

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Pine Harbour Waterworks, Inc.
Exact Legal Name of Respondent

450-W
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION

2022 MAR 31 PM 3:53

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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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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DIVISION OF
ACCOUNTING & FINANCE

FINANCIAL SECTION

REPORT OF

PINE HARBOUR WATERWORKS, INC.
(EXACT NAME OF UTILITY)

4939 Cross Bayou Blvd. NEW PORT RICHEY, FL 34652	Hwy 44 & Harbor Shores Blvd. Leesburg, FL	LAKE
Mailing Address	Street Address	County

Telephone Number 727-848-8292 Date Utility First Organized May 27, 2016

Fax Number 727-848-7701 E-mail Address trendell@uswatercorp.net

Sunshine State One-Call of Florida, Inc. Member No. PH1849

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: PINE HARBOUR

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>	\$ 3,200
<u>Cecil Delcher</u>	<u>V. President</u>	<u>"</u>	\$ 0
<u>Troy Rendell</u>	<u>Secretary</u>	<u>"</u>	\$ 0
<u>Joseph Gabay</u>	<u>Accounting Manager</u>	<u>"</u>	\$ 0

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>63%</u>	<u>Same</u>	\$ 3,200
<u>Cecil Delcher</u>	<u>37%</u>	<u>"</u>	\$ 0
		<u>"</u>	\$ 0
		<u>"</u>	\$ 0
		<u>"</u>	\$ 0
		<u>"</u>	\$ 0
		<u>"</u>	\$ 0

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_-----		\$ 36,486	\$ N/A	\$ _____	\$ 36,486
Commercial_-----		_____	_____	_____	-
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Misc Revenue)_--		468	_____	_____	468
Total Gross Revenue_--		\$ 36,954	\$ _____	\$ _____	\$ 36,954
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 28,726	\$ _____	\$ _____	\$ 28,726
Depreciation Expense_---	F-5	3,001	_____	_____	3,001
CIAC Amortization Expense_	F-8	(147)	_____	_____	(147)
Taxes Other Than Income_--	F-7	2,346	_____	_____	2,346
Income Taxes_-----	F-7	_____	_____	_____	_____
Total Operating Expense		\$ 33,925	-	_____	\$ 33,925
Net Operating Income (Loss)		\$ 3,029	\$ -	\$ _____	\$ 3,029
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_-----		15	_____	_____	15
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ 3,015 *	\$ -	\$ _____	\$ 3,015 *

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>127,761</u>	\$ <u>124,194</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>78,063</u>	<u>75,062</u>
Net Utility Plant -----		\$ <u>49,698</u>	\$ <u>49,132</u>
Cash -----		<u>25,364</u>	<u>31,010</u>
Customer Accounts Receivable (141) -----		<u>2,331</u>	<u>1,304</u>
Other Assets (Specify): -----			
Prepaid GL Ins -----		<u>680</u>	<u>667</u>
Utility Deposits -----		<u>150</u>	<u>150</u>
186.1 · Deferred Rate Case Expense -----		<u>125</u>	<u>250</u>
Total Assets -----		\$ <u>78,347</u>	\$ <u>82,512</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u>39,000</u>	<u>39,000</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>15,828</u>	<u>14,491</u>
Retained Earnings (215) -----	F-6	<u>(1,737)</u>	<u>(4,752)</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u>53,091</u>	\$ <u>48,740</u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		<u>112</u>	<u>11,964</u>
Notes Payable (232) -----			
Customer Deposits (235) -----		<u>1,184</u>	<u>840</u>
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
241.5 · Regulatory Assessment Fees -----		<u>1,705</u>	<u>1,766</u>
241.6 · Officer Salaries -----		<u>17,550</u>	<u>14,350</u>
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	<u>4,705</u>	<u>4,852</u>
Total Liabilities and Capital -----		\$ <u>78,347</u>	\$ <u>82,512</u>

UTILITY NAME PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31,2021

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>115,875</u>	\$ _____	\$ _____	\$ <u>115,875</u>
Construction Work in Progress (105) _____	<u>11,886</u>	_____	_____	<u>11,886</u>
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u>127,761</u>	\$ _____	\$ _____	\$ <u>127,761</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>75,062</u>	\$ _____	\$ _____	\$ <u>75,062</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>3,001</u>	\$ _____	\$ _____	\$ <u>3,001</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>3,001</u>	\$ _____	\$ _____	\$ <u>3,001</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>78,063</u>	\$ _____	\$ _____	\$ <u>78,063</u>

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

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_____	39,000	_____
Dividends declared per share for year_____	0	_____

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year_____	\$ _____ -	\$ _____ (4,752)
Changes during the year (Specify):		
Net income (Loss) for the year_____	_____	3,015
_____	_____	_____
_____	_____	_____
Balance end of year_____	\$ _____ -	\$ _____ (1,737)

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year_____	\$ _____	\$ 14,491
Changes during the year (Specify):		
211 - Paid In Capital_____	_____	1,337
_____	_____	_____
_____	_____	_____
Balance end of year_____	\$ _____	\$ 15,828

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: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

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 _____	623	_____	-	623
Regulatory assessment fee _____	1,723	_____	_____	1,723
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 2,346	\$ -	\$ -	\$ 2,346

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
U.S. Water Services Corporation	\$ 21,095	\$ -	Contracted services
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ 62,440	\$ _____	\$ 62,440
2) Add credits during year _____	\$ -	\$ _____	\$ -
3) Total _____	62,440	-	62,440
4) Deduct charges during the year _____	_____	_____	_____
5) Balance end of year _____	62,440	-	62,440
6) Less Accumulated Amortization _____	57,735	_____	57,735
7) Net CIAC _____	\$ 4,705	\$ -	\$ 4,705

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	
Meter Installation	_____	\$ 82	\$ -
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ -

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ 57,588	\$ _____	\$ 57,588
Add Debits During Year: _____	147	_____	147
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 57,735	\$ -	\$ 57,735

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

UTILITY NAME PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

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)	_____	_____ %	_____ %	_____ %
Total	\$ _____ -	_____ %		_____ %

(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**

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 500			500
302	Franchises_____	-			-
303	Land and Land Rights_____	5,000			5,000
304	Structures and Improvements_____	13,905			13,905
305	Collecting and Impounding Reservoirs_____	-			-
306	Lake, River and Other Intakes_____	-			-
307	Wells and Springs_____	7,763			7,763
308	Infiltration Galleries and Tunnels_____	-			-
309	Supply Mains_____	6,885			6,885
310	Power Generation Equipment_____	-			-
311	Pumping Equipment_____	17,452			17,452
320	Water Treatment Equipment_____	350			350
330	Distribution Reservoirs and Standpipes_____	16,876			16,876
331	Transmission and Distribution Lines_____	27,943	2,822		30,765
333	Services_____	6,153			6,153
334	Meters and Meter Installations_____	4,934	745		5,679
335	Hydrants_____	4,547			4,547
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_____	\$ 112,308	\$ 3,567	\$ -	\$ 115,875

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)
304	Structures and Improvements	27	%	3.70	\$ 1,812		514	2,327
305	Collecting and Impounding Reservoirs		%		-			-
306	Lake, River and Other Intakes		%		-			-
307	Wells and Springs		%	3.70	7,763		1	7,764
308	Infiltration Galleries & Tunnels		%		-			-
309	Supply Mains		%	3.13	3,658		215	3,873
310	Power Generating Equipment		%		-			-
311	Pumping Equipment		%	5.88	17,126		342	17,468
320	Water Treatment Equipment		%	5.88	350			350
330	Distribution Reservoirs & Standpipes		%		13,560			14,072
331	Trans. & Dist. Mains	38	%	2.63	21,152		788	21,940
333	Services	35	%	2.86	5,637		176	5,812
334	Meter & Meter Installations	17	%	5.88	(411)		327	(84)
335	Hydrants		%	2.50	3,978		114	4,091
336	Backflow Prevention Devices	10	%	10.00	-			-
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Transportation Equipment		%	6.67	-			-
342	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%					
344	Laboratory Equipment		%					
345	Power Operated Equipment		%					
346	Communication Equipment		%					
301	Intangible Plant	40	%	2.50	437		13	450
302	Franchises	40	%	2.50	-			-
	Totals				\$ 75,062	\$ -	\$ 3,001	\$ 78,063

* This amount should tie to Sheet F-5.

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	3,200
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	1,143
616	Fuel for Power Production	
618	Chemicals	473
620	Materials and Supplies	
630	Contractual Services:	
632	Accounting	425
633	Legal	300
635	Testing	31
636	Professional	21,095
640	Rents	
650	Transportation Expense	
655	Insurance Expense	1,167
665	Regulatory Commission Expenses	
667	Regulatory Expense - Other	125
670	Bad Debt Expense	431
675	Miscellaneous Expenses	336
	Total Water Operation And Maintenance Expense	\$ 28,726

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	66	66	66
3/4"	D	1.5	0	0	0
1"	D	2.5	0	0	0
1 1/2"	D,T	5.0	0	0	0
General Service					
5/8"	D	1.0	0	2	2
3/4"	D	1.5	0	0	0
1"	D	2.5		0	0
1 1/2"	D,T	5.0		0	0
2"	D,C,T	8.0		0	0
3"	D	15.0		0	0
3"	C	16.0		0	0
3"	T	17.5		0	0
Unmetered Customers				0	0
Other (Specify)				0	0
** D = Displacement C = Compound T = Turbine					
Total			66	68	68

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

SYSTEM NAME: PINE HARBOUR WATERWORKS, INC.

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_____	_____	330	-	330	354
February_____	_____	263	-	263	311
March_____	_____	358	8	350	303
April_____	_____	331	-	331	410
May_____	_____	424	-	424	312
June_____	_____	341	-	341	391
July_____	_____	274	-	274	269
August_____	_____	316	-	316	342
September_____	_____	363	-	363	377
October_____	_____	428	3	425	522
November_____	_____	372	-	372	418
December_____	_____	390	-	390	388
Total for Year_____	-	4,190	11	4,178	4,397

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	6"	2,170 Lf	_____	_____	2,170 Lf
PVC	4"	200 Lf	_____	_____	200 Lf
	2"	930 lf	_____	_____	930 lf
_____	_____	_____	_____	_____	-
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

SYSTEM NAME: PINE HARBOUR WATERWORKS, INC.

WELLS AND WELL PUMPS N/A

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1985	_____	_____	_____
Types of Well Construction and Casing _____	Cast Iron	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	250	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	300	_____	_____	_____
Motor - HP _____	25	_____	_____	_____
Motor Type * _____	Centrifugal	_____	_____	_____
Yields of Wells in GPD _____	185,000	_____	_____	_____
Auxiliary Power _____	N/A	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS N/A

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	Concrete	_____	_____
Capacity of Tank _____	6,000	10,000	_____	_____
Ground or Elevated _____	Hydropneumatic	Ground	_____	_____

HIGH SERVICE PUMPING N/A

(a)	(b)	(c)	(d)	(e)
Motors				
Manufacturer _____	Century	Electric Motors	_____	_____
Type _____	SC Electric	DADP	_____	_____
Rated Horsepower _____	15	7.5	_____	_____
Pumps				
Manufacturer _____	Goulds	Berkley	_____	_____
Type _____	Centrifugal	Centrifugal	_____	_____
Capacity in GPM _____	6 3/8 Impellar	6 Impellar	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	n/a	n/a	_____	_____

UTILITY NAME: PINE HARBOUR WATERWORKS, 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_	16,164 - CUP		
Type of Source_	Ground		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_			
Make_			
Permitted Capacity (GPD)_	DEP - 60,480 / CUP - 16,164		
High service pumping			
Gallons per minute_			
Reverse Osmosis_			
Lime Treatment			
Unit Rating_			
Filtration			
Pressure Sq. Ft._			
Gravity GPD/Sq.Ft._			
Disinfection			
Chlorinator_	Sodium Hypochlorite		
Ozone_			
Other_			
Auxiliary Power_	N/A		

UTILITY NAME: __PINE HARBOUR WATERWORKS, INC.
 SYSTEM NAME: __PINE HARBOUR WATERWORKS, INC.

YEAR OF REPORT DECEMBER 31, 2021

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. _____ 172.8
- 2. Maximum number of ERCs * which can be served. _____ 173
- 3. Present system connection capacity (in ERCs *) using existing lines. _____ 68
- 4. Future connection capacity (in ERCs *) upon service area buildout. _____ N/A
- 5. Estimated annual increase in ERCs *. _____ 1
- 6. Is the utility required to have fire flow capacity? _____ Yes
 If so, how much capacity is required? ___ three hydrants - 500 gpm for 2 hours
- 7. Attach a description of the fire fighting facilities. three hydrants, high service pumps and ground storage
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
Installation of new force draft aeration water treatment system - 2022
- 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.
 - 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 # _____ 3354644
- 12. Water Management District Consumptive Use Permit # _____ 2901
 - 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? _____ N/A

* 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
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<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.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<input checked="" type="checkbox"/> |
|---|---|---|---|



(signature of chief executive officer of the utility) *

Date: _____

- | | | | |
|---|---|---|---|
| 1.
<input checked="" type="checkbox"/> | 2.
<input checked="" type="checkbox"/> | 3.
<input checked="" type="checkbox"/> | 4.
<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: PINE HARBOUR WATERWORKS, 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	\$ 36,486	\$ 36,486	\$ -
Commercial			-
Industrial			
Multiple Family			
Guaranteed Revenues			
Other	468	468	-
Total Water Operating Revenue	36,954	36,954	-
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 36,954	\$ 36,954	\$ -

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).