

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

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

***ANNUAL REPORT***

OF

Useppa Island Utility Co Inc  
Exact Legal Name of Respondent

WS249-24-W-0-R/ WS249-24-S-0-R  
Certificate Number(s)

*Submitted To The*  
***STATE OF FLORIDA***

***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

Useppa Island Utility Co Inc  
(EXACT NAME OF UTILITY)

PO Box 640 Bokeelia, FL 33922	8115 Main Street	Bokeelia, FL	Lee County
Mailing Address	Street Address	County	

Telephone Number \_\_\_\_\_ Date Utility First Organized 3/23/1981

Fax Number \_\_\_\_\_ E-mail Address \_\_\_\_\_

Sunshine State One-Call of Florida, Inc. Member No. 11028

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: \_\_\_\_\_  
Useppa Inn & Dock Co LTD 923 Del Prado Blvd, S Suite 104 Cape Coral, FL 33990

Name of subdivisions where services are provided: \_\_\_\_\_

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: _____	_____	_____	
Person who prepared this report: _____	_____	_____	
Officers and Managers: _____ _____ _____ _____ _____	_____ _____ _____ _____ _____	_____ _____ _____ _____ _____	\$ _____ \$ _____ \$ _____ \$ _____ \$ _____

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: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <b>2025</b>
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ <u>159,573</u>	\$ <u>150,912</u>	\$ _____	\$ <u>310,485</u>
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue___		\$ <u>159,573</u>	\$ <u>150,912</u>	\$ _____	\$ <u>310,485</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>107,105</u>	\$ <u>89,128</u>	\$ _____	\$ <u>196,233</u>
Depreciation Expense____	F-5	_____	_____	_____	_____
CIAC Amortization Expense_	F-8	_____	_____	_____	_____
Taxes Other Than Income__	F-7	_____	_____	_____	_____
Income Taxes_____	F-7	_____	_____	_____	_____
Total Operating Expense		\$ <u>107,105</u>	<u>89,128</u>	_____	\$ <u>196,233</u>
Net Operating Income (Loss)		\$ <u>52,468</u>	\$ <u>61,784</u>	\$ _____	\$ <u>114,252</u>
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>52,468</u>	\$ <u>61,784</u>	\$ _____	\$ <u>114,252</u>

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <span style="color: red;">2025</span>
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ <u>2,497,908</u>	\$ <u>2,496,329</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	<u>-1,212,303</u>	<u>-1,212,303</u>
Net Utility Plant -----		\$ <u>1,285,605</u>	\$ <u>1,284,026</u>
Cash -----		<u>24,865</u>	<u>-15,112</u>
Customer Accounts Receivable (141) -----		<u>60,192</u>	<u>36,165</u>
Other Assets (Specify): -----		<u>-15,887</u>	<u>-15,887</u>
-----			
-----			
-----			
<b>Total Assets</b> -----		\$ <u><u>1,354,775</u></u>	\$ <u><u>1,289,193</u></u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6	<u>1,000</u>	<u>1,000</u>
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----		<u>149,000</u>	<u>149,000</u>
Retained Earnings (215) -----	F-6	<u>-1,452,506</u>	<u>-1,567,910</u>
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6		
Total Capital -----		\$ <u><u>-1,302,506</u></u>	\$ <u><u>-1,417,910</u></u>
Long Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----		<u>35,980</u>	<u>3,445</u>
Notes Payable (232) -----		<u>2,538,538</u>	<u>2,620,894</u>
Customer Deposits (235) -----			
Accrued Taxes (236) -----		<u>82,764</u>	<u>82,764</u>
Other Liabilities (Specify) -----			
-----			
-----			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ <u><u>1,354,775</u></u>	\$ <u><u>1,289,193</u></u>

Revised 4/10/2026

UTILITY NAME Useppa Island Co Inc

YEAR OF REPORT DECEMBER 31, <span style="color: red;">2025</span>
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>1,111,212</u>	\$ <u>230,455</u>	\$ _____	\$ <u>1,341,667</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>Total Utility Plant</b> _____	<b>\$ <u>1,111,212</u></b>	<b>\$ <u>230,455</u></b>	<b>\$ _____</b>	<b>\$ <u>1,341,667</u></b>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>-1,003,963</u>	\$ <u>-208,340</u>	\$ _____	\$ <u>-1,212,303</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ _____	\$ _____	\$ _____	\$ _____
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
<u>Total Credits</u> _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<u>Total Debits</u> _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>-1,003,963</u>	\$ <u>-208,340</u>	\$ _____	\$ <u>-1,212,303</u>

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <span style="color: red;">2025</span>
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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 _____	\$ 1,567,910	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ -1,452,506	\$ _____

PROPRIETARY CAPITAL ( 218 )

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

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Shareholder Notes Payable _____	10%	_____	\$ 2,538,538
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ _____

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <b>2025</b>
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**TAX EXPENSE**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ _____	\$ _____	\$ _____	\$ _____

**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
US Water Services	\$ _____	\$ _____	Plant Management
CPR Courier	\$ _____	\$ _____	Transportation Service
Sanders Lab	\$ _____	\$ _____	Testing Service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <b>2025</b>
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**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** Useppa Island Utility Co Inc

<b>YEAR OF REPORT</b> DECEMBER 31, <span style="color: red;">2025</span>
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**SCHEDULE "A"**

**SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)**

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
<b>Total</b>	<b>\$ _____</b>	<b>100.00 %</b>		<b>_____ %</b>

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

**APPROVED AFUDC RATE**

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____



**WATER  
OPERATING  
SECTION**

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <b>2025</b>
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**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises _____	_____	_____	_____	_____
303	Land and Land Rights _____	1,463	_____	-1,463	_____
304	Structures and Improvements _____	167,782	_____	-107,207	60,575
305	Collecting and Impounding Reservoirs _____	_____	_____	_____	_____
306	Lake, River and Other Intakes _____	_____	_____	_____	_____
307	Wells and Springs _____	312,338	_____	-103,233	209,105
308	Infiltration Galleries and Tunnels _____	_____	_____	_____	_____
309	Supply Mains _____	2,326	_____	_____	2,326
310	Power Generation Equipment _____	_____	_____	_____	_____
311	Pumping Equipment _____	184,869	_____	-80,633	104,236
320	Water Treatment Equipment _____	297,373	_____	-235,107	62,266
330	Distribution Reservoirs and Standpipes _____	498,314	_____	-243,232	255,082
331	Transmission and Distribution Lines _____	106,027	271,595	_____	377,622
333	Services _____	3,959	_____	-3,959	_____
334	Meters and Meter Installations _____	59,415	_____	-51,952	7,463
335	Hydrants _____	_____	_____	_____	_____
336	Backflow Prevention Devices _____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment _____	1,644	_____	-299	1,345
340	Office Furniture and Equipment _____	825	_____	-1,183	-358
341	Transportation Equipment _____	800	_____	_____	_____
342	Stores Equipment _____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment _____	_____	3,206	_____	3,206
344	Laboratory Equipment _____	1,423	_____	-840	583
345	Power Operated Equipment _____	3,576	24,185	_____	27,761
346	Communication Equipment _____	_____	_____	_____	_____
347	Miscellaneous Equipment _____	_____	_____	_____	_____
348	Other Tangible Plant _____	_____	_____	_____	_____
	Total Water Plant _____	\$ 1,642,134	\$ 298,986	\$ -829,108	\$ 1,111,212

Revised 4/10/2026

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, <b>2025</b>
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**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			%	\$ -1003963	\$	\$	\$ -1003963
305	Collecting and Impounding Reservoirs			%				
306	Lake, River and Other Intakes			%				
307	Wells and Springs			%				
308	Infiltration Galleries & Tunnels			%				
309	Supply Mains			%				
310	Power Generating Equipment			%				
311	Pumping Equipment			%				
320	Water Treatment Equipment			%				
330	Distribution Reservoirs & Standpipes			%				
331	Trans. & Dist. Mains			%				
333	Services			%				
334	Meter & Meter Installations			%				
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				\$ -1003963	\$	\$	\$ -1003963 *

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

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, 2025
-------------------------------------

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
604	Employee Pensions and Benefits _____	_____
610	Purchased Water _____	_____
615	Purchased Power _____	16,559
616	Fuel for Power Production _____	_____
618	Chemicals _____	4,070
620	Materials and Supplies _____	5,936
630	Contractual Services:	
	Billing _____	_____
	Professional _____	31,222
	Testing _____	16,854
	Other _____	19,697
640	Rents _____	_____
650	Transportation Expense _____	7,679
655	Insurance Expense _____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
670	Bad Debt Expense _____	_____
675	Miscellaneous Expenses _____	5,088
	Total Water Operation And Maintenance Expense _____	\$ <u>107,105</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)	
<b>Residential Service</b>					
5/8"	D	1.0	128	128	128
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	9	9	22.5
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	15	15	15
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0	0	0	0
2"	D,C,T	8.0	2	2	16
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			<u>155</u>	<u>155</u>	<u>184</u>

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: \_\_\_\_\_ Useppa Island Utility Co., Inc.

YEAR OF REPORT DECEMBER 31, 2025
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Water

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	(b)	(c)	(d)	(e)	(f)
	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
January _____	_____	1.035	0.267	0.768	0.664
February _____	_____	1.094	0.281	0.813	0.598
March _____	_____	1.401	0.359	1.042	0.711
April _____	_____	1.513	0.338	1.175	0.88
May _____	_____	1.615	0.354	1.261	1.869
June _____	_____	1.388	0.321	1.067	0.867
July _____	_____	1.307	0.313	0.994	0.626
August _____	_____	1.096	0.224	0.872	0.885
September _____	_____	0.94	0.202	0.738	0.247
October _____	_____	1.062	0.272	0.79	0.619
November _____	_____	1.314	0.365	0.949	0.713
December _____	_____	1.747	0.437	1.31	0.889
Total for Year _____	_____	15.512	3.733	11.779	9.568

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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC _____	2" _____	5650'	n/a _____	n/a _____	5650'
PVC _____	3" _____	1785'	n/a _____	n/a _____	1785'
PVC _____	4" _____	8955'	n/a _____	n/a _____	8955'
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31, 2025
-------------------------------------

SYSTEM NAME: \_\_\_\_\_ Water

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	2003	1989	_____	_____
Types of Well Construction and Casing _____	Artesian PVC	Artesian PVC	_____	_____
Depth of Wells _____	340'	320'	_____	_____
Diameters of Wells _____	6"	6"	_____	_____
Pump - GPM _____	90 gpm	90 gpm	_____	_____
Motor - HP _____	7.5 hp	7.5 hp	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	_____	140,000 gpd	_____	_____
Auxiliary Power _____	No	Yes	_____	_____

\* Submersible, centrifugal, etc.

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete) _____	Steel	Steel	_____	_____
Capacity of Tank _____	100,000 gal	1,000 gal	_____	_____
Ground or Elevated _____	Ground	Ground	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<b>Motors</b>				
Manufacturer _____	Baldor	Baldor	_____	_____
Type _____	Electric	Electric	_____	_____
Rated Horsepower _____	10 hp	10 hp	_____	_____
<b>Pumps</b>				
Manufacturer _____	Goulds	Goulds	_____	_____
Type _____	Centrifugal	Centrifugal	_____	_____
Capacity in GPM _____	140 gpm	140 gpm	_____	_____
Average Number of Hours Operated Per Day _____	1.41 hrs	2.09 hrs	_____	_____
Auxiliary Power _____	Yes	Yes	_____	_____

UTILITY NAME: \_\_\_\_\_ Useppa Island Utility Co Inc

<b>YEAR OF REPORT</b> December 31, 2025
--------------------------------------------

**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day _____	97,500 gpd	_____	_____
Type of Source _____	Ground Water	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type _____	Reverse Osmosis	_____	_____
Make _____	Hydro Pro	_____	_____
Permitted Capacity (GPD) _____	63,000 gpd	_____	_____
High service pumping		_____	_____
Gallons per minute _____	140x2=280 gpm	_____	_____
Reverse Osmosis _____	Yes	_____	_____
Lime Treatment		_____	_____
Unit Rating _____	_____	_____	_____
Filtration		_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection		_____	_____
Chlorinator _____	Stenner Pump	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	Yes	_____	_____

UTILITY NAME: Useppa Island Utility Co Inc

YEAR OF REPORT  
DECEMBER 31, 25

SYSTEM NAME: Water

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. \_\_\_\_\_  
which can be served. \_\_\_\_\_ 9.568/155/365= .169 ERC
- 3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 0.169
- 4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 0
- 5. Estimated annual increase in ERCs \*. \_\_\_\_\_ 0
- 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.
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
CY2025 Completion of additional 50,000 gallon water storage tank  
\_\_\_\_\_
- 9. When did the company last file a capacity analysis report with the DEP? \_\_\_ 24-Jun
- 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? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - 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 # \_\_\_\_\_ 45884-003-UC150
- 12. Water Management District Consumptive Use Permit # FL00362181/FLA
  - 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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* 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**

Revised 4/10/2026

UTILITY NAME: \_\_\_\_\_

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

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____				
353	Land and Land Rights _____	3,487		-3,487	
354	Structures and Improvements _____	363,355		-363,355	
355	Power Generation Equipment _____	48,930		-48,930	
360	Collection Sewers - Force _____	190,755		-195,228	-4,473
361	Collection Sewers - Gravity _____	377		-377	
362	Special Collecting Structures _____				
363	Services to Customers _____				
364	Flow Measuring Devices _____	888			888
365	Flow Measuring Installations _____				
370	Receiving Wells _____	122,164		-112,557	9,607
371	Pumping Equipment _____				
380	Treatment and Disposal Equipment _____		212,373		212,373
381	Plant Sewers _____	96,570		-96,570	
382	Outfall Sewer Lines _____				
389	Other Plant and Miscellaneous Equipment _____	23,357		-10,939	12,418
390	Office Furniture and Equipment _____	120		-478	-358
391	Transportation Equipment _____	1,200		-1,200	
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 _____				
	<b>Total Wastewater Plant _____</b>	<b>\$ 851,203</b>	<b>\$ 212,373</b>	<b>\$ -833,121</b>	<b>\$ 230,455 *</b>

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

Revised 4/10/2026

UTILITY NAME: \_\_\_\_\_

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

**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)
354	Structures and Improvements				\$ -208340			\$ -208340
355	Power Generation Equipment							
360	Collection Sewers - Force							
361	Collection Sewers - Gravity							
362	Special Collecting Structures							
363	Services to Customers							
364	Flow Measuring Devices							
365	Flow Measuring Installations							
370	Receiving Wells							
371	Pumping Equipment							
380	Treatment and Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment							
391	Transportation Equipment							
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment							
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals				\$ -208340			\$ -208340 *

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

UTILITY NAME: \_\_\_ Useppa Island Utility Co Inc

YEAR OF REPORT DECEMBER 31,25
----------------------------------

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	3,964
711	Sludge Removal Expense _____	1,556
715	Purchased Power _____	18,426
716	Fuel for Power Production _____	_____
718	Chemicals _____	2,230
720	Materials and Supplies _____	_____
730	Contractual Services:	_____
	Billing _____	_____
	Professional _____	24,579
	Testing _____	6,774
	Other _____	24,373
740	Rents _____	_____
750	Transportation Expense _____	600
755	Insurance Expense _____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	_____
775	Miscellaneous Expenses _____	6,625
	<b>Total Wastewater Operation And Maintenance Expense _____</b>	<b>\$ 89,127 *</b>

\* This amount should tie to Sheet F-3.

**WASTEWATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
<b>Residential Service</b>					
All meter sizes	D	1.0	127	128	128
<b>General Service</b>					
5/8"	D	1.0	7	6	6
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1	0	0
1 1/2"	D,T	5.0	1	0	0
2"	D,C,T	8.0	1	1	8
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
<b>Total</b>			<u>137</u>	<u>135</u>	<u>142</u>

\*\* D = Displacement  
C = Compound  
T = Turbine

UTILITY NAME: \_\_\_\_\_ Useppa Island Utility CO Inc

YEAR OF REPORT DECEMBER 31,25
----------------------------------

**PUMPING EQUIPMENT**

Lift Station Number _____	1thru23	24thru26	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	Goulds WS0511B	Liberty LGH022M3	_____	_____	_____	_____
Year installed _____	1987	2022	_____	_____	_____	_____
Rated capacity _____	122gpm	_____	_____	_____	_____	_____
Size _____	1/2hp	2.5hp	_____	_____	_____	_____
Power:			_____	_____	_____	_____
Electric _____	Yes	Yes	_____	_____	_____	_____
Mechanical _____	No	No	_____	_____	_____	_____
Nameplate data of motor _____	_____	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	60'	_____	_____	_____	_____	_____
Number of active service connections _____	135	_____	_____	_____	_____	_____
Beginning of year _____	135	_____	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____	_____
Retired during year _____	0	_____	_____	_____	_____	_____
End of year _____	135	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____	6"	4"	_____	_____	2"	4"	6"	_____
Type of main _____	PVC	PVC	_____	_____	PVC	PVC	PVC	_____
Length of main (nearest foot) _____	Unk	Unk	_____	_____	1400'	Unk	Unk	_____
Beginning of year _____	Unk	Unk	_____	_____	1400'	Unk	Unk	_____
Added during year _____	0	0	_____	_____	0	0	0	_____
Retired during year _____	0	0	_____	_____	0	0	0	_____
End of year _____	Unk	Unk	_____	_____	1400'	Unk	Unk	_____

**MANHOLES**

Size (inches) _____	60"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:				
Beginning of year _____	2	_____	_____	_____
Added during year _____	0	_____	_____	_____
Retired during year _____	0	_____	_____	_____
End of Year _____	2	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Useppa Island Utility Co Inc

SYSTEM NAME: \_\_\_\_\_ Wastewater

YEAR OF REPORT DECEMBER 31,25
----------------------------------

**TREATMENT PLANT**

Manufacturer _____	<u>Davco</u>	<u>McNeil</u>	_____
Type _____	<u>Extended Air</u>	<u>Extended Air</u>	_____
"Steel" or "Concrete" _____	<u>Concrete</u>	<u>Concrete</u>	_____
Total Permitted Capacity _____	_____	<u>45,000 gpd</u>	_____
Average Daily Flow _____	_____	<u>12,548 gpd</u>	_____
Method of Effluent Disposal _____	<u>(2) Percolation Ponds</u>	_____	_____
Permitted Capacity of Disposal _____	<u>20,000 gpd</u>	_____	_____
Total Gallons of Wastewater treated _____	_____	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer _____	<u>Goulds</u>	_____	_____	_____	_____	_____
Capacity (GPM's) _____	<u>60 gpm</u>	_____	_____	_____	_____	_____
Motor:						
Manufacturer _____	<u>Goulds</u>	_____	_____	_____	_____	_____
Horsepower _____	<u>1/2 hp</u>	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	<u>Electric</u>	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	<u>278,000</u>	<u>0</u>	<u>278,000</u>
February _____	<u>265,000</u>	<u>0</u>	<u>265,000</u>
March _____	<u>332,000</u>	<u>0</u>	<u>332,000</u>
April _____	<u>327,000</u>	<u>0</u>	<u>327,000</u>
May _____	<u>261,000</u>	<u>0</u>	<u>261,000</u>
June _____	<u>276,000</u>	<u>0</u>	<u>276,000</u>
July _____	<u>245,000</u>	<u>0</u>	<u>245,000</u>
August _____	<u>208,000</u>	<u>0</u>	<u>208,000</u>
September _____	<u>208,000</u>	<u>0</u>	<u>208,000</u>
October _____	<u>189,000</u>	<u>0</u>	<u>189,000</u>
November _____	<u>177,000</u>	<u>0</u>	<u>177,000</u>
December _____	<u>256,000</u>	<u>0</u>	<u>256,000</u>
Total for year _____	<u>3,022,000</u>	<u>0</u>	<u>3,022,000</u>

If Wastewater Treatment is purchased, indicate the vendor: None



UTILITY NAME: \_\_\_\_\_

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

# CERTIFICATION OF ANNUAL REPORT

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

- |                                 |                                |    |                                                                                                                                                                                                                                                                                                                    |
|---------------------------------|--------------------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| YES<br><input type="checkbox"/> | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.                                                                                                                               |
| YES<br><input type="checkbox"/> | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.                                                                                                                                                                                            |
| YES<br><input type="checkbox"/> | NO<br><input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.                                                                                           |
| YES<br><input type="checkbox"/> | NO<br><input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

**Items Certified**

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)

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

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input 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.

\p	:pr~{ce}a		
	~cop{esc}	new	old
	g:pr~		
	{ce}c~g:	{ce}c~g:	{ce}b~g:
	p	p	pr~{ce}c
	r~	r~	~g:pr~
	{ce}d~g:		
	pr~{ce}e		
	~g:pr~		
	{ce}g~	{ce}g~	{ce}f~g:
	g:	g:	pr~{ce}g
	pr~	pr~	~g:pr~
	{ce}h~g:		
	pr~{ce}i		
	~g:pr~		
	{ce}j~g:		
	pr~{ce}k		
	~g:pr~		
	{ce}l~g:		
	pr~{ce}m		
	~g:pr~		
	{ce}n~g:		
	pr~{ce}o		
	~g:pr~		
	{ce}p~g:		
	pr~{ce}q		
	~g:pr~		
	{ce}r~		
	g:		
	pr~{ce}s		
	~col		
	{esc}g:pr~		
	{ce}t~cop		
	{esc}g:pr~		
	{ce}u~g:pr		
	~{ce}v~g:		
	pr~{ce}w		
	~g:pr~		
	{ce}x	{ce}y	{ce}x~g:
	~g:pr~	~	pr~{ce}y
	{ce}y	g:pr~	~g:pr~
	~		
	g:pr~		
	{ce}z~g:		
	pr~{ce}aa~		
	col{esc}		
	g:		
	pr~{ce}ab		
	~cop{esc}		
	g:pr~		
	{ce}ac~g:		
	pr~{ce}ad		
	~g:pr~		
	{ce}ae~g:		
	pr~{ce}af		
	~g		