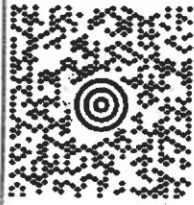


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Received by
The Florida Public Service Commission
AUG 14 2026
Division of
Accounting and Finance

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Vantage Oaks Utility, LLC
Exact Legal Name of Respondent

537S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

Received by
The Florida Public Service Commission

AUG 14 2026

Division of
Accounting and Finance

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

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". (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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FINANCIAL SECTION

REPORT OF

Vantage Oaks Utility, LLC

(EXACT NAME OF UTILITY)

4071 Southeast 24th St. Okeechobee, FL 34974	Same as Mailing Address	Okeechobee
Mailing Address	Street Address	County

Telephone Number 863-784-3106 Date Utility First Organized 1976

Fax Number _____ E-mail Address _____

Sunshine State One-Call of Florida, Inc. Member No. VD1847

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: Vantage Oaks Mobile Home Park
4071 Southeast 24th St. Okeechobee, FL 34974

Name of subdivisions where services are provided: Vantage Oaks Mobile Home Park

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: <u>Zach Schwartz</u>	<u>Vice President</u>	<u>10221 River Road Potomac, Maryland 20859</u>	\$ _____
Person who prepared this report: <u>Greg Wright</u>	<u>Utility Consultant</u>	<u>6805 Overseas Highway, Marathon, FL 33050</u>	\$ _____
Officers and Managers: <u>Austin Berk</u>	<u>President</u>	<u>10221 River Road Potomac, Maryland 20859</u>	\$ _____
<u>Jon Wyss</u>	<u>Vice President</u>	<u>10221 River Road Potomac, Maryland 20859</u>	\$ _____
<u>David Berman</u>	<u>Chief Financial Officer</u>	<u>10221 River Road Potomac, Maryland 20859</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
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ _____	33,498	_____	\$ 33,498
Commercial_____		_____	_____	_____	-
Industrial_____		_____	_____	_____	-
Multiple Family_____		_____	_____	_____	-
Guaranteed Revenues_____		_____	_____	_____	-
Other (Specify)_____		_____	_____	_____	-
Total Gross Revenue_____		\$ -	\$ 33,498	\$ -	\$ 33,498
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ -	\$ 40,274	\$ _____	\$ 40,274
Depreciation Expense_____	F-5	-	3,984	_____	3,984
CIAC Amortization Expense_____	F-8	-	-	_____	-
Taxes Other Than Income_____	F-7	-	3,615	_____	3,615
Income Taxes_____	F-7	-	-	_____	-
Total Operating Expense		\$ -	47,873	-	\$ 47,873
Net Operating Income (Loss)		\$ -	\$ (14,375)	\$ -	\$ (14,375)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ -
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ -
Interest Expense_____		_____	_____	_____	-
_____		_____	_____	_____	-
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Net Income (Loss)		\$ -	\$ (14,375)	\$ -	\$ (14,375)

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT DECEMBER 31,	2025
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 394,112	\$ 394,112
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	341,096	337,112
Net Utility Plant_____		\$ 53,016	\$ 57,000
Cash_____			
Customer Accounts Receivable (141)_____		658	1,020
Other Assets (Specify):_____			

Total Assets_____		\$ 53,675	\$ 58,020
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	-	
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	(28,674)	(14,299)
Total Capital_____		\$ (28,674)	\$ (14,299)
Long Term Debt (224)_____	F-6	\$ -	\$
Accounts Payable (231)_____			
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____			
Other Liabilities (Specify)_____			
Due to Owner_____		82,348	72,319

Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	-	
Total Liabilities and Capital_____		\$ 53,675	\$ 58,020

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ 0	\$ 394,112	\$	\$ 394,112
Construction Work in Progress (105)_____	_____	_____	_____	0
Other (Specify) _____	_____	_____	_____	0
_____	_____	_____	_____	0
Total Utility Plant_____	\$ 0	\$ 394,112	\$ 0	\$ 394,112

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year_____	\$ 0	\$ 337,112	\$	\$ 337,112
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account____	\$ 0	\$ 3,984	\$	\$ 3,984
Salvage_____	_____	_____	_____	0
Other Credits (specify)____	_____	_____	_____	0
Total Credits_____	\$ 0	\$ 3,984	\$ 0	\$ 3,984
<u>Deduct Debits During Year:</u>				
Book cost of plant retired_____	\$	\$	\$	\$ 0
Cost of removal_____	_____	_____	_____	0
Other debits (specify)_____	_____	_____	_____	0
Total Debits_____	\$ 0	\$ 0	\$ 0	\$ 0
Balance End of Year_____	\$ 0	\$ 341,096	\$ 0	\$ 341,096

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT	
DECEMBER 31,	2025

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ -	\$ -

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ (14,299)	\$ _____
Changes during the year (Specify): Retained Earnings _____ Capital Contributions (Distributions) _____ _____	(14,375) _____ _____	_____ _____ _____
Balance end of year _____	\$ (28,674)	\$ -

LONG TERM DEBT (224)

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

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

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_____	_____	2,108	_____	2,108
Regulatory assessment fee_____	_____	1,507	_____	1,507
Other (Specify)_____	_____	_____	_____	_____ -
_____	_____	_____	_____	_____ -
Total Tax Expense_____	\$ _____ -	\$ 3,615	\$ _____ -	\$ 3,615

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>U.S. Water Services Corporation</u>	\$ _____	\$ 35994	<u>Monthly Inspections and Operations</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ _____	\$ 135,538	\$ 135,538
2) Add credits during year_____	\$ _____	\$ _____	\$ 0
3) Total_____	0	135,538	135,538
4) Deduct charges during the year_____	_____	_____	0
5) Balance end of year_____	0	135,538	135,538
6) Less Accumulated Amortization_____	_____	135,538	135,538
7) Net CIAC_____	\$ 0	\$ 0	\$ 0

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_____			\$ 0	\$ 0
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_____	\$ _____	\$ 135,538	\$ 135,538
Add Debits During Year:_____	_____	_____	_____
Deduct Credits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ _____	\$ 135,538	\$ 135,538

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

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025
--

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	\$ _____	_____ %	_____ %	_____ 0.00 %
Preferred Stock	_____	_____ %	_____ %	_____ 0.00 %
Long Term Debt	_____	_____ %	_____ %	_____ 0.00 %
Customer Deposits	_____	_____ %	_____ %	_____ 0.00 %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ 0.00 %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ 0.00 %
Deferred Income Taxes	_____	_____ %	_____ %	_____ 0.00 %
Other (Explain)	_____	_____ %	_____ %	_____ 0.00 %
Total	\$ _____	_____ 100.00 %		_____ %

(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: Vantage Oaks Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

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
NOT APPLICABLE

WASTEWATER OPERATING SECTION

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 19,280			\$ 19,280
352	Franchises_____				-
353	Land and Land Rights_____	10,350			10,350
354	Structures and Improvements_____	15,425			15,425
355	Power Generation Equipment_____				-
360	Collection Sewers - Force_____				-
361	Collection Sewers - Gravity_____	159,781			159,781
362	Special Collecting Structures_____				-
363	Services to Customers_____				-
364	Flow Measuring Devices_____	2,314			2,314
365	Flow Measuring Installations_____				-
370	Receiving Wells_____				-
371	Pumping Equipment_____	43,549			43,549
380	Treatment and Disposal Equipment_____	143,018			143,018
381	Plant Sewers_____				-
382	Outfall Sewer Lines_____				-
389	Other Plant and Miscellaneous Equipment_____	395			395
390	Office Furniture and Equipment_____				-
391	Transportation Equipment_____				-
392	Stores Equipment_____				-
393	Tools, Shop and Garage Equipment_____				-
394	Laboratory Equipment_____				-
395	Power Operated Equipment_____				-
396	Communication Equipment_____				-
397	Miscellaneous Equipment_____				-
398	Other Tangible Plant_____				-
	Total Wastewater Plant_____	\$ 394,112	\$ -	\$ -	\$ 394,112 *

* This amount should tie to sheet F-5.

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT	
DECEMBER 31,	2025

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization			2.50	482		482.00	964
354	Structures and Improvements	27	%	3.70	\$ 11,758	\$	\$ 571	\$ 12,329
355	Power Generation Equipment		%	%	-			-
360	Collection Sewers - Force	27	%	3.70	-		-	-
361	Collection Sewers - Gravity	40	%	2.50	159,781		-	159,781
362	Special Collecting Structures	27	%	3.70	-		-	-
363	Services to Customers	35	%	2.88	-		-	-
364	Flow Measuring Devices	5	%	20.00	2,314		-	2,314
365	Flow Measuring Installations		%	%	-		-	-
370	Receiving Wells	25	%	4.00	-		-	-
371	Pumping Equipment	15	%	6.67	19,759		2,905	22,664
380	Treatment and Disposal							
	Equipment	32	%	3.13	143,018		-	143,018
381	Plant Sewers		%	%	-		-	-
382	Outfall Sewer Lines	30	%	3.33	-		-	-
389	Other Plant and Miscellaneous							
	Equipment	15	%	6.67	-		26	26
390	Office Furniture and							
	Equipment		%	%	-		-	-
391	Transportation Equipment		%	%	-		-	-
392	Stores Equipment		%	%	-		-	-
393	Tools, Shop and Garage							
	Equipment		%	%	-		-	-
394	Laboratory Equipment		%	%	-		-	-
395	Power Operated Equipment		%	%	-		-	-
396	Communication Equipment		%	%	-		-	-
397	Miscellaneous Equipment		%	%	-		-	-
398	Other Tangible Plant	15	%	6.67	-		-	-
	Totals				\$ 337,112	\$ -	\$ 3,984	\$ 341,096 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT
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WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 1,675
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	1,600
715	Purchased Power	
716	Fuel for Power Production	
718	Chemicals	7,615
720	Materials and Supplies	
730	Contractual Services:	
	Billing	
	Professional	
	Testing	
	Other	29,384
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Wastewater Operation And Maintenance Expense	\$ 40,274 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Equivalent Customers (c x e) (f)
Residential Service	D	1.0	174	174	174
All meter sizes					
General Service					
5/8"	D	1.0			0
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
2"	D,C,T	8.0	1	1	8
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
Unmetered Customers					0
Other (Specify)					0
Total			175	175	182

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

PUMPING EQUIPMENT

Lift Station Number_____	<u>1</u>	<u>1</u>	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	<u>2005</u>	<u>2005</u>	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	<u>2HP</u>	<u>3HP</u>	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	<u>4</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	_____	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	<u>175</u>	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>175</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	<u>8</u>	_____	_____	_____	<u>4</u>	_____	_____	_____
Type of main_____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot)_____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	<u>5200</u>	_____	_____	_____	<u>300</u>	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____	_____	_____
End of year_____	<u>5200</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>300</u>	<u>0</u>	<u>0</u>	<u>0</u>

MANHOLES

Size (inches)_____	<u>48"</u>	_____	_____	_____
Type of Manhole_____	<u>Precast</u>	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year_____	<u>32</u>	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	<u>32</u>	<u>0</u>	<u>0</u>	<u>0</u>

UTILITY NAME: Vantage Oaks Utility, LLC

SYSTEM NAME:

YEAR OF REPORT
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TREATMENT PLANT

Manufacturer_____	Defiance		
Type_____	Extended Aeration		
"Steel" or "Concrete"_____	Concrete		
Total Permitted Capacity_____	5,000 GPD		
Average Daily Flow_____	4500 GPD		
Method of Effluent Disposal_____	Perc Ponds		
Permitted Capacity of Disposal_____	5,000 GPD		
Total Gallons of Wastewater treated_____			

MASTER LIFT STATION PUMPS

Manufacturer_____	Hydromatic	Hydromatic				
Capacity (GPM's)_____	115	135				
Motor:						
Manufacturer_____						
Horsepower_____	3	3				
Power (Electric or Mechanical)_____	Electric	Electric				

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	1,163,000		1,163,000
February_____	923,000		923,000
March_____	728,000		728,000
April_____	852,600		852,600
May_____	972,300		972,300
June_____	1,074,000		1,074,000
July_____	1,051,000		1,051,000
August_____	1,225,000		1,225,000
September_____	1,170,900		1,170,900
October_____	1,217,200		1,217,200
November_____	1,003,300		1,003,300
December_____	1,051,900		1,051,900
Total for year_____	12,432,200	0	12,432,200

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Vantage Oaks Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME:

GENERAL WASTEWATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs* now being served. 162
2. Maximum number of ERCs* which can be served. 182
3. Present system connection capacity (in ERCs*) using existing lines. 162
4. Future connection capacity (in ERCs*) upon service area buildout. Built Out
5. Estimated annual increase in ERCs*. None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
If so, when?
9. Has the utility been required by the DEP or water management district to implement reuse?
If so, what are the utility's plans to comply with this requirement?
10. When did the company last file a capacity analysis report with the DEP 2019
11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP?
 - c. When will construction begin?
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? No
12. Department of Environmental Protection ID # #FLA013897

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Vantage Oaks Utility, LLC

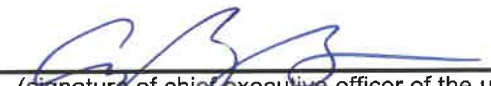
YEAR OF REPORT
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CERTIFICATION OF ANNUAL REPORT

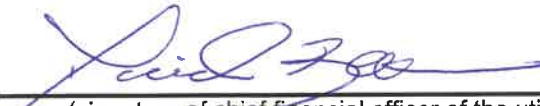
I HEREBY CERTIFY, to the best of my knowledge and belief:

- | | | | |
|--|--------------------------------|----|--|
| YES
☒ | NO
☐ | 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
☒ | NO
☐ | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
☒ | NO
☐ | 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
☒ | NO
☐ | 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: 8/11/2026

1. ☒	2. ☒	3. ☒	4. ☒	 _____ (signature of chief financial officer of the utility) *
---	---	---	---	--

Date: 8/11/2026

* 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.