

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

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ANNUAL REPORT

WU980-19-AR
Troy Fonder
A Utility Inc.
P. O. Box 669
Zephyrhills, FL 33539-0669

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2019

RECEIVED
PUBLIC SERVICE
COMMISSION

2020 FEB 28 AM 8 45

ACCOUNTING DIVISION

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 Accounting and Finance
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 Accounting and Finance, 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". (Rule 25-30.116, Florida Administrative Code)

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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FINANCIAL SECTION

REPORT OF

A UTILITY INC.

(EXACT NAME OF UTILITY)

P.O. Box 669 Zephyrhills FL 33539-0669 PASCO
 Mailing Address Street Address County

Telephone Number 813-780-8503 Date Utility First Organized 2017

Fax Number 813-780-9355 E-mail Address Housingmanagementinc@yahoo.com

Sunshine State One-Call of Florida, Inc. Member No. HM2074

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: 36645 Sunshine RD
Zephyrhills FL 33541

Name of subdivisions where services are provided: Zephyrhills Colony
Company Lands

CONTACTS

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Troy Fonder</u>	<u>field manager</u>	<u>36645 Sunshine RD</u> <u>Zephyrhills</u> <u>FL 33541</u>	
Person who prepared this report: <u>Troy Fonder</u>			
Officers and Managers: <u>Troy FONDER</u>	<u>Officer</u>		\$ <u>0</u>
<u>Housing Management Inc.</u>	<u>Office Management</u>	<u>P.O. Box 669</u> <u>Zephyrhills FL</u> <u>33539-0669</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>A UTILITY INC</u>	<u>100%</u>	<u>36645 Sunshine RD</u> <u>Zephyrhills FL</u> <u>33541</u>	\$ <u>0</u>
<u>Troy Fonder</u>	<u>0%</u>	<u>P.O. Box 669</u> <u>Zephyrhills FL</u> <u>33539-0669</u>	\$ <u>0</u>
<u>Housing Management Inc</u>	<u>0%</u>		\$ <u>0</u>

UTILITY NAME: A Utility Inc.

YEAR OF REPORT
DECEMBER 31, 2019

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential -----		\$ <u>20,621¹⁵</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>20,621¹⁵</u>
Commercial -----		\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Industrial -----		\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Multiple Family -----		\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Guaranteed Revenues -----		\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Other (Specify) -----		\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Gross Revenue -----		\$ <u>20,621¹⁵</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>20,621¹⁵</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>10,349¹⁰</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>10,349¹⁰</u>
Depreciation Expense -----	F-5	<u>3,816⁸⁹</u>	<u>0</u>	<u>0</u>	<u>3,816⁸⁹</u>
CIAC Amortization Expense -----	F-8	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Taxes Other Than Income -----	F-7	<u>1,357²¹</u>	<u>0</u>	<u>0</u>	<u>1,357²¹</u>
Income Taxes -----	F-7	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Operating Expense -----		\$ <u>15,523²⁰</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>15,523²⁰</u>
Net Operating Income (Loss)		\$ <u>5,097⁹⁵</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>5,097⁹⁵</u>
Other Income:					
Nonutility Income -----		\$ <u>655⁰⁰</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>655⁰⁰</u>
<u>Storage Fees</u>					
Other Deductions:					
Miscellaneous Nonutility Expenses -----		\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Interest Expense -----		<u>4,875⁰⁰</u>	<u>0</u>	<u>0</u>	<u>4,875⁰⁰</u>
Net Income (Loss)		\$ <u>877⁹⁵</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>877⁹⁵</u>

UTILITY NAME:

A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

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>117,000⁰⁰</u>	\$ <u>117,000⁰⁰</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>11,450⁶⁷</u>	<u>7,633⁷⁸</u>
Net Utility Plant -----		\$ <u>86,249⁰³</u>	\$ <u>90,065⁹²</u>
Cash -----		<u>4,483³⁹</u>	<u>2,493⁷⁷</u>
Customer Accounts Receivable (141) -----		<u>19,300³⁰</u>	<u>19,300³⁰</u>
Other Assets (Specify): -----			

Total Assets -----		\$ <u>110,032⁷²</u>	\$ <u>111,859⁹⁹</u>
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	<u><-6,967²⁸></u>	<u><-5,140⁰¹></u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and Partnership only) (218) -----	F-6		
Total Capital -----		\$ <u><-6,967²⁸></u>	\$ <u><-5,140⁰¹></u>
Long Term Debt (224) -----	F-6	\$ <u>117,000⁰⁰</u>	\$ <u>117,000⁰⁰</u>
Accounts Payable (231) -----			
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
<u>Past Due Int Payments</u>		<u>18,525⁰⁰</u>	
<u>Past Due Management Fees</u>		<u>3,577⁰⁶</u>	
<u>Past Due Salaries</u>		<u>11,023³⁰</u>	
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u>76,907³⁶</u>	\$ <u>111,859⁹⁹</u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>117,000⁰⁰</u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>117,000⁰⁰</u>
Construction Work in Progress (105) _____	\$ <u>Ø</u>	\$ _____	\$ _____	\$ <u>Ø</u>
Other (Specify) _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ <u>Ø</u>	\$ _____	\$ _____	\$ <u>Ø</u>
Total Utility Plant _____	\$ <u>117,000⁰⁰</u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>117,000⁰⁰</u>

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

Account 108	Water	Wastewater	Other than Reporting Systems	Total
Balance First of Year _____	\$ <u>117,000.00</u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>117,000.00</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>11,450⁶⁷</u>	\$ _____	\$ _____	\$ <u>11,450⁶⁷</u>
Salvage _____	\$ _____	\$ _____	\$ _____	\$ _____
Other Credits (specify) _____	\$ _____	\$ _____	\$ _____	\$ _____
Total Credits _____	\$ <u>11,450.67</u>	\$ _____	\$ _____	\$ <u>11,450.67</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>105,549³³</u>	\$ <u>Ø</u>	\$ <u>Ø</u>	\$ <u>105,549³³</u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	<u><6,967²⁵></u>	<u>0</u>
Shares authorized _____	<u>0</u>	<u>0</u>
Shares issued and outstanding _____	<u>0</u>	<u>0</u>
Total par value of stock issued _____	<u>0</u>	<u>0</u>
Dividends declared per share for year _____	<u>0</u>	<u>0</u>

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ <u>0</u>	\$ <u>0</u>
Changes during the year (Specify): _____ _____	<u>0</u>	<u>0</u>
Balance end of year _____	\$ <u>0</u>	\$ <u>0</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ <u>0</u>	\$ <u>0</u>
Changes during the year (Specify): _____ _____	<u>0</u>	<u>0</u>
Balance end of year _____	\$ <u>0</u>	\$ <u>0</u>

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>1st Mtg Issued 1-1-2017</u>	<u>10%</u>	<u>Interest</u>	\$ <u>117,000⁰⁰</u>
<u>Past Due Int Added To Principal</u>			<u>18,525⁰⁰</u>
Total _____			\$ <u>135,525⁰⁰</u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
State income Tax _____	<u>0</u>			<u>0</u>
Taxes Other Than Income:				
State ad valorem tax _____				
Local property tax _____	<u>205.19</u>			<u>205.19</u>
Regulatory assessment fee _____	<u>902.02</u>			<u>902.02</u>
Other (Specify) <u>Lic Fees</u> _____	<u>250.00</u>			<u>250.00</u>
Total Tax Expense _____	\$ <u>1,357.21</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>1,357.21</u>

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
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Wastewater
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Sub-total _____		\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.			
Description of Charge	Number of Connections	Charge per Connection	
_____	_____	\$ _____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____		\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: A Utility Inc.

YEAR OF REPORT
DECEMBER 31, 2019

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>100.00</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: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

~~_____

_____~~

**WATER
OPERATING
SECTION**

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ 0	\$ 0	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	<u>19,300.30</u>	_____	_____	<u>19,300.30</u>
304	Structures and Improvements	<u>11,039.78</u>	_____	_____	<u>11,039.78</u>
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	<u>35,291.37</u>	_____	_____	<u>35,291.37</u>
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	<u>19,143.80</u>	_____	_____	<u>19,143.80</u>
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	<u>8,901.45</u>	_____	_____	<u>8,901.45</u>
320	Water Treatment Equipment	<u>6,264.51</u>	_____	_____	<u>6,264.51</u>
330	Distribution Reservoirs and Standpipes	<u>16,288.80</u>	_____	_____	<u>16,288.80</u>
331	Transmission and Distribution Lines	_____	_____	_____	_____
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	<u>769.99</u>	_____	_____	<u>769.99</u>
335	Hydrants	_____	_____	_____	_____
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	_____	_____	_____	_____
341	Transportation Equipment	_____	_____	_____	_____
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	_____	_____	_____
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	_____	_____	_____	_____
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	_____	_____	_____	_____
	Total Water Plant	\$ <u>117,000.00</u>	\$ 0	\$ 0	\$ <u>117,000.00</u>

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

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	31.5	%	3	\$ 700 ⁹⁴	\$ 0	\$ 350 ⁴⁷	\$ 1,051 ⁴¹
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs	25	%	4	2,823 ³²		1,411 ⁶⁶	4,234 ⁹⁸
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	25	%	4	1,531 ⁵²		765 ²⁶	2,297 ²⁸
310	Power Generating Equipment		%					
311	Pumping Equipment	25	%	4	712 ¹²		356 ⁰⁶	1,068 ¹⁸
320	Water Treatment Equipment	25	%	4	501 ¹⁶		250 ⁵⁸	751 ⁷⁴
330	Distribution Reservoirs & Standpipes	25	%	4	1,303 ¹²		651 ⁵⁶	1,954 ⁶⁸
331	Trans. & Dist. Mains		%					
333	Services		%					
334	Meter & Meter Installations	25	%	4	61.60		30 ⁸⁰	92.40
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		%					
	Totals				\$ 7,633 ⁷⁸	\$ 0	\$ 3,816 ⁸⁹	\$ 11,450 ⁶⁷ *

* This amount should tie to Sheet F-5.

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 0
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	<u>1,148.90</u>
616	Fuel for Power Production	
618	Chemicals	
620	Materials and Supplies	<u>8,239.70</u>
630	Contractual Services:	
	Billing	
	Professional	<u>960.50</u>
	Testing	
	Other	
640	Rents	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense	\$ <u>10,349.10</u> *

* 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	0	0	0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers			<u>119</u>	<u>119</u>	<u>119</u>
Other (Specify)			0	0	0
** D = Displacement C = Compound T = Turbine			<u>119</u>	<u>119</u>	<u>119</u>

UTILITY NAME: A Utility Inc.
 SYSTEM NAME: Same

YEAR OF REPORT
 DECEMBER 31, 2019

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	Ø	262000.	Ø	Ø	262000.
February	Ø	311	Ø	Ø	311
March	Ø	396	Ø	Ø	396
April	Ø	262	Ø	Ø	262
May	Ø	234	Ø	Ø	234
June	Ø	300	Ø	Ø	300
July	Ø	252	Ø	Ø	252
August	Ø	225	Ø	Ø	225
September	Ø	257	Ø	Ø	257
October	Ø	316	Ø	Ø	316
November	Ø	260	Ø	Ø	260
December	Ø	230	Ø	Ø	230
Total for Year	Ø	3,305	Ø	Ø	3,305

If water is purchased for resale, indicate the following:

Vendor _____
 Point of delivery N/A

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
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: A Utility Inc
 SYSTEM NAME: Same

YEAR OF REPORT
 DECEMBER 31, 2019

WELLS AND WELL PUMPS

(a)	Hwy 54 well (b)	Tropical Dr Well (c)	(d)	(e)
Year Constructed _____	<u>Aprox 1969</u>	<u>Aprox 1969</u>		
Types of Well Construction and Casing _____	<u>4" Galv</u>	<u>4" Galv</u>		
Depth of Wells _____	<u>Aprox 80' to 100'</u>	<u>80' to 100'</u>		
Diameters of Wells _____	<u>4"</u>	<u>4"</u>		
Pump - GPM _____				
Motor - HP _____	<u>2</u>	<u>2</u>		
Motor Type * _____				
Yields of Wells in GPD _____				
Auxiliary Power _____				
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	<u>Galv Steel</u>	<u>2 Bladder Tanks</u>		
Capacity of Tank _____	<u>220 gal</u>	<u>850 Eq</u>		
Ground or Elevated _____				

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	<u>Gould</u>	<u>Gould</u>		
Type _____	<u>Submersible</u>	<u>Submersible</u>		
Rated Horsepower _____	<u>2</u>	<u>2</u>		
<u>Pumps</u>				
Manufacturer _____	<u>Gould</u>	<u>Gould</u>		
Type _____	<u>Submersible</u>	<u>Submersible</u>		
Capacity in GPM _____	<u>25-35</u>	<u>25-35</u>		
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____	<u>None</u>	<u>None</u>		

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)

Permitted Gals. per day_ _ _	_____	_____	_____
Type of Source_ _ _ _ _	_____	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:

Type_ _ _ _ _	_____	_____	_____
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: A Utility Inc
SYSTEM NAME: Same

YEAR OF REPORT
DECEMBER 31, 2019

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. 119
2. Maximum number of ERCs * which can be served. unknown
3. Present system connection capacity (in ERCs *) using existing lines. 119
4. Future connection capacity (in ERCs *) upon service area buildout. 119
5. Estimated annual increase in ERCs *. None
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. None
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
N/A
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? N/A
11. Department of Environmental Protection ID # N/A
12. Water Management District Consumptive Use Permit # N/A
 - a. Is the system in compliance with the requirements of the CUP? unknown
 - 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 SFR 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

Note: This utility is a water only service; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: A Utility Inc

YEAR OF REPORT
DECEMBER 31, 2019

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. 2. 3. 4. _____ *

(signature of Chief Executive Officer of the utility)

Date: _____

1. 2. 3. 4. _____ *Pres* *

(signature of Chief Financial Officer of the utility)

Date: 2-7-2020

* 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:

For the Year Ended December 31, _____

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>20,621¹⁵</u>	\$ _____	\$ _____
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ <u>20,621¹⁵</u>	\$ _____	\$ _____
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ <u>20,621¹⁵</u>	\$ _____	\$ _____

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).