

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

**ANNUAL REPORT**

OF

Country Walk Utilities, Inc.  
Exact Legal Name of Respondent

579-W  
Certificate Number(s)

Submitted To The

**STATE OF FLORIDA**

RECEIVED  
FLORIDA PUBLIC SERVICE  
COMMISSION

2022 MAR 31 PM 3:33

DIVISION OF  
ACCOUNTING & FINANCE

**PUBLIC SERVICE COMMISSION**

FOR THE

**YEAR ENDED DECEMBER 31, 2021**

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

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Public Service Commission  
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## GENERAL INSTRUCTIONS

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

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

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

## GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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COMMISSION

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DIVISION OF  
ACCOUNTING & FINANCE

# FINANCIAL SECTION

REPORT OF

COUNTRY WALK UTILITIES, INC.  
(EXACT NAME OF UTILITY)

4939 Cross Bayou Blvd. NEW PORT RICHEY, FL 34652 Mailing Address	129 Lakeside Trail Lake Placid, FL 33862 Street Address	Highlands County
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Telephone Number 727-848-8292 Date Utility First Organized September 4, 2013

Fax Number 727-848-7701 E-mail Address [trendell@uswatercorp.net](mailto:trendell@uswatercorp.net)

Sunshine State One-Call of Florida, Inc. Member No. HU-1292

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

Individual  Sub Chapter S Corporation  1120 Corporation  Partnership

Name, Address and phone where records are located: 4939 Cross Bayou Blvd, New Port Richey, FL 34652  
(727) 848-8292

Name of subdivisions where services are provided: Country Walk

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Troy Rendell</u>	<u>Vice President - Investor Owned Utilities</u>	<u>Same</u>	
Person who prepared this report: <u>Troy Rendell</u> See Accountant's Compilation Report	<u>Vice President - Investor Owned Utilities</u>	<u>Same</u>	
Officers and Managers: <u>Gary Deremer</u>	<u>President</u>	<u>Same</u>	\$ <u>3,000</u>
<u>Troy Rendell</u>	<u>Vice President - Investor Owned Utilities</u>		\$ _____
<u>Joseph Gabay</u>	<u>Accounting Manager</u>	<u>"</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>Gary Deremer</u>	<u>100%</u>	<u>Same</u>	\$ <u>3,000</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 56,127	\$ _____	\$ _____	\$ 56,127
Commercial_-----		460	_____	_____	460
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Specify)_-----		791	_____	_____	791
Total Gross Revenue_--		\$ 57,378	\$ -	\$ _____	\$ 57,378
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 34,419	\$ _____	\$ _____	\$ 34,419
Depreciation Expense_--	F-5	11,489	_____	_____	11,489
CIAC Amortization Expense_	F-8	(1,175)	_____	_____	(1,175)
Taxes Other Than Income_--	F-7	4,516	_____	_____	4,516
Income Taxes_-----	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 49,249	-	_____	\$ 49,249
Net Operating Income (Loss)		\$ 8,129	\$ -	\$ _____	\$ 8,129
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_-----		(33)	_____	_____	(33)
Amortization of Acq Adj		1,143	_____	_____	1,143
Amort of Tank Cleaning		(1,353)	_____	_____	(1,353)
_____		_____	_____	_____	-
Net Income (Loss)		\$ 7,886	\$ -	\$ _____	\$ 7,886



UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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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	\$ <u>238,413</u>	\$ <u>237,634</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>91,939</u>	<u>82,787</u>
Net Utility Plant_____		\$ <u>146,474</u>	\$ <u>154,848</u>
Cash_____		<u>25,210</u>	<u>33,753</u>
Customer Accounts Receivable (141)_____		<u>11,136</u>	<u>9,370</u>
Other Assets: Deferred Rate Case Expense Utility Deposits		<u>750</u>	<u>500</u>
186.2 Hydro Tank Repaint		<u>2,707</u>	<u>4,061</u>
161 · Prepaid GL Insurance		<u>990</u>	<u>928</u>
114 · Acquisition Adjustment		<u>(20,064)</u>	<u>(20,064)</u>
115 · Accum Amort-Acquisition Adjustm		<u>18,280</u>	<u>17,137</u>
Total Assets_____		\$ <u>185,483</u>	\$ <u>200,532</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201)_____	F-6	<u>250</u>	<u>250</u>
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____		<u>135,087</u>	<u>135,087</u>
Retained Earnings (215)_____	F-6	<u>41,607</u>	<u>33,721</u>
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6		
Total Capital_____		\$ <u>176,944</u>	\$ <u>169,058</u>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		<u>102</u>	<u>2,465</u>
Notes Payable (232)_____			
Customer Deposits (235)_____		<u>2,946</u>	<u>2,586</u>
Accrued Taxes (236)_____			
Other Liabilities (Specify)_____			
241.1 · Officers Salaries		<u>1,000</u>	<u>21,000</u>
241.2 · Regulatory Assessment Fees		<u>2,482</u>	<u>2,238</u>
241.3 · Accounting Fees		<u>-</u>	<u>-</u>
201 · Accrued Payables			
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>2,010</u>	<u>3,185</u>
Total Liabilities and Capital_____		\$ <u>185,483</u>	\$ <u>200,532</u>

UTILITY NAME COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>238,413</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>238,413</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>238,413</u>	- - -	- - -	\$ <u>238,413</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>82,787</u> *	\$ <u>-</u>	\$ <u>-</u>	\$ <u>82,787</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>11,489</u>	\$ _____	\$ _____	\$ <u>11,489</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____ (meter retirements)	<u>(2,337)</u>	_____	_____	<u>(2,337)</u>
Total Credits _____	\$ <u>9,152</u>	\$ <u>-</u>	\$ _____	\$ <u>9,152</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ <u>-</u>	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>91,939</u>	\$ <u>-</u>	\$ _____	\$ <u>91,939</u>

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	\$1	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	250	_____
Dividends declared per share for year _____	0	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ -	\$ 33,721
Changes during the year (Specify):		
Net income (Loss) for the year _____	_____	7,886
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ -	\$ 41,607

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 135,087
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ _____	\$ 135,087

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 _____			\$ _____

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
<b>Income Taxes:</b>				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
<b>Taxes Other Than Income:</b>				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	1,850	-	-	1,850
Regulatory assessment fee _____	2,665	-	_____	2,665
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 4,516	\$ -	\$ -	\$ 4,516

**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
U.S. Water Services Corporation	\$ 23,768	\$ _____	Contracted services
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 24,200	\$ -	\$ 24,200
2) Add credits during year_____	\$ -	\$ -	\$ -
3) Total_____	24,200	-	24,200
4) Deduct charges during the year_____			
5) Balance end of year_____	24,200	-	24,200
6) Less Accumulated Amortization_____	19,829	-	19,829
7) Net CIAC_____	\$ 4,371	\$ -	\$ 4,371

**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	
Customer Connection Charge	0	\$ 150	\$ -
Meter Installation Charge	0	100	-
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____		\$ -	\$ -

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year_____	\$ 21,015	\$ -	\$ 21,015
Add Debits During Year:_____	1,175	-	1,175
Deduct Credits During Year:_____			
Balance End of Year (Must agree with line #6 above.)	\$ 22,190	\$ -	\$ 22,190

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

UTILITY NAME COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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**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	_____	_____ %	%	_____ %
Tax Credits - Weighted Cost	_____	_____ %	%	_____ %
Deferred Income Taxes	_____	_____ %	%	_____ %
Other - Purchase Note (Explain)	_____	_____ %	%	_____ %
<b>Total</b>	\$ _____ -	_____ %		_____ %

(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 COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, <b>2021</b>
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**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)	_____	_____	_____	_____	_____
<b>Total</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>

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

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WATER  
OPERATING  
SECTION



UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31,2021
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**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 2,389	\$ _____	\$ _____	\$ 2,389
302	Franchises_____	750	_____	_____	750
303	Land and Land Rights_____	1,495	_____	_____	1,495
304	Structures and Improvements_____	11,980	_____	_____	11,980
305	Collecting and Impounding Reservoirs_____	-	_____	_____	-
306	Lake, River and Other Intakes_____	-	_____	_____	-
307	Wells and Springs_____	22,107	_____	_____	22,107
308	Infiltration Galleries and Tunnels_____	-	_____	_____	-
309	Supply Mains_____	-	_____	_____	-
310	Power Generation Equipment_____	2,321	_____	_____	2,321
311	Pumping Equipment_____	5,029	_____	_____	5,029
320	Water Treatment Equipment_____	145,853	_____	_____	145,853
330	Distribution Reservoirs and Standpipes_____	-	_____	_____	-
		7,730	_____	_____	7,730
331	Transmission and Distribution Lines_____	-	_____	_____	-
		11,863	_____	_____	11,863
333	Services_____	17,543	_____	_____	17,543
334	Meters and Meter Installations_____	-	3,116	(2,337)	-
		8,575	_____	_____	9,354
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_____	-	_____	_____	-
	Total Water Plant_____	\$ 237,634	\$ 3,116	\$ -	\$ 238,413

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2021

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f) **	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
302	Franchise	40	%	2.50 %	\$ 121	\$	19	\$ 140
304	Structures and Improvements	27	%	3.70 %	\$ 11,232	\$	443	\$ 11,675
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	27	%	3.70 %	7,854		818	8,672
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains		%					
310	Power Generating Equipment		%				136	136
311	Pumping Equipment	17	%	5.88 %	3,328		296	3,623
320	Water Treatment Equipment	17	%	5.88 %	36,929		8,580	45,509
330	Distribution Reservoirs & Standpipes	33	%	3.03 %	6,336		234	6,570
331	Trans. & Dist. Mains	38	%	2.63 %	6,765		312	7,077
333	Services		%		1,239		502	1,740
334	Meter & Meter Installations	17	%	5.88 %	8,565	(2,337)	90	6,318
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		%					
301	Intangible Plant	40	%	2.50 %	418		60	478
	Totals				\$ 82,787	\$ (2,337)	\$ 11,489	\$ 91,939 *

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

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	3,000
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	1,218
616	Fuel for Power Production_____	_____
618	Chemicals_____	1,932
620	Materials and Supplies_____	_____
630	Contractual Services:	
632	Accounting_____	425
633	Legal_____	300
635	Testing_____	84
636	Professional_____	23,768
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	1,258
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	750
670	Bad Debt Expense_____	434
675	Miscellaneous Expenses_____	1,250
	Total Water Operation And Maintenance Expense_____	\$ 34,419 *

\* 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	70	71	71
3/4"	D	1.5	_____	_____	0
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	1	1	1
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 Other (Specify)	_____	_____	_____	_____	_____
** D = Displacement C = Compound T = Turbine			<b>Total</b>	71	72

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, <b>2021</b>
--

SYSTEM NAME: COUNTRY WALK

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ]	Water Sold To Customers (Omit 000's)
January_____	-	307	85	222	154
February_____	-	207	3	205	255
March_____	-	247	3	244	150
April_____	-	232	5	227	201
May_____	-	252	5	247	169
June_____	-	212	11	201	214
July_____	-	193	10	182	138
August_____	-	189	10	179	150
September_____	-	250	14	237	130
October_____	-	217	34	183	159
November_____	-	210	11	199	139
December_____	-	235	37	198	174
Total for Year_____	-	2,751	228	2,524	2,033

If water is purchased for resale, indicate the following: N/A  
 Vendor \_\_\_\_\_  
 Point of delivery \_\_\_\_\_

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

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	2"	3815'			3815'
PVC	4"	1802'			1802'
					-
					-
					-
					-
					-
					-
					-
					-

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
-------------------------------------

SYSTEM NAME: COUNTRY WALK

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	*** RETIRED ** 1987	2012	_____	_____
Types of Well Construction and Casing_____	STEEL GROUTED	PVC	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	1000'	483'	_____	_____
Diameters of Wells_____	4"	5"	_____	_____
Pump - GPM_____	85GPM	80GPM	_____	_____
Motor - HP_____	5HP	5HP	_____	_____
Motor Type *_____	_____	SUBMERSIBLE	_____	_____
Yields of Wells in GPD_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____
* Submersible, centrifugal, etc.	*** RETIRED ** NOT IN SERVICE	_____	_____	_____

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	PNEUMATIC	CONCRETE	_____	_____
Capacity of Tank_____	5,000	5,000	_____	_____
Ground or Elevated_____	GROUND	GROUND	_____	_____

**HIGH SERVICE PUMPING**      N/A

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	Goulds	Goulds	_____	_____
Type_____	Sub	Sub	_____	_____
Rated Horsepower_____	5 hsp	5 hsp	_____	_____
<u>Pumps</u>				
Manufacturer_____	Goulds	Goulds	_____	_____
Type_____	sub	sub	_____	_____
Capacity in GPM_____	100	100	_____	_____
Average Number of Hours Operated Per Day_____	3	3	_____	_____
Auxiliary Power_____	No	No	_____	_____

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT DECEMBER 31, 2021
-------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_ _ _	<u>100,600</u>	<u>                    </u>	<u>                    </u>
Type of Source_ _ _ _ _	<u>GROUND</u>	<u>                    </u>	<u>                    </u>

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_ _ _ _ _	<u>COMMUNITY SYSTEM</u>	<u>                    </u>	<u>                    </u>
Make_ _ _ _ _	<u>PUMP 7 PRESSURE</u>	<u>                    </u>	<u>                    </u>
Permitted Capacity (GPD)_ _	<u>100,600</u>	<u>                    </u>	<u>                    </u>
High service pumping	<u>                    </u>	<u>                    </u>	<u>                    </u>
Gallons per minute_ _ _ _	<u>50 gpm</u>	<u>                    </u>	<u>                    </u>
Reverse Osmosis_ _ _ _ _	<u>NONE</u>	<u>                    </u>	<u>                    </u>
Lime Treatment	<u>                    </u>	<u>                    </u>	<u>                    </u>
Unit Rating_ _ _ _ _	<u>N/A</u>	<u>                    </u>	<u>                    </u>
Filtration	<u>                    </u>	<u>                    </u>	<u>                    </u>
Pressure Sq. Ft._ _ _ _ _	<u>N/A</u>	<u>                    </u>	<u>                    </u>
Gravity GPD/Sq.Ft._ _ _ _	<u>N/A</u>	<u>                    </u>	<u>                    </u>
Disinfection	<u>                    </u>	<u>                    </u>	<u>                    </u>
Chlorinator_ _ _	<u>2-3 GPD</u>	<u>                    </u>	<u>                    </u>
Ozone_ _ _ _ _	<u>                    </u>	<u>                    </u>	<u>                    </u>
Other_ Hypochlorite	<u>Stenner</u>	<u>                    </u>	<u>                    </u>
Auxiliary Power_ _ _ _ _	<u>NO</u>	<u>                    </u>	<u>                    </u>

UTILITY NAME: COUNTRY WALK UTILITIES, INC.

YEAR OF REPORT  
DECEMBER 31, 2021

SYSTEM NAME: COUNTRY WALK

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. \_\_\_\_\_ 71
- 2. Maximum number of ERCs \* which can be served. \_\_\_\_\_ 83
- 3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 71
- 4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 83
- 5. Estimated annual increase in ERCs \*. \_\_\_\_\_ 1
- 6. Is the utility required to have fire flow capacity? \_\_\_\_\_ NO  
If so, how much capacity is required? \_\_\_\_\_
- 7. Attach a description of the fire fighting facilities. VOLUNTEER FD, NO HYDRANTS
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
Not Applicable
- 9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_ N/A
- 10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules. \_\_\_\_\_ N/A
  - 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. \_\_\_\_\_ N/A
  - e. Is this system under any Consent Order with DEP? \_\_\_\_\_ N/A
- 11. Department of Environmental Protection ID # \_\_\_\_\_ 628-4114
- 12. Water Management District Consumptive Use Permit # \_\_\_\_\_ None
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_ No CUP
  - b. If not, what are the utility's plans to gain compliance? Contact WMD for CUP permit

\* 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

N/A WATER UTILITY ONLY

PAGES S-1 THROUGH S-6 HAVE BEEN OMITTED



# 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.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

\_\_\_\_\_  
(signature of chief executive officer of the utility) \*

Date: \_\_\_\_\_

- |   |   |   |   |
|---|---|---|---|
| 1.<br><input checked="" type="checkbox"/> | 2.<br><input checked="" type="checkbox"/> | 3.<br><input checked="" type="checkbox"/> | 4.<br><input checked="" type="checkbox"/> |
|---|---|---|---|

\_\_\_\_\_  
(signature of chief financial officer of the utility) \*

Date: \_\_\_\_\_

\* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

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

**Company: COUNTRY WALK UTILITIES, INC.**

**For the Year Ended December 31, 2021**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 56,127	\$ 56,127	\$ -
Commercial	460	460	-
Industrial			
Multiple Family			
Guaranteed Revenues			
Other	791	791	-
<b>Total Water Operating Revenue</b>	<b>57,378</b>	<b>57,378</b>	<b>-</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>			
<b>Net Water Operating Revenues</b>	<b>\$ 57,378</b>	<b>\$ 57,378</b>	<b>\$ -</b>

Explanations:

Misc. service revenues

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).