

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**  
(Gross Revenue of Less Than \$200,000 Each)

***ANNUAL REPORT***

OF

Hidden Cove, Ltd.  
Exact Legal Name of Respondent

607-W 523-S  
Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2025**

# FINANCIAL SECTION

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REPORT OF

Hidden Cove, Ltd.

(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1982

Fax Number (863) 647-3992 E-mail Address [baltman@centurycompanies.net](mailto:baltman@centurycompanies.net)

Sunshine State One-Call of Florida, Inc. Member No. CS2102

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: 500 S. Florida Avenue, Suite 700  
Lakeland, Florida

Name of subdivisions where services are provided: Hidden Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Altman	Manager	500 S. Florida Ave. Lakeland, FL 33801	
Person who prepared this report: Kristin Parow	Controller	500 S. Fl. Ave, Ste 700 Lakeland, FL 33801	
Officers and Managers: Brian Altman	Manager	500 S. Florida Avenue Lakeland FL 33801	\$ 0
			\$
			\$
			\$
			\$

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
T & A Family Partnership	19	500 S. FL. Ave, Lakeland	\$ 0
J&M Maxwell Family Partnership	10	500 S. FL Ave, Lakeland	\$ 0
813 North LLC	69	500 S. FL Ave, Lakeland	\$ 0
			\$
			\$
			\$
			\$

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2025
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 30,164	31,417	\$ _____	\$ 61,581
Commercial_____		1,981	530	_____	2,511
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
 Total Gross Revenue_____		 \$ 32,145	 \$ 31,947	 \$ _____	 \$ 64,092
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3				
		\$ 29,120	53,232	\$ _____	\$ 82,352
Depreciation Expense_____	F-5	7,999	909	_____	8,908
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	2,001	4,345	_____	6,346
Income Taxes_____	F-7	_____	_____	_____	0
 Total Operating Expense		 \$ 39,119	 58,486	 _____	 \$ 97,605
Net Operating Income (Loss)		\$ (6,974)	\$ (26,539)	\$ _____	\$ (33,513)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 734,110
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 328,842
Interest Expense_____		_____	_____	_____	176,267
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
 Net Income (Loss)		 \$ _____	 \$ _____	 \$ _____	 \$ 195,488

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2025
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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	\$ 305,392	\$ 305,392
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	221,284	212,376
<b>Net Utility Plant</b> -----		<b>\$ 84,109</b>	<b>\$ 93,016</b>
Cash -----		75,950	86,134
Customer Accounts Receivable (141) -----		1,818	1,918
Other Assets (Specify): Misc Deferred debits -----		600	1,729
Non-utility Prop. Net (121,122) -----		25,278	35,127
Accounts Receivable Assoc. Cos (145) -----		6,252,418	6,157,511
Notes Receivable Assoc. Cos (146) -----		62,038	62,038
Misc. Current & Accrued Assets (174) -----		283,681	244,830
<b>Total Assets</b> -----		<b>\$ 6,785,893</b>	<b>\$ 6,682,303</b>
<b>Liabilities and Capital:</b>			
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	1,829,225	1,633,738
<b>Total Capital</b> -----		<b>\$ 1,829,225</b>	<b>\$ 1,633,738</b>
Long Term Debt (224) -----	F-6	\$ 4,944,414	\$ 5,039,000
Accounts Payable (231) -----		5,376	3,415
Notes Payable (232) -----		-	0
Customer Deposits (235) -----		0	0
Accrued Taxes (236) -----		6,878	6,150
Other Liabilities (Specify) Prepaid Utility Income -----		0	0
Misc. Current & Accrued Liabilities (241) -----		0	0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
<b>Total Liabilities and Capital</b> -----		<b>\$ 6,785,893</b>	<b>\$ 6,682,303</b>

UTILITY NAME: Hidden Cove, Ltd.

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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 173,086	\$ 132,306	\$ _____	\$ 305,392
-----				
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
<b>Total Utility Plant</b> _____	<b>\$ 173,086</b>	<b>\$ 132,306</b>	<b>\$ _____</b>	<b>\$ 305,392</b>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 90,883	\$ 121,493	\$ _____	\$ 212,376
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 7,999	\$ 909	\$ _____	\$ 8,908
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amort of Org & Franchise	_____	_____	_____	_____
<b>Total Credits</b> _____	<b>\$ 7,999</b>	<b>\$ 909</b>	<b>\$ _____</b>	<b>\$ 8,908</b>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ 0	\$ _____	\$ 0
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
<b>Total Debits</b> _____	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ _____</b>	<b>\$ 0</b>
<b>Balance End of Year</b> _____	<b>\$ 98,882</b>	<b>\$ 122,402</b>	<b>\$ _____</b>	<b>\$ 221,284</b>

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT	
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CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A _____	N/A _____
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 _____	\$ N/A _____	\$ N/A _____
Changes during the year (Specify): _____ _____	_____ _____	_____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 1,633,737
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	195,488 _____
Balance end of year _____	\$ _____	\$ 1,829,225

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>Walker &amp; Dunlop LLC, Issued 11/27/19 Matures 12/1/29</u>	3.48%	120	\$ 4,944,414
_____	_____	_____	_____
Total _____			\$ 4,944,414

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**TAXES ACCRUED ( 236 )**

(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_____	554.19	2,907	_____	3,461
Regulatory assessment fee_____	1,447	1,438	_____	2,884
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_____	\$ 2,001	\$ 4,345	\$ _____	\$ 6,346

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
_____	_____	_____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Hidden Cove, Ltd.

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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 0	\$ 0	\$ 0
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	0	0	0
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	_____	_____	_____
6) Less Accumulated Amortization_____	_____	_____	_____
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_____	_____	\$ _____	\$ _____
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_____	\$ 0	\$ 0	\$ 0
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ 0	\$ 0	\$ 0

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

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2025
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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	\$ <u>N/A</u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Preferred Stock	<u>          </u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Long Term Debt	<u>          </u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Customer Deposits	<u>          </u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Tax Credits - Zero Cost	<u>          </u>	<u>          </u> %	0.00 %	<u>          </u> %
Tax Credits - Weighted Cost	<u>          </u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Deferred Income Taxes	<u>          </u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Other (Explain)	<u>          </u>	<u>          </u> %	<u>          </u> %	<u>          </u> %
Total	\$ <u>          </u>	<u>100.00</u> %		<u>          </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:	<u>          </u> %
Commission Order Number approving AFUDC rate:	<u>          </u>



WATER  
OPERATING  
SECTION

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2025
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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_____	320			320
304	Structures and Improvements_____	1,564	-		1,564
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____	3,434			3,434
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____	1,145			1,145
310	Power Generation Equipment_____	62,121	-		62,121
311	Pumping Equipment_____	2,605			2,605
320	Water Treatment Equipment_____	1,832			1,832
330	Distribution Reservoirs and Standpipes_____	4,579			4,579
331	Transmission and Distribution Lines_____	9,679			9,679
333	Services_____	11,448			11,448
334	Meters and Meter Installations_____	70,799			70,799
335	Hydrants_____				
336	Backflow Prevention Devices_____				
339	Other Plant and Miscellaneous Equipment_____				
340	Office Furniture and Equipment_____	0			0
341	Transportation Equipment_____	2,706			2,706
342	Stores Equipment_____				
343	Tools, Shop and Garage Equipment_____	157			157
344	Laboratory Equipment_____				
345	Power Operated Equipment_____	697			697
346	Communication Equipment_____				
347	Miscellaneous Equipment_____				
348	Other Tangible Plant_____	0			0
	<b>Total Water Plant_____</b>	<b>\$ 173,086</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 173,086</b>

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT  
DECEMBER 31, 2025

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	28	0 %	3.57 %	\$ 414	\$	\$ 43	\$ 457
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	3,434			3,434
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains	32	0 %	3.13 %	1,145			1,145
310	Power Generating Equipment	17	0 %	5.88 %	7,305		3,652	10,957
311	Pumping Equipment	17	0 %	6.67 %	1,324		130	1,454
320	Water Treatment Equipment	17	0 %	5.88 %	1,832			1,832
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,579			4,579
331	Trans. & Dist. Mains	38	0 %	2.63 %	9,493			9,493
333	Services	35	0 %	2.86 %	11,448			11,448
334	Meter & Meter Installations	17	%	5.88 %	46,344		4,163	50,507
335	Hydrants		%	%	131			131
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	%	16.7 %	0			0
341	Transportation Equipment		%	%	2,706			2,706
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	6.67 %	31		11	42
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	10	%	10.00 %	697			697
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	5.00 %				0
	Totals				\$ 90,883	\$ 0	\$ 7,999	\$ 98,882 *

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

UTILITY NAME: Hidden Cove, Ltd.

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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 8,576
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	1,659
615	Purchased Power_____	_____
616	Fuel for Power Production_____	_____
618	Chemicals_____	1,068
620	Materials and Supplies_____	1,192
630	Contractual Services:	
	Billing_____	_____
	Professional_____	585
	Testing_____	497
	Other_____	13,494
640	Rents_____	_____
650	Transportation Expense_____	355
655	Insurance Expense_____	489
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	568
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	636
	Total Water Operation And Maintenance Expense_____	\$ 29,120 *

\* 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	122.0	122.0	122.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
<b>General Service</b>					
5/8"	D	1.0	1.0	1.0	1.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1.0	1.0	2.5
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	1.0	1.0	8.0
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
<b>** D = Displacement C = Compound T = Turbine</b>			<b>Total</b>	<b>125.0</b>	<b>125.0</b>
					<b>133.5</b>

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

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SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**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_____	_____	256	36	220	195
February_____	_____	236	7	229	209
March_____	_____	263	53	210	186
April_____	_____	248	35	213	190
May_____	_____	220	10	210	189
June_____	_____	193	0	193	180
July_____	_____	194	27	167	148
August_____	_____	179	8	171	155
September_____	_____	212	41	171	150
October_____	_____	210	26	184	164
November_____	_____	220	0	220	188
December_____	_____	214	29	185	164
Total for Year_____	_____	2,645	272	2,373	2,118

If water is purchased for resale, indicate the following:

Vendor \_\_\_\_\_ N/A

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	4"	1,600	_____	_____	1,600
PVC	2"	2,300	_____	_____	2,300
PVC	1"	400	_____	_____	400
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

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SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**WELLS AND WELL PUMPS**

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1982	_____	_____	_____
Types of Well Construction and Casing _____	Steel 70' Casing	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	430'	_____	_____	_____
Diameters of Wells _____	6"	_____	_____	_____
Pump - GPM _____	380	_____	_____	_____
Motor - HP _____	7.5	_____	_____	_____
Motor Type * _____	Turbine	_____	_____	_____
Yields of Wells in GPD _____	300	_____	_____	_____
Auxiliary Power _____	ARCO-ST-5	_____	_____	_____
* Submersible, centrifugal, etc.				

**RESERVOIRS**

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank _____	2,500	_____	_____	_____
Ground or Elevated _____	Ground	_____	_____	_____

**HIGH SERVICE PUMPING**

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2025
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_	37,500	_____	_____
Type of Source_	Ground	_____	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_	Primary	_____	_____
Make_	_____	_____	_____
Permitted Capacity (GPD)_	432,000	_____	_____
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_	ARCO-ST-5	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

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

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**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. \_\_\_\_\_ 136
2. Maximum number of ERC's \* which can be served. \_\_\_\_\_ 136
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 136
4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 136
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.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_
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 # \_\_\_\_\_ 6534736
12. Water Management District Consumptive Use Permit # 20006893.003
  - 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) 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

UTILITY NAME: Hidden Cove, Ltd.

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_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	1,680	_____	_____	1,680
354	Structures and Improvements_____	343	_____	_____	343
355	Power Generation Equipment_____	160	_____	_____	160
360	Collection Sewers - Force_____	0	_____	_____	_____
361	Collection Sewers - Gravity_____	60,984	_____	_____	60,984
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	0	_____	_____	0
364	Flow Measuring Devices_____	1,145	_____	_____	1,145
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	9,158	_____	_____	9,158
371	Pumping Equipment_____	4,790	_____	_____	4,790
380	Treatment and Disposal Equipment_____	48,788	0	_____	48,788
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	437	_____	_____	437
391	Transportation Equipment_____	2,706	_____	_____	2,706
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	811	_____	_____	811
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	1,304	_____	_____	1,304
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	0	_____	_____	_____
	<b>Total Wastewater Plant_____</b>	\$ <u>132,306</u>	\$ <u>0</u>	\$ _____	\$ <u>132,306 *</u>

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

UTILITY NAME:

Hidden Cove, Ltd.

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)
354	Structures and Improvements	27	0 %	3.7 %	\$ 343	\$	\$	\$ 343
355	Power Generation Equipment		%	5.88 %	60		8	68
360	Collection Sewers - Force	27	0 %	3.7 %				
361	Collection Sewers - Gravity	40	0 %	2.5 %	60,984			60,984
362	Special Collecting Structures		%					
363	Services to Customers	35	0 %	2.86 %				
364	Flow Measuring Devices	5	0 %	20.0 %	1,145			1,145
365	Flow Measuring Installations		%					
370	Receiving Wells		%		9,158			9,158
371	Pumping Equipment	18	0 %	5.56 %	1,137		266	1,403
380	Treatment and Disposal Equipment	18	0 %	5.56 %	44,325		469	44,794
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment	6	0 %	6.67 %	306		29	335
392	Stores Equipment		%	16.67 %	2,706			2,706
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment	6	%	6.67 %	108		54	162
395	Power Operated Equipment	20	%	10.00 %	1,221		83	1,304
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 121,493	\$	\$ 909	\$ 122,402 *

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

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2025
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**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 12,182
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	8,070
715	Purchased Power_____	4,977
716	Fuel for Power Production_____	_____
718	Chemicals_____	8,769
720	Materials and Supplies_____	2,022
730	Contractual Services:	
	Billing_____	_____
	Professional_____	12,000
	Testing_____	1,417
	Other_____	750
740	Rents_____	_____
750	Transportation Expense_____	880
755	Insurance Expense_____	489
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	560.27
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	1,115
	Total Wastewater Operation And Maintenance Expense_____	\$ 53,232 *

\* 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 Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	122.0	122.0	122.0
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	1.0	1.0	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			123.0	123.0	124.5

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

**PUMPING EQUIPMENT**

Lift Station Number _____	<u>1</u>	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
Year installed _____	<u>1982</u>	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	<u>5' x 10' 4"</u>	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	<u>Electric</u>	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>2-1 HP</u>	_____	_____	_____	_____	_____
_____	<u>230 v</u>	_____	_____	_____	_____	_____
_____	<u>1 Phase</u>	_____	_____	_____	_____	_____

**SERVICE CONNECTIONS**

Size (inches) _____	<u>4"</u>	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	<u>123</u>	_____	_____	_____	_____	_____
Beginning of year _____	<u>123</u>	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	<u>123</u>	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

**COLLECTING AND FORCE MAINS**

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	<u>6"</u>	_____	_____	<u>3"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	<u>PVC</u>	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	<u>3,308</u>	<u>250</u>	_____	_____	<u>850</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>3,308</u>	<u>250</u>	_____	_____	<u>850</u>	_____	_____	_____

**MANHOLES**

Size (inches) _____	<u>48"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	<u>12</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	<u>12</u>	_____	_____	_____

UTILITY NAME: \_\_\_\_\_ Hidden Cove, Ltd.

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

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**TREATMENT PLANT**

Manufacturer_____	Unknown_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	.02 MGD_____	_____	_____
Average Daily Flow_____	8,917_____	_____	_____
Method of Effluent Disposal_____	_____	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	3,235,000_____	_____	_____

**MASTER LIFT STATION PUMPS**

Manufacturer_____	N/A_____	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

**PUMPING WASTEWATER STATISTICS**

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	310	_____	310
February_____	336	_____	336
March_____	310	_____	310
April_____	270	_____	270
May_____	217	_____	217
June_____	210	_____	210
July_____	186	_____	186
August_____	186	_____	186
September_____	240	_____	240
October_____	248	_____	248
November_____	360	_____	360
December_____	362	_____	362
Total for year_____	3,235	_____	3,235

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_ N/A \_\_\_\_\_

SYSTEM NAME: \_\_\_\_\_ Hidden Cove

**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. \_\_\_\_\_ 127
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 127
3. Present system connection capacity (in ERCs\*) using existing lines. \_\_\_\_\_ 127
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ 127
5. Estimated annual increase in ERCs\*. \_\_\_\_\_ None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
 No current plans to expand or improve the 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? \_\_\_ The utility does not engage in reuse nor has a feasibility study been done.  
 If so, when? \_\_\_\_\_
9. Has the utility been required by the DEP or water management district to implement reuse? \_\_\_ No  
 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? \_\_\_\_\_ May 2025

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 n/a
- 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 # \_\_\_\_\_ FLA013107

\* 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: Hidden Cove, Ltd.


YEAR OF REPORT  
DECEMBER 31, 2025

# CERTIFICATION OF ANNUAL REPORT

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

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

### Items Certified

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

\* 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:** Hidden Cove, Ltd.

**For the Year Ended December 31, 2025**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 30,164	\$ 30,164	\$ -
Commercial	\$ 1,981	\$ 1,981	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	<b>\$ 32,145</b>	<b>\$ 32,145</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 32,145</b>	<b>\$ 32,145</b>	<b>\$ -</b>

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).

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

**Company:** *Hidden Cove, Ltd.*

**For the Year Ended December 31, 2025**

(a)	(b)	(c)	(d)
<b>Accounts</b>	<b>Gross Water Revenues Per Sch. F-3</b>	<b>Gross Water Revenues Per RAF Return</b>	<b>Difference (b) - (c)</b>
Gross Revenue:			
Residential	\$ 30,164	\$ 30,164	\$ -
Commercial	\$ 1,981	\$ 1,981	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Water Operating Revenue</b>	<b>\$ 32,145</b>	<b>\$ 32,145</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 32,145</b>	<b>\$ 32,145</b>	<b>\$ -</b>

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).

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

Company: *Hidden Cove, Ltd.*

For the Year Ended December 31, 2025

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 31,417	\$ 31,417	\$ -
Commercial	530	530	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Wastewater Operating Revenue</b>	<b>\$ 31,947</b>	<b>\$ 31,947</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	_____
<b>Net Wastewater Operating Revenues</b>	<b>\$ 31,947</b>	<b>\$ 31,947</b>	<b>\$ -</b>

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).