size (inches)	3"						
Type (PVC, VCP, etc.)	3" PVC						
Average lengthNumber of active service	10'						
connections Beginning of year	179						
Added during year	0						
Retired during year End of year	179						
Give full particulars concerning							
inactive connections	N/A				<u> </u>		
COLLECTING AND FORCE MAINS							

	Collecting Mains				Force M	lains
Size (inches) Type of main Length of main (nearest foot)	6" PVC	<u> </u>	<u> </u>	<u> </u>	 _	<u> </u>
Begining of year					 	
Added during year Retired during year			<u> </u>		 	
End of year					 	
					 	·

MANHOLES

Size (inches)		 	
Type of Manhole Number of Manholes:		 ·	
Beginning of year	4		
Added during year		 -	
Retired during year		 ·	·
End of Year	4	 · 	
		 ·	

UTILITY NAME: Cobblestone II RVG LLC d/b/a River Grove Utility YEAR OF REPORT SYSTEM NAME: December 31, 2022 TREATMENT PLANT Manufacturer_____ Extended Aeration Type_____ "Steel" or "Concrete"____ Concrete Total Permitted Capacity___ 42,000 gpd Average Daily Flow_____ 42 Method of Effluent Disposal_ RIBs Permitted Capacity of Disposal 30,000 gpd Total Gallons of Wastewater treated____ **MASTER LIFT STATION PUMPS** N/A Manufacturer_____ Capacity (GPM's)_____ Motor: Manufacturer_____ Horsepower_____ Power (Electric or Mechanical)_____ **PUMPING WASTEWATER STATISTICS** Effluent Gallons Gallons of Effluent Reuse Gallons to Months Treated Disposed of Wastewater Customers on site January_____ February_____ March_____ April_____ May_____ June_____ July______ August_____ September_____ October_____ November_____ December_____

Total for year_____

If Wastewater Treatment is purchased, indicate the vendor:

SYSTEM NAME:			

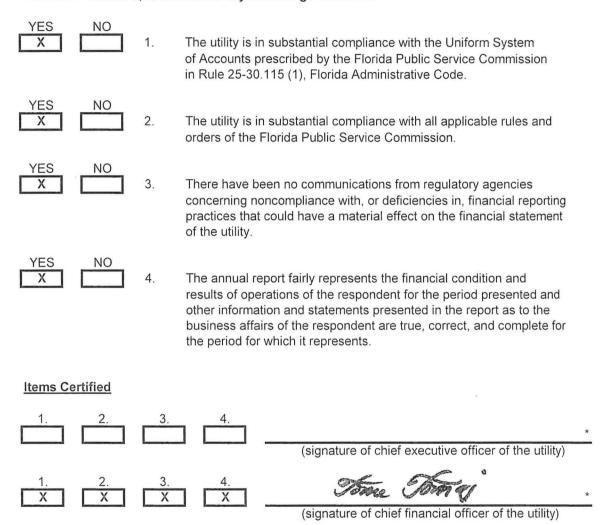
YEAR OF REPORT	_
December 31, 2022	

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. 177	
2. Maximum number of ERCs* which can be served. 179	
Present system connection capacity (in ERCs*) using existing lines.	
4. Future connection capacity (in ERCs*) upon service area buildout. 179	
5. Estimated annual increase in ERCs*. 0	
Describe any plans and estimated completion dates for any enlargements or improvements to this system None	
 If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known. 	
8. If the utility does not engage in reuse, has a reuse feasibility study been completed?	
If so, when?	
9. Has the utility been required by the DEP or water management district to implement reuse?	
If so, what are the utility's plans to comply with this requirement?	
10. When did the company last file a capacity analysis report with the DEP?	
11. If the present system does not meet the requirements of DEP rules, submit the following:	
 a. Attach a description of the plant upgrade necessary to meet the DEP rules. b. Have these plans been approved by DEP? c. When will construction begin? d. Attach plans for funding the required upgrading. 	
e. Is this system under any Consent Order with DEP?	
12. Department of Environmental Protection ID #	
 * 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:



* 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.