

CLASS "A" OR "B"
WATER and/or WASTEWATER UTILITIES
(Gross Revenue of More Than \$200,000 Each)

ANNUAL REPORT

OF

WS-850-25-AR
RIVER RANCH WATER MANAGEMENT LLC

Exact Legal Name of Respondent

603-W / 519-S

Certificate Numbers

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
2026 MAY 17 AM 10:09
DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Wastewater Utilities (USOA).
2. Interpret all accounting words and phrases in accordance with the USOA.
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 should be rounded to the nearest dollar unless otherwise specifically indicated.
7. Complete this report by means which will create a permanent record, such as by typewriter.
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 of the page with not enough room. Such a schedule 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 statement should be made at the bottom of the page or an additional page inserted. Any additional pages should state the name of the utility, the year of the report, and reference the appropriate schedule.
10. Water and wastewater system pages should be grouped together by system and all pages in the water and wastewater sections should be numbered consecutively at the bottom of the page where noted. For example, if the water system pages total 50 pages, they should be grouped by system and numbered from 1 to 50.
11. Financial information for multiple systems charging rates which are covered under the same tariff should be reported as one system. However, the engineering data must be reported by individual system.
12. For water and wastewater utilities with more than one system, one (1) copy of workpapers showing the consolidation of systems for the operating sections, should be filed with the annual report.
13. The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

**Florida Public Service Commission
Division of Water and Wastewater
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0873**

The fourth copy should be retained by the utility

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EXECUTIVE SUMMARY

CERTIFICATION OF ANNUAL REPORT

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2025
--

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

- | | | |
|--------------|-------------|--|
| YES
(X) | NO
() | 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission. |
| YES
(X) | NO
() | 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
(X) | 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
(X) | 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 the chief executive officer of the utility) *

1. (X)	2. (X)	3. (X)	4. (X)
-------------	-------------	-------------	-------------

(signature of the 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.

ANNUAL REPORT OF

YEAR OF REPORT
December 31, 2025

RIVER RANCH WATER MANAGEMENT LLC

County: Polk

(Exact Name of Utility)

List below the exact mailing address of the utility for which normal correspondence should be sent:

5601 Windhover Dr

Orlando, FL 32819

Telephone: (407) 351-3351 ext 101

e-Mail Address: Tammy_Hayes@wgresorts.com

WEB Site: N/A

Sunshine State One-Call of Florida, Inc. Member Number

GR2095

Name and address of person to whom correspondence concerning this report should be addressed:

Benjamin Simmons

Jones & Company LLC

161 West Main Street

Lancaster, OH 43130

Telephone: (740) 653-6900

List below the address of where the utility's books and records are located:

5601 Windhover Dr

Orlando, FL 32819

Telephone: (407) 351-3351 ext 101

List below any groups auditing or reviewing the records and operations:

Jones & Company LLC

Date of original organization of the utility:

1973

Check the appropriate business entity of the utility as filed with the Internal Revenue Service:

Individual

☐

Partnership

☒

Sub S Corporation

☐

1120 Corporation

☐

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

Name		Percent Ownership	
1.	Central Florida Investments Inc. (CFI)	100	%
2.			%
3.			%
4.			%
5.			%
6.			%
7.			%
8.			%
9.			%
10.			%

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NAME OF COMPANY REPRESENTATIVE (1)	TITLE OR POSITION (2)	ORGANIZATIONAL UNIT TITLE (3)	USUAL PURPOSE FOR CONTACT WITH FPSC
Martin Freidman (407) 310-2077	Attorney	Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.	Legal matters
Benjamin Simmons (740) 653-6900	CPA	Jones & Company LLC	Accounting and rate matters

- E-3

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2025

COMPANY PROFILE

Provide a brief narrative company profile which covers the following areas:

- A. Brief company history.
- B. Public services rendered.
- C. Major goals and objectives.
- D. Major operating divisions and functions.
- E. Current and projected growth patterns.
- F. Major transactions having a material effect on operations.

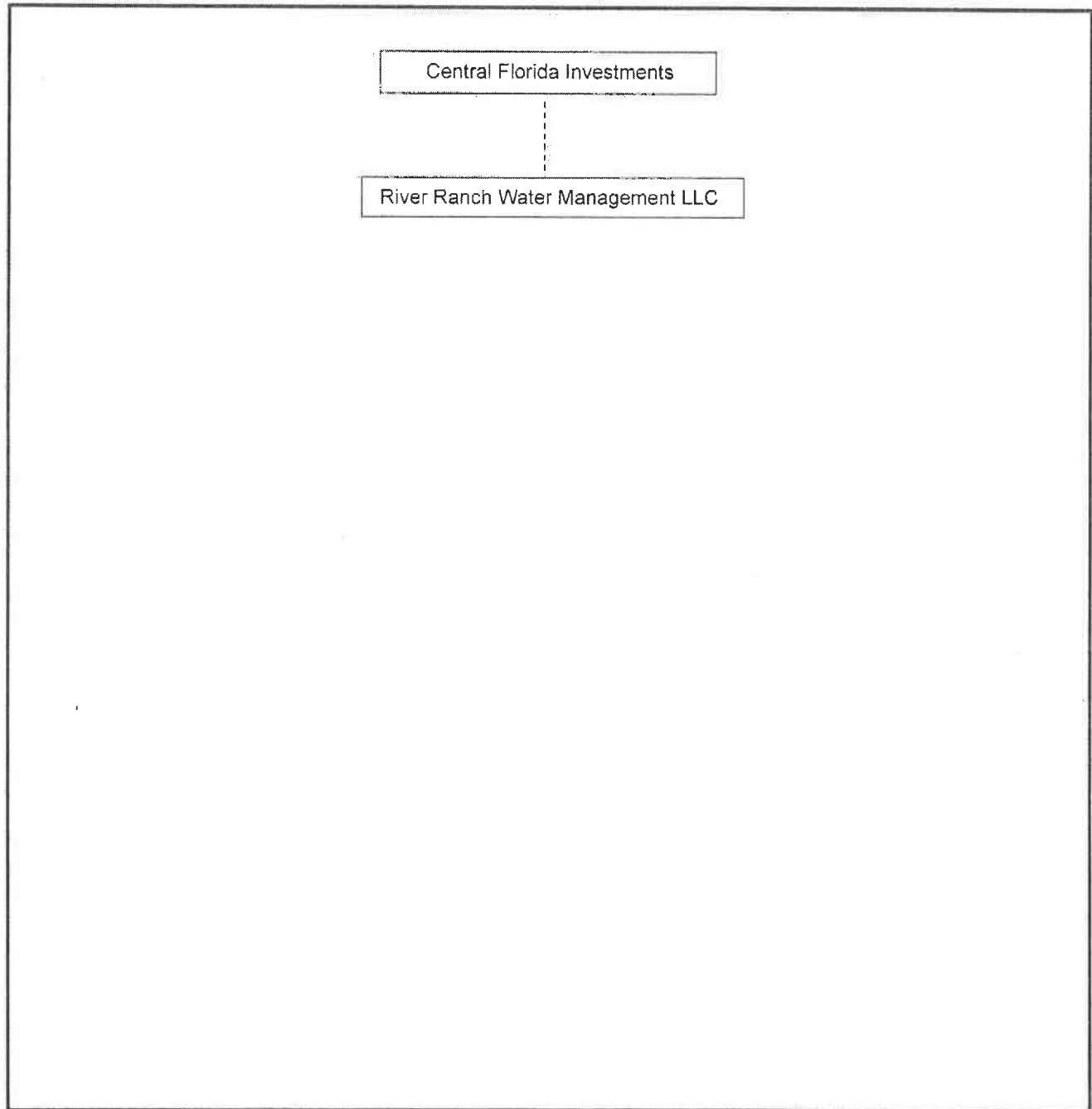
- (A) The Utility serves the private residential and commercial customers.
- (B) The Company provides water and sewer services.
- (C) The Utility's goals continue to be the providing of quality water and sewer service and earning a fair rate of return on the investment in plant in service.
- (D) Water and sewer services.
- (E) The Utility is currently built out and no further expansion or development is projected.
- (F) None

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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PARENT / AFFILIATE ORGANIZATION CHART
Current as of 12/31/25

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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COMPENSATION OF OFFICERS

For each officer, list the time spent on respondent as an officer compared to time spent on total business activities and the compensation received as an officer from the respondent.			
NAME (a)	TITLE (b)	% OF TIME SPENT AS OFFICER OF UTILITY (c)	OFFICERS COMPENSATION (d)
Jim Gissy	President/CEO	10	%
			%
			%
			%
			%
			%
			%
			%
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

COMPENSATION OF DIRECTORS

For each director, list the number of director meetings attended by each director and the compensation received as an director from the respondent.			
NAME (a)	TITLE (b)	NUMBER OF DIRECTORS MEETINGS ATTENDED (c)	DIRECTORS COMPENSATION (d)
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

YEAR OF REPORT
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List all contracts, agreements, and other business arrangements* entered into during the calendar year (other than compensation related to position with Respondents) between the Respondent and officer and director listed on Page E-6. In addition, provide the same information with respect to professional services for each firm, partnership, or organization with which the officer or director is affiliated.

NAME OF OFFICER, DIRECTOR OR AFFILIATE (a)	IDENTIFICATION OF SERVICE OR PRODUCT (b)	AMOUNT (c)	NAME AND ADDRESS OF AFFILIATED ENTITY (d)
None		\$	

E-7

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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AFFILIATION OF OFFICERS AND DIRECTORS

For each of the officials listed on page E-6, list the principal occupation or business affiliation and all affiliations or connections with any other business or financial organizations, firms, or partnerships. For purposes of this part, an official will be considered to have an affiliation with any business or financial organization, firm or partnership in which he is an officer, director, trustee, partner, or a person exercising similar functions.

NAME (a)	PRINCIPAL OCCUPATION OR BUSINESS AFFILIATION (b)	AFFILIATION OR CONNECTION (c)	NAME AND ADDRESS OF AFFILIATION OR CONNECTION (d)
Jim Gissy	Executive	President	Westgate Resorts Ltd Cental Florida Investments 5601 Windhover Dr

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

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**BUSINESSES WHICH ARE A BYPRODUCT, COPRODUCT OR JOINT PRODUCT RESULT
OF PROVIDING WATER OR SEWER SERVICE**

Complete the following for any business which is conducted as a byproduct, coproduct or joint product as a result of providing water and/or sewer service. This would include any business which requires the use of utility land and facilities. Examples of these types of businesses would be orange groves, nurseries, tree farms, fertilizer manufacturing, etc. This would not include any business for which the assets are properly included in Account 121 - Nonutility Property along with the associated revenues and expenses segregated out as nonutility also.

BUSINESS OR SERVICE CONDUCTED (a)	ASSETS		REVENUES		EXPENSES	
	BOOK COST OF ASSETS (b)	ACCT. NO. (c)	REVENUES GENERATED (d)	ACCT. NO. (e)	EXPENSES INCURRED (f)	ACCT. NO. (g)
None	\$		\$		\$	

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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BUSINESS TRANSACTIONS WITH RELATED PARTIES

List each contract, agreement, or other business transaction exceeding a cumulative amount of \$500 in any one year, entered into between the Respondent and a business or financial organization, firm, or partnership named on pages E-2 and E-6 identifying the parties, amounts, dates and product, asset, or service involved.

Part I. Specific Instructions: Services and Products Received or Provided

1. Enter in this part all transactions involving services and products received or provided.
2. Below are some types of transactions to include:
 - management, legal and accounting services
 - computer services
 - engineering & construction services
 - repairing and servicing of equipment
 - material and supplies furnished
 - leasing of structures, land and equipment
 - rental transactions
 - sale, purchase or transfer of various products

NAME OF COMPANY OR RELATED PARTY (a)	DESCRIPTION SERVICE AND/OR NAME OF PRODUCT (b)	CONTRACT OR AGREEMENT EFFECTIVE DATES (c)	ANNUAL CHARGES	
			(P)urchased or (S)old (d)	AMOUNT (e)

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Part II. Specific Instructions: Sale, Purchase and Transfer of Assets

- | NAME OF COMPANY
OR RELATED PARTY
(a) | DESCRIPTION OF ITEMS
(b) | SALE OR
PURCHASE
PRICE
(c) | NET
BOOK
VALUE
(d) | GAIN
OR
LOSS
(e) | FAIR
MARKET
VALUE
(f) |
|--|-----------------------------|-------------------------------------|-----------------------------|---------------------------|--------------------------------|
| None | | \$ | \$ | \$ | \$ |

FINANCIAL SECTION

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

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COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
UTILITY PLANT				
101-106	Utility Plant	F-7	\$ 2,944,744	\$ 2,944,744
108-110	Less: Accumulated Depreciation and Amortization	F-8	(2,402,570)	(2,346,239)
Net Plant			542,174	598,505
114-115	Utility Plant Acquisition Adjustments (Net)	F-7		
116*	Other Plant Adjustments (specify)			
Total Net Utility Plant			542,174	598,505
OTHER PROPERTY AND INVESTMENTS				
121	Nonutility Property	F-9		
122	Less: Accumulated Depreciation and Amortization			
Net Nonutility Property				
123	Investment in Associated Companies	F-10		
124	Utility Investments	F-10		
125	Other Investments	F-10		
126-127	Special Funds	F-10		
Total Other Property and Investments				
CURRENT AND ACCRUED ASSETS				
131	Cash			
132	Special Deposits	F-9		
133	Other Special Deposits	F-9		
134	Working Funds			
135	Temporary Cash Investments			
141-144	Accounts and Notes Receivable, Less Accumulated Provision for Uncollectable Accounts	F-11	33,979	33,963
145	Accounts Receivable from Associated Companies	F-12		
146	Notes Receivable from Associated Companies	F-12		
151-153	Materials and Supplies			
161	Stores Expense			
162	Prepayments		500	500
171	Accrued Interest and Dividends Receivable			
172*	Rents Receivable			
173*	Accrued Utility Revenues			
174	Misc. Current and Accrued Assets	F-12		
Total Current and Accrued Assets			34,479	34,463

* Not Applicable for Class B Utilities

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

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COMPARATIVE BALANCE SHEET - ASSETS AND OTHER DEBITS

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
	DEFERRED DEBITS			
181	Unamortized Debt Discount & Expense	F-13		
182	Extraordinary Property Losses	F-13		
183	Preliminary Survey and Investigation Charges			
184	Clearing Accounts			
185*	Temporary Facilities			
186	Misc. Deferred Debits	F-14		-
187*	Research & Development Expenditures			
190	Accumulated Deferred Income Taxes			
	Total Deferred Debits			
	TOTAL ASSETS AND OTHER DEBITS		\$ 576,653	\$ 632,968

* Not Applicable for Class B Utilities

NOTES TO THE BALANCE SHEET

The space below is provided for important notes regarding the balance sheet.

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
EQUITY CAPITAL				
201	Common Stock Issued	F-15	\$ -	\$ -
204	Preferred Stock Issued	F-15		
202,205*	Capital Stock Subscribed			
203,206*	Capital Stock Liability for Conversion			
207*	Premium on Capital Stock			
209*	Reduction in Par or Stated Value of Capital Stock			
210*	Gain on Resale or Cancellation of Reacquired Capital Stock			
211	Other Paid-in Capital		869,894	869,894
212	Discount on Capital Stock			
213	Capital Stock Expense			
214-215	Retained Earnings (Members Equity)	F-16	-	-
216	Reacquired Capital Stock			
218	Proprietary Capital (Proprietorship and Partnership Only)		(2,051,195)	(1,773,275)
Total Equity Capital (Deficit)			(1,181,301)	(903,381)
LONG TERM DEBT				
221	Bonds	F-15		
222*	Reacquire Bonds			
223	Advances from Associated Companies	F-17		
224	Other Long Term Debt	F-17	244,724	244,724
Total Long Term Debt			244,724	244,724
CURRENT AND ACCRUED LIABILITIES				
231	Accounts Payable		33,888	45,394
232	Notes Payable	F-18		
233	Accounts Payable to Associated Co.	F-18	1,398,102	1,163,362
234	Notes Payable to Associated Co.	F-18		
235	Customer Deposits			
236	Accrued Taxes		15,151	11,013
237	Accrued Interest	F-19		
238	Accrued Dividends			
239	Matured Long Term Debt			
240	Matured Interest			
241	Miscellaneous Current and Accrued Liabilities	F-20		
Total Current and Accrued Liabilities			1,447,141	1,219,769

* Not Applicable for Class B Utilities

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT December 31, 2025

COMPARATIVE BALANCE SHEET - EQUITY CAPITAL AND LIABILITIES

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	CURRENT YEAR (d)	PREVIOUS YEAR (e)
DEFERRED CREDITS				
251	Unamortized Premium on Debt	F-13		
252	Advances for Construction	F-20		
253	Other Deferred Credits	F-21		
255	Accumulated Deferred Investment Tax Credits			
Total Deferred Credits				
OPERATING RESERVES				
261	Property Insurance Reserve			
262	Injuries and Damages Reserve			
263	Pensions and Benefits Reserve			
265	Miscellaneous Operating Reserves			
Total Operating Reserves				
CONTRIBUTIONS IN AID OF CONSTRUCTION				
271	Contributions in Aid of Construction	F-22	1,230,403	1,221,190
272	Accumulated Amortization of Contributions in Aid of Construction	F-22	(1,164,314)	(1,149,334)
Total Net C.I.A.C.			66,089	71,856
ACCUMULATED DEFERRED INCOME TAXES				
281	Accumulated Deferred Income Taxes - Accelerated Depreciation			
282	Accumulated Deferred Income Taxes - Liberalized Depreciation			
283	Accumulated Deferred Income Taxes - Other			
Total Accum. Deferred Income Taxes				
TOTAL EQUITY CAPITAL AND LIABILITIES			\$ 576,653	\$ 632,968

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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COMPARATIVE OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR * (e)
	UTILITY OPERATING INCOME			
400	Operating Revenues	F-3(b)	\$ 423,158	\$ 424,834
469.530	Less: Guaranteed Revenue and AFPI	F-3(b)		
	Net Operating Revenues		423,158	424,834
401	Operating Expenses	F-3(b)	557,768	637,700
403	Depreciation Expense	F-3(b)	54,207	56,331
	Less: Amortization of CIAC	F-22	(14,707)	(14,980)
	Net Depreciation Expense		39,500	41,351
406	Amortization of Utility Plant Acquisition Adjustment	F-3(b)		
407	Amortization Expense (Other than CIAC)	F-3(b)		
408	Taxes Other Than Income	W/S-3	36,590	24,356
409	Current Income Taxes	W/S-3		
410.10	Deferred Federal Income Taxes	W/S-3		
410.11	Deferred State Income Taxes	W/S-3		
411.10	Provision for Deferred Income Taxes - Credit	W/S-3		
412.10	Investment Tax Credits Deferred to Future Periods	W/S-3		
412.11	Investment Tax Credits Restored to Operating Income	W/S-3		
	Utility Operating Expenses		633,858	703,407
	Net Utility Operating Income		(210,700)	(278,573)
469/530	Add Back: Guaranteed Revenue and AFPI	F-3(b)		
413	Income From Utility Plant Leased to Others			
414	Gains (Losses) From Disposition of Utility Property			
420	Allowance for Funds Used During Construction			
	Total Utility Operating Income [Enter here and on Page F-3(c)]		(210,700)	(278,573)

* For each account, column e should agree with columns f, g + h on F-3(b)

COMPARATIVE OPERATING STATEMENT (Cont'd)

WATER SCHEDULE W-3* (f)	SEWER SCHEDULE S-3* (g)	OTHER THAN REPORTING SYSTEMS (h)
\$ 181,570	\$ 243,264	N/A
181,570	243,264	-
303,379	334,321	
27,732	28,599	
(1,184)	(13,796)	
26,548	14,803	-
10,790	13,566	
340,717	362,690	
(159,147)	(119,426)	
(159,147)	(119,426)	N/A

* Total of Schedules W-3/S-3 for all rate groups

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLCYEAR OF REPORT
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COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (d)	PREVIOUS YEAR (c)	CURRENT YEAR (e)
Total Utility Operating Income [from Page F-3(a)]			\$ (210,700)	\$ (278,573)
OTHER INCOME AND DEDUCTIONS				
415	Revenues From Merchandising, Jobbing and Contract Deductions			
416	Costs and Expenses of Merchandising, Jobbing and Contract Work			
419	Interest and Dividend Income			
421	Miscellaneous Nonutility Revenue		585	649
426	Miscellaneous Nonutility Expenses		6	4
Total Other Income and Deductions			591	653
TAXES APPLICABLE TO OTHER INCOME				
408.20	Taxes Other Than Income			
409.20	Income Taxes			
410.20	Provision for Deferred Income Taxes			
411.20	Provision for Deferred Income Taxes - Credit			
412.20	Investment Tax Credits - Net			
412.30	Investment Tax Credits Restored to Operating Income			
Total Taxes Applicable to Other Income				
INTEREST EXPENSE				
427	Interest Expense	F-19		
428	Amortization of Debt Discount & Expense	F-13		
429	Amortization of Premium on Debt	F-13		
Total Interest Expense				
EXTRAORDINARY ITEMS				
433	Extraordinary Income			
434	Extraordinary Deductions			
409.30	Income Taxes, Extraordinary Items			
Total Extraordinary Items				
NET INCOME			(210,109)	(277,920)

Explain Extraordinary Income:

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)	WASTEWATER UTILITY (e)
101	Utility Plant In Service	F-7	\$ 1,292,792	\$ 1,605,277
	Less:			
	Nonused and Useful Plant (1)			
108.1	Accumulated Depreciation	F-8	(897,825)	(1,504,745)
110.1	Accumulated Amortization	F-8		
271	Contributions in Aid of Construction	F-22	(539,329)	(691,074)
252	Advances for Construction	F-20		
Subtotal			(144,362)	(590,542)
272	Add:			
	Accumulated Amortization of Contributions in Aid of Construction	F-22	521,632	642,682
Subtotal			377,270	52,140
	Plus or Minus:			
114	Acquisition Adjustments (2)	F-7		
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7		
	Working Capital Allowance (3)		37,922	41,790
	Other (Specify):			
			-	-
RATE BASE			\$ 415,192	\$ 93,930
NET UTILITY OPERATING INCOME			\$ (159,147)	\$ (119,426)
ACHIEVED RATE OF RETURN (Operating Income / Rate Base)			-- %	-- %

NOTES:

- (1) Estimated if not known.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and Class B Utilities will use the One-eighth Operating and Maintenance Method.

**SCHEDULE OF CURRENT COST OF CAPITAL
CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)**

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST [c x d] (e)
Common Equity	\$ -	%	8.74 %	%
Preferred Stock		%	- %	%
Long Term Debt	244,724	100.00 %	%	%
Customer Deposits		%	- %	%
Tax Credits - Zero Cost		%	- %	%
Tax Credits - Weighted Cost		%	- %	%
Deferred Income Taxes		%	- %	%
Other (Explain)		%	- %	%
Total	\$ 244,724	100.00 %		- %

(1) If the Utility's capital structure is not used, explain which capital structure is used.

(2) Should equal amounts on Schedule F-6, Column (g).

(3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates

APPROVED RETURN ON EQUITY

Current Commission Return on Equity: 8.74 %

Commission order approving Return on Equity: Docket 100006-WS (Leverage Formula)

APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING THE YEAR

Current Commission approved AFUDC rate: None %

Commission order approving AFUDC rate:

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

[illegible]

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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UTILITY PLANT
ACCOUNTS 101 - 106

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
101	Plant Accounts				
	Utility Plant In Service	\$ 1,292,792	\$ 1,605,277	N/A	\$ 2,898,069
102	Utility Plant Leased to Others				
103	Property Held for Future Use		46,675		46,675
104	Utility Plant Purchased or Sold				
105	Construction Work in Progress				
106	Completed Construction Not Classified				
Total Utility Plant		\$ 1,292,792	\$ 1,651,952	N/A	\$ 2,944,744

UTILITY PLANT ACQUISITION ADJUSTMENTS
ACCOUNTS 114 AND 115

Report each acquisition adjustment and related accumulated amortization separately. For any acquisition adjustment approved by the Commission, include the Order Number.

ACCT. NO. (a)	DESCRIPTION (b)	WATER (c)	SEWER (d)	OTHER THAN REPORTING SYSTEMS (e)	TOTAL (f)
114	Acquisition Adjustment				
	N/A	\$ -	\$ -	\$ -	\$ -
Total Plant Acquisition Adjustment		\$ -	\$ -	\$ -	\$ -
115	Accumulated Amortization				
	N/A	\$ -	\$ -	\$ -	\$ -
Total Accumulated Amortization		\$ -	\$ -	\$ -	\$ -
Total Acquisition Adjustments		\$ -	\$ -	\$ -	\$ -

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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ACCUMULATED DEPRECIATION (ACCT. 108) AND AMORTIZATION (ACCT. 110)

DESCRIPTION (a)	WATER (b)	SEWER (c)	OTHER THAN REPORTING SYSTEMS (d)	TOTAL (e)
ACCUMULATED DEPRECIATION Account 108				
Balance first of year	\$ 870,093	\$ 1,476,146	N/A	\$ 2,346,239
Credits during year:				
Accruals charged:				
to Account 108.1 (1)	27,732	28,599		56,331
to Account 108.2 (2)				
to Account 108.3 (2)				
Other Accounts (Specify)				
Salvage				
Other Credits (specify) :				
Total credits	27,732	28,599		56,331
Debits during year:				
Other debits (specify)				
Rounding				
Total debits				
Balance end of year	\$ 897,825	\$ 1,504,745	N/A	\$ 2,402,570

ACCUMULATED AMORTIZATION Account 110				
Balance first of year N/A	N/A	N/A	N/A	N/A
Credits during year:				
Accruals charged:				
to Account 110.2 (2)				
Other Accounts (specify):				
Total credits				
Debits during year:				
Book cost of plant retired				
Other debits (specify)				
Total debits				
Balance end of year	N/A	N/A	N/A	N/A

- (1) Account 108 for Class B utilities.
(2) Not applicable for Class B utilities.
(3) Account 110 for Class B utilities.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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**REGULATORY COMMISSION EXPENSE
AMORTIZATION OF RATE CASE EXPENSE (ACCTS. 666 AND 766)**

DESCRIPTION OF CASE (DOCKET NO.) (a)	EXPENSE INCURRED DURING YEAR (b)	CHARGED OFF DURING YEAR	
		ACCT. (c)	AMOUNT (d)
None	\$ -	-	\$ -
Total	\$ -		\$ -

NONUTILITY PROPERTY (ACCOUNT 121)

Report separately each item of property with a book cost of \$25,000 or more included in Account 121.

Other items may be grouped by classes of property

DESCRIPTION (a)	BEGINNING YEAR (b)	ADDITIONS (c)	REDUCTIONS (d)	ENDING YEAR BALANCE (e)
None	\$ -	\$ -	\$ -	\$ -
Total Nonutility Property	\$ -	\$ -	\$ -	\$ -

SPECIAL DEPOSITS (ACCOUNTS 132 AND 133)

Report hereunder all special deposits carried in Accounts 132 and 13

DESCRIPTION OF SPECIAL DEPOSITS (a)	YEAR END BOOK COST (b)
SPECIAL DEPOSITS (Account 132): None	\$ -
Total Special Deposits	\$ -
OTHER SPECIAL DEPOSITS (Account 133): None	\$ -
Total Other Special Deposits	\$ -

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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**INVESTMENTS AND SPECIAL FUNDS
ACCOUNTS 123-127**

Report hereunder all investments and special funds carried in Accounts 123 through 127.

DESCRIPTION OF SECURITY OR SPECIAL FUND (a)	FACE OR PAR VALUE (b)	YEAR END BOOK COST (c)
INVESTMENT IN ASSOCIATED COMPANIES (Account 123): N/A	\$ _____	\$ _____
Total Investment In Associated Companies		\$ _____
UTILITY INVESTMENTS (Account 124): N/A	\$ _____	\$ _____
Total Utility Investments		\$ _____
OTHER INVESTMENTS (Account 125): N/A	\$ _____	\$ _____
Total Other Investments		\$ _____
SPECIAL FUNDS (Class A Utilities: Accounts 126 & 127; Class B Utilities: Account 127)) N/A		\$ _____
Total Special Funds		\$ _____

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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ACCOUNTS AND NOTES RECEIVABLE - NET
ACCOUNTS 141 - 144

Report hereunder all accounts and notes receivable included in Accounts 141, 142 and 144. Amounts included in Accounts 142 and 144 should be listed individually.

DESCRIPTION (a)		TOTAL (b)
CUSTOMER ACCOUNTS RECEIVABLE (Account 141):		
Combined Water & Wastewater	\$ 33,979	
Wastewater		
Other		
Total Customer Accounts Receivable		\$ 33,979
OTHER ACCOUNTS RECEIVABLE (Acct. 142):		
	\$ -	
Total Other Accounts Receivable		
NOTES RECEIVABLE (Acct. 144):		
	\$ -	
Total Notes Receivable		
Total Accounts and Notes Receivable		33,979
ACCUMULATED PROVISION FOR UNCOLLECTABLE ACCOUNTS (Account 143):		
Balance First of Year	\$ -	
Add: Provision for uncollectables for current year	128	
Collections of accounts previously written off		
Utility accounts		
Others		
Total Additions		128
Deduct accounts written off during year:		
Utility accounts	128	
Others		
Total accounts written off		128
Balance end of year		
Total Accounts and Notes Receivable - Net		\$ 33,979

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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ACCOUNTS RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 145

Report each account receivable from associated companies separately.

DESCRIPTION (a)	TOTAL (b)
	\$ -
Total	\$ -

NOTES RECEIVABLE FROM ASSOCIATED COMPANIES
ACCOUNT 146

Report each note receivable from associated companies separately.

DESCRIPTION (a)	INTEREST RATE (b)	TOTAL (c)
None		\$ -
Total		\$ -

MISCELLANEOUS CURRENT AND ACCRUED ASSETS
ACCOUNT 174

DESCRIPTION - Provide itemized listing (a)	TOTAL (c)
None	\$ -
Total	\$ -

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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UNAMORTIZED DEBT DISCOUNT AND EXPENSE AND PREMIUM ON DEBT
Report the net discount and expense or premium separately for each security issue.

DESCRIPTION (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
UNAMORTIZED DEBT DISCOUNT AND EXPENSE (Account 181):		
N/A	\$ -	\$ -
Total Unamortized Debt Discount and Expense		
UNAMORTIZED PREMIUM ON DEBT (Account 251):		
N/A	\$ -	\$ -
Total Unamortized Premium on Debt	\$ -	\$ -

EXTRAORDINARY PROPERTY LOSSES
ACCOUNT 182

Report each item separately.

DESCRIPTION (a)	TOTAL (b)
EXTRAORDINARY PROPERTY LOSSES (Acct. 182):	
N/A	\$ -
Total Extraordinary Property Losses	\$ -

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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MISCELLANEOUS DEFERRED DEBITS
ACCOUNT 186

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
DEFERRED RATE CASE EXPENSE (Class A Utilities: Account 186.1): Rate Case Expense	\$ -	\$ -
Total Deferred Rate Case Expense	\$ -	\$ -
OTHER DEFERRED DEBITS (Class A Utilities: Account 186.2): None	\$ -	\$ -
Total Other Deferred Debits	NONE	NONE
REGULATORY ASSETS (Class A Utilities: Account 186.3): None	\$ -	\$ -
Total Regulatory Assets	\$ -	\$ -
TOTAL MISCELLANEOUS DEFERRED DEBITS	NONE	NONE

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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**CAPITAL STOCK
ACCOUNTS 201 AND 204***

DESCRIPTION (a)	RATE (b)	TOTAL (d)
COMMON STOCK		
Par or stated value per share	\$ 1.00	\$ 1
Shares authorized		1
Shares issued and outstanding		1
Total par value of stock issued	\$ -	\$ 1
Dividends declared per share for year	None	None
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	None	None

* Account 204 not applicable for Class B utilities

**BONDS
ACCOUNT 221**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
N/A	%		\$ -
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ -

* For variable rate obligations, provide the basis for the rate. (I.e.. Prime + 2%, etc)

STATEMENT OF RETAINED EARNINGS

1. Dividends should be shown for each class and series of capital stock. Show amounts as dividends per share.
 2. Show separately the state and federal income tax effect of items shown in Account No. 439.

ACCT. NO. (a)	DESCRIPTION (b)	AMOUNTS (c)
215	Unappropriated Retained Earnings: Balance beginning of year (Deficit)	\$ (1,773,275)
439	Changes to account: Adjustments to Retained Earnings (requires Commission approval prior to use): Credits:	
	Total Credits	
	Debits:	-
		-
	Total Debits	
435	Balance transferred from Income	(277,920)
436	Appropriations of Retained Earnings:	
	Total appropriations of Retained Earnings	
437	Dividends declared: Preferred stock dividends declared	-
438	Common stock dividends declared	
	Total Dividends Declared	
	Year end Balance	(2,051,195)
214	Appropriated Retained Earnings (state balance and purpose of each appropriated amount at year end):	
214	Total Appropriated Retained Earnings	
	Total Retained Earnings (Deficit)	\$ (2,051,195)

Notes to Statement of Retained Earnings:

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
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**ADVANCES FROM ASSOCIATED COMPANIES
ACCOUNT 223**

Report each advance separately.

DESCRIPTION (a)	TOTAL (b)
N/A	\$ -
Total	\$ -

**OTHER LONG TERM DEBT
ACCOUNT 224**

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
Related Party Note	%		\$ 244,724
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
	%		
Total			\$ 244,724

* For variable rate obligations, provide the basis for the rate. (I.e.. Prime + 2%, etc)

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2025

NOTES PAYABLE (ACCTS. 232 AND 234)

DESCRIPTION OF OBLIGATION (INCLUDING DATE OF ISSUE AND DATE OF MATURITY) (a)	INTEREST		PRINCIPAL AMOUNT PER BALANCE SHEET (d)
	ANNUAL RATE (b)	FIXED OR VARIABLE* (c)	
NOTES PAYABLE (Account 232):			
N/A	%		\$
	%		
	%		
	%		
	%		
	%		
	%		
Total Account 232			\$
NOTES PAYABLE TO ASSOC. COMPANIES (Account 234):			
N/A	%		\$
	%		
	%		
	%		
	%		
	%		
Total Account 234			

* For variable rate obligations, provide the basis for the rate. (i.e.. Prime +2%, etc)

**ACCOUNTS PAYABLE TO ASSOCIATED COMPANIES
ACCOUNT 233**

Report each account payable separately

DESCRIPTION (a)	TOTAL (b)
Payable to CFI	\$ 1,398,102
Total	\$ 1,398,102

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2025

**ACCRUED INTEREST AND EXPENSE
ACCOUNTS 237 AND 427**

DESCRIPTION OF DEBT (a)	BALANCE BEGINNING OF YEAR (b)	INTEREST ACCRUED DURING YEAR		INTEREST PAID DURING YEAR (e)	BALANCE END OF YEAR (f)
		ACCT. DEBIT (c)	AMOUNT (d)		
ACCOUNT NO. 237.1 - Accrued Interest on Long Term Deb					
None	\$ -		\$ -	\$ -	\$ -
Total Account No. 237.1	-				-
ACCOUNT NO. 237.2 - Accrued Interest in Other Liabilitie					
None	-				-
Total Account 237.2	-				
Total Account 237 (1)	\$ -				\$ -
INTEREST EXPENSED:					
Total accrual Account 237		237			
Less Capitalized Interest Portion of AFUDC:					
None					
Net Interest Expensed to Account No. 427 (2)			\$ -		

- (1) Must Agree to F-2(a), Beginning and Ending Balance of Accrued Interest
(2) Must agree to F-3(c), Current Year Interest Expense

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2025

**MISCELLANEOUS CURRENT AND ACCRUED LIABILITIES
ACCOUNT 241**

DESCRIPTION (a)	BALANCE END OF YEAR (b)
None	\$ -
Total Miscellaneous Current and Accrued Liability	\$ -

**ADVANCES FOR CONSTRUCTION
ACCOUNT 252**

NAME OF PAYOR * (a)	BALANCE BEGINNING OF YEAR (b)	ACCT.		CREDITS (e)	BALANCE END OF YEAR (f)
		DEBIT (c)	AMOUNT (d)		
None			\$ -	\$ -	\$ -
Total	\$ -		\$ -	\$ -	\$ -

* Report advances separately by reporting group, designating water or wastewater in column (a)

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2025

**OTHER DEFERRED CREDITS
ACCOUNT 253**

DESCRIPTION - Provide itemized listing (a)	AMOUNT WRITTEN OFF DURING YEAR (b)	YEAR END BALANCE (c)
REGULATORY LIABILITIES (Class A Utilities: Account 253.1)		
N/A	\$ -	\$ -
Total Regulatory Liabilities	\$ -	\$ -
OTHER DEFERRED LIABILITIES (Class A Utilities: Account 253.2)		
N/A	\$ -	\$ -
Total Deferred Liabilities	\$ -	\$ -
TOTAL OTHER DEFERRED CREDITS	\$ -	\$ -

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance first of year	\$ 536,008	\$ 685,182	N/A	\$ 1,221,190
Add credits during year:	3,321	5,892		9,213
Less debits charged during				-
Total Contributions In Aid of Construction	\$ 539,329	\$ 691,074	\$ -	\$ 1,230,403

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 272

DESCRIPTION (a)	WATER (b)	SEWER (c)	W & WW OTHER THAN SYSTEM REPORTING (d)	TOTAL (e)
Balance First of year	\$ 520,448	\$ 628,886	N/A	\$ 1,149,334
Debits during year:	1,184	13,796		14,980
Credits during year (specify): Rounding	-	-		
Total Accumulated Amortization of Contributions In Aid of Construction	\$ 521,632	\$ 642,682		\$ 1,164,314

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

YEAR OF REPORT
December 31, 2025

**RECONCILIATION OF REPORTED NET INCOME WITH TAXABLE INCOME FOR FEDERAL INCOME TAXES
(UTILITY OPERATIONS)**

1. The reconciliation should include the same detail as furnished on schedule M-1 of the federal income tax return for the year. The reconciliation shall be submitted even though there is no taxable income for the year. Descriptions should clearly indicate the nature of each reconciling amount and show the computation of all tax accruals. 2. If the utility is a member of a group which files a consolidated federal tax return, reconcile reported net income with taxable net income as if a separate return were to be filed, indicating intercompany amounts to be eliminated in such consolidated return. State names of group members, tax assigned to each group member, and basis of allocation, assignment, or sharing of the consolidated tax among group members.		
DESCRIPTION (a)	REFERENCE (b)	AMOUNT (c)
Net income for the year (loss)	F-3 (c)	\$ (277,920)
Reconciling items for the year:		
Taxable income not reported on the books:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deductions recorded on books not deducted for return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Income recorded on books not included in return:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Deduction on return not charged against book income:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
Federal tax net income (loss)		\$ (277,920)
Computation of tax:		
Utility is an operating division of a single member LLC; therefore, this Schedule is not applicable		

WATER OPERATION SECTION

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

WATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned the a group number. Each individual system which as not been consolidated should be assigned its own group number.

The water financial schedules (W-1 through W-10) should be filed for the group in total.

The water engineering schedules (W-11 through W-14) must be filed for each system in the group.

All of the following water pages (W-2 through W-14) should be completed for each group and arranged by group number.

[illegible]

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

SCHEDULE OF YEAR END WATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
101	Utility Plant In Service	W-4(b)	\$ 1,292,792
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	W-6(b)	(897,825)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	W-7	(539,329)
252	Advances for Construction	F-20	
	Subtotal		(144,362)
272	Add: Accumulated Amortization of Contributions in Aid of Construction	W-8(a)	521,632
	Subtotal		377,270
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		37,922
	Other (Specify): Completed Construction not Classified		-
	WATER RATE BASE		\$ 415,192
	UTILITY OPERATING INCOME	W-3	\$ (159,147)
ACHIEVED RATE OF RETURN (Water Operating Income/Water Rate Base)			%

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and
 Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	W-9	181,570
469	Less: Guaranteed Revenue and AFPI	W-9	
	Net Operating Revenues		181,570
401	Operating Expenses	W-10(a)	303,379
403	Depreciation Expense	W-6(a)	27,732
	Less: Amortization of CIAC	W-8(a)	(1,184)
	Net Depreciation Expense		26,548
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		8,171
408.11	Property Taxes		
408.12	Payroll Taxes		2,619
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		10,790
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		340,717
	Utility Operating Income (Loss)		(159,147)
469	Add Back: Guaranteed Revenue (and AFPI)	W-9	-
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income (Loss)		\$ (159,147)

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e)	CURRENT YEAR (f)
301	Organization	\$ 1,147	-	\$ -	\$ 1,147
302	Franchises		-		
303	Land and Land Rights	160	-		160
304	Structure and Improvements	45,802	-		45,802
305	Collecting and Impounding Reservoirs		-		
306	Lake, River and Other Intakes		-		
307	Wells and Springs	23,968	-		23,968
308	Infiltration Galleries and Tunnels		-		
309	Supply Mains	29,477	-		29,477
310	Power Generation Equipment	15,897	-		15,897
311	Pumping Equipment	68,510	-		68,510
320	Water Treatment Equipment	26,406	-		26,406
330	Distribution Reservoirs and Standpipes	503,945	-		503,945
331	Transmission and Distribution Mains	350,348	-		350,348
333	Services	76,944	-		76,944
334	Meters and Meter Installations	84,831	-		84,831
335	Hydrants	65,357	-		65,357
336	Backflow Prevention Devices		-		
339	Other Plant / Miscellaneous Equipment		-		
340	Office Furniture and Equipment		-		
341	Transportation Equipment		-		
342	Stores Equipment		-		
343	Tools, Shop and Garage Equipment		-		
344	Laboratory Equipment		-		
345	Power Operated Equipment		-		
346	Communication Equipment		-		
347	Miscellaneous Equipment		-		
348	Other Tangible Plant		-		
TOTAL WATER PLANT		\$ 1,292,792	\$ -	\$ -	\$ 1,292,792

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

(1) Retirements are adjustments due to PSC Order.

W-4(a)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WATER UTILITY PLANT MATRIX

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 INTANGIBLE PLANT (d)	.2 SOURCE OF SUPPLY AND PUMPING PLANT (e)	.3 WATER TREATMENT PLANT (f)	.4 TRANSMISSION AND DISTRIBUTION PLANT (g)	.5 GENERAL PLANT (h)
301	Organization	\$ 1,147	\$ 1,147				
302	Franchises						
303	Land and Land Rights	160		\$ 160			\$ 45,802
304	Structure and Improvements	45,802					
305	Collecting and Impounding Reservoirs						
306	Lake, River and Other Intakes						
307	Wells and Springs	23,968		23,968			
308	Infiltration Galleries and Tunnels						
309	Supply Main River Ranch / Polk	29,477		29,477			
310	Power Generation Equipment	15,897		15,897			
311	Pumping Equipment	68,510			26,406	68,510	
320	Water Treatment Equipment	26,406					
330	Distribution Reservoirs and Standpipes	503,945				503,945	
331	Transmission and Distribution Mains	350,348				350,348	
333	Services	76,944				76,944	
334	Meters and Meter Installations	84,831				84,831	
335	Hydrants	65,357				65,357	
336	Backflow Prevention Devices						
339	Other Plant / Miscellaneous Equipment						
340	Office Furniture and Equipment						
341	Transportation Equipment						
342	Stores Equipment						
343	Tools, Shop and Garage Equipment						
344	Laboratory Equipment						
345	Power Operated Equipment						
346	Communication Equipment						
347	Miscellaneous Equipment						
348	Other Tangible Plant						
	TOTAL WATER PLANT	\$ 1,292,792	\$ 1,147	\$ 69,502	\$ 26,406	\$ 1,149,935	\$ 45,802

W-4(b)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

BASIS FOR WATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
301	Organization	40	%	2.50 %
302	Franchises		%	%
304	Structure and Improvements	27	%	3.70 %
305	Collecting and Impounding Reservoirs		%	%
306	Lake, River and Other Intakes		%	%
307	Wells and Springs	27	%	3.70 %
308	Infiltration Galleries and Tunnels		%	%
309	Supply Mains	32	%	3.13 %
310	Power Generation Equipment	17	%	5.88 %
311	Pumping Equipment	17	%	5.88 %
320	Water Treatment Equipment	17	%	5.88 %
330	Distribution Reservoirs and Standpipes	33	%	3.03 %
331	Transmission and Distribution Mains	38	%	2.63 %
333	Services	35	%	2.86 %
334	Meters and Meter Installations	17	%	5.88 %
335	Hydrants	17	%	5.88 %
336	Backflow Prevention Devices		%	%
339	Other Plant / Miscellaneous Equipment	20	%	5.00 %
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		%	%
Water Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION

ACCT. NO.	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCUALS (d)	OTHER CREDITS * (e) (1)	TOTAL CREDITS (d + e) (f)
301	Organization	\$ 1,147	\$ -	\$ -	\$ -
302	Franchises				
304	Structure and Improvements	35,139	1,635		1,635
305	Collecting and Impounding Reservoirs		-		
306	Lake, River and Other Intakes		-		
307	Wells and Springs	23,968	-		
308	Infiltration Galleries and Tunnels		-		
309	Supply Mains	22,139	923		923
310	Power Generation Equipment	15,897	-		
311	Pumping Equipment	63,593	4,028		4,028
320	Water Treatment Equipment	26,406	-		
330	Distribution Reservoirs and Standpipes	171,990	15,270		15,270
331	Transmission and Distribution	350,348	-		
333	Services	76,944	-		
334	Meters and Meter Installations	61,736	4,242		4,242
335	Hydrants	20,786	1,634		1,634
336	Backflow Prevention Devices		-		
339	Other Plant / Miscellaneous Equipment		-		
340	Office Furniture and Equipment		-		
341	Transportation Equipment		-		
342	Stores Equipment		-		
343	Tools, Shop and Garage Equipment		-		
344	Laboratory Equipment		-		
345	Power Operated Equipment		-		
346	Communication Equipment		-		
347	Miscellaneous Equipment		-		
348	Other Tangible Plant		-		
TOTAL WATER ACCUMULATED DEPRECIATION		\$ 870,093	\$ 27,732	\$ -	\$ 27,732

* Specify nature of transaction.
Use () to denote reversal entries.

Note:(1) Adjustments made due to PSC Notice.

W-6(a)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

ANALYSIS OF ENTRIES IN WATER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO.	ACCOUNT NAME (b)	PLANT RETIRED (g) (1)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i+j)	BALANCE AT END OF YEAR (c+f-k) (k)
301	Organization	\$	\$	\$	\$	1,147
302	Franchises					
304	Structure and Improvements					36,774
305	Collecting and Impounding Reservoirs					
306	Lake, River and Other Intakes					
307	Wells and Springs					23,968
308	Infiltration Galleries and Tunnels					
309	Supply Mains					23,062
310	Power Generation Equipment					15,897
311	Pumping Equipment					67,621
320	Water Treatment Equipment					26,406
330	Distribution Reservoirs and Standpipes					187,260
331	Transmission and Distribution					350,348
333	Services					76,944
334	Meters and Meter Installations					65,978
335	Hydrants					22,420
336	Backflow Prevention Devices					
339	Other Plant / Miscellaneous Equipment					
340	Office Furniture and Equipment					
341	Transportation Equipment					
342	Stores Equipment					
343	Tools, Shop and Garage Equipment					
344	Laboratory Equipment					
345	Power Operated Equipment					
346	Communication Equipment					
347	Miscellaneous Equipment					
348	Other Tangible Plant					
TOTAL WATER ACCUMULATED DEPRECIATION		\$	\$	\$	\$	897,825

W-6(b)
 GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT

December 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION

ACCOUNT 271

DESCRIPTION (a)	REFERENCE (b)	WATER (c)
Balance First of Year		\$ 536,008
Add credits during year:		
Contributions Received From Capacity, Capacity, Main Extension and Customer Connection Charges	W-8(a)	3,321
Contributions received from Developer or Contractor Agreements in cash or property	W-8(b)	
Total Credits		3,321
Less debits charged during the year (All debits charged during the year must be explained below)		
Total Contributions In Aid of Construction		\$ 539,329

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all Debits charged to Account 271 during the year below:

Blank lined paper for writing.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN
 EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Main Extension	3	\$ 522	\$ 1,566
Capacity Charge	3	335	1,005
Meter Charge	3	250	750
Total Credits			\$ 3,321

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
 ACCOUNT 272

DESCRIPTION (a)	WATER (b)
Balance first of year	\$ 520,448
Debits during year:	
Accruals charged to Account	1,184
Other Debits (specify):	
Total debits	1,184
Credits during year (specify):	
Rounding	
Total credits	
Balance end of year	\$ 521,632

UTILITY NAME RIVER RANCH WATER MANAGEMENT LLC

SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT

December 31, 2025

WATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTION IN AID OF CONSTRUCTION RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS FROM WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

[illegible]

W-8(b)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
460	Water Sales: Unmetered Water Revenue			
	Metered Water Revenue:			
461.1	Metered Sales to Residential Customers	71	74	\$ 17,537
461.2	Metered Sales to Commercial Customers	2	2	21,445
461.3	Metered Sales to Industrial Customers			
461.4	Metered Sales to Public Authorities			
461.5	Metered Sales to Multiple Family Dwellings	3	3	142,588
	Total Metered Sales	76	79	181,570
462.1	Fire Protection Revenue: Public Fire Protection			
462.2	Private Fire Protection			
	Total Fire Protection Revenue			
464	Other Sales to Public Authorities			
465	Sales to Irrigation Customers			-
466	Sales for Resale			
467	Interdepartmental Sales			
	Total Water Sales	76	79	181,570
469	Other Water Revenues: Guaranteed Revenues			
470	Forfeited Discounts			
471	Miscellaneous Service Revenues			
472	Rents From Water Property			
473	Interdepartmental Rents			
474	Other Water Revenues			
	Total Other Water Revenues			
	Total Water Operating Revenues			\$ 181,570

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	.1 SOURCE OF SUPPLY AND EXPENSES - OPERATIONS (d)	.2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)
601	Salaries and Wages - Employees	\$ 41,962	\$ -	\$ -
603	Salaries and Wages - Officers, Directors and Majority Stockholders			
604	Employee Pensions and Benefits	6,061		
610	Purchased Water			
615	Purchased Power	18,754		
616	Fuel for Power Production			
618	Chemicals	70,275		
620	Materials and Supplies			
631	Contractual Services - Engineering			
632	Contractual Services - Accounting	5,698		
633	Contractual Services - Legal			
634	Contractual Services - Mgt. Fees	31,783		
635	Contractual Services - Testing			
636	Contractual Services - Other	124,980		
641	Rental of Building/Real Property			
642	Rental of Equipment			
650	Transportation Expense			
656	Insurance - Vehicle			
657	Insurance - General Liability			
658	Insurance - Workmens Comp.	67		
659	Insurance - Other			
660	Advertising Expense			
666	Regulatory Commission Expenses - Amortization of Rate Case Expense			
667	Regulatory Commission Exp.-Other			
670	Bad Debt Expense	64		
675	Miscellaneous Expenses	3,735		
	Total Water Utility Expenses	\$ 303,379		

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WATER EXPENSE ACCOUNT MATRIX

.3 WATER TREATMENT EXPENSES - OPERATIONS (f)	.4 WATER TREATMENT EXPENSES - MAINTENANCE (g)	.5 TRANSMISSION & DISTRIBUTION EXPENSES - OPERATIONS (h)	.6 TRANSMISSION & DISTRIBUTION EXPENSES - MAINTENANCE (i)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)
\$ 41,962	\$ -	\$ -	\$ -	\$ -	\$ -
					6,061
18,754					
	70,275				
					5,698
31,783					
124,980					
					67
				64	
3,735					
\$ 221,214	\$ 70,275			\$ 64	\$ 11,826

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT

December 31, 2025

PUMPING AND PURCHASED WATER STATISTICS

MONTH (a)	WATER PURCHASED FOR RESALE (Omit 000's) (b)	FINISHED WATER PUMPED FROM WELLS (Omit 000's) (c)	WATER USED FOR LINE FLUSHING, FIGHTING FIRES, ETC. (d)	TOTAL WATER PUMPED AND PURCHASED (Omit 000's) [(b)+(c)-(d)] (e)	WATER SOLD TO CUSTOMERS (Omit 000's) (f)
January		6,814	31	6,783	-
February		5,725	30	5,695	-
March		6,834	31	6,803	-
April		8,274	30	8,244	-
May		8,876	31	8,845	-
June		7,397	30	7,367	-
July		8,185	31	8,154	-
August		7,964	30	7,934	-
September		6,931	31	6,900	-
October		6,725	30	6,695	-
November		7,230	31	7,199	-
December		7,092	31	7,061	-
Total for year	N/A	88,047	367	87,680	N/A

Variance between columns (e) and (f) is due to unmetered irrigation connections and meter reading timing.

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:

N/A

List for each source of supply:	CAPACITY OF WELL	GALLONS PER DAY FROM SOURCE	TYPE OF SOURCE
Well	-	168,281	Ground
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

W-11
GROUP 1
SYSTEM River Ranch

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WATER TREATMENT PLANT INFORMATION
Provide a separate sheet for each water treatment facility

Permitted Capacity of Plant (GPD): 298,000

Location of measurement of capacity
(i.e. Wellhead, Storage Tank): _____

Type of treatment (reverse osmosis,
sedimentation, chemical, aerated, etc): Aeration / Chlorination

LIME TREATMENT

Unit rating (i.e., GPM, pounds
per gallon): N/A Manufacturer N/A

FILTRATION

Type and size of area:

Pressure (in square feet): _____ Manufacturer _____

Gravity (in GPM/square feet): _____ Manufacturer _____

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

CALCULATION OF THE WATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	73	73
5/8"	Displacement	1.0	170	170
3/4"	Displacement	1.5	20	30
1"	Displacement	2.5	4	10
1 1/2"	Displacement or Turbine	5.0	9	45
2"	Displacement, Compound or Turbine	8.0	5	40
3"	Displacement	15.0	2	30
3"	Compound	16.0	-	
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	2	100
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Water System Meter Equivalents				498

CALCULATION OF THE WATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one water equivalent residential connection (ERC).

Use one of the following methods:

- 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 residence customers for the same period and divide the result by 365 days.
- If no historical flow data are available, use:

$$ERC = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 350 \text{ gallons per day})$$

ERC Calculation:

ERC = Unknown gallons, divided by
 375 gallons per day
 365 days
 _____ - ERC's

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.	
1. Present ERC's * that system can efficiently serve.	<u>1,687</u>
2. Maximum number of ERC's * which can be served.	<u>1,687</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>1,687</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>1687</u>
5. Estimated annual increase in ERC's *	<u>Approximately 3</u>
6. Is the utility required to have fire flow capacity?	<u>Yes</u>
If so, how much capacity is required?	<u>500 gpm for 4 hours</u>
7. Attach a description of the fire fighting facilities.	<u>Hydrants</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	<u>None</u>
9. When did the company last file a capacity analysis report with the DEP?	<u>N/A</u>
10. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	<u>N/A</u>
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will construction begin?	<u>N/A</u>
d. Attach plans for funding the required upgrading.	
e. Is this system under any Consent Order of the DEP?	<u>No</u>
11. Department of Environmental Protection ID #	<u>3531517</u>
12. Water Management District Consumptive Use Permit #	<u>53-00026-W</u>
a. Is the system in compliance with the requirements of the CUP?	<u>Yes</u>
b. If not, what are the utility's plans to gain compliance?	<u>N/A</u>

* An ERC is determined based on the calculation on the bottom of Page W-13

WASTEWATER OPERATION SECTION

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC

WASTEWATER LISTING OF SYSTEM GROUPS

List below the name of each reporting system and its certificate number. Those systems which have been consolidated under the same tariff should be assigned the a group number. Each individual system which as not been consolidated should be assigned its own group number.

The wastewater financial schedules (S-1 through S-10) should be filed for the group in total.

The wastewater engineering schedules (S-11 through S-14) must be filed for each system in the group.

All of the following wastewater pages (S-2 through S-12) should be completed for each group and arranged by group number.

[illegible]

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

SCHEDULE OF YEAR END WASTEWATER RATE BASE

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
101	Utility Plant In Service	S-4(a)	\$ 1,605,277
	Less:		
	Nonused and Useful Plant (1)		
108.1	Accumulated Depreciation	S-6(b)	(1,504,745)
110.1	Accumulated Amortization		
271	Contributions in Aid of Construction	S-7	(691,074)
252	Advances for Construction	F-20	
	Subtotal		(590,542)
	Add:		
272	Accumulated Amortization of Contributions in Aid of Construction	S-8(a)	642,682
	Subtotal		52,140
	Plus or Minus:		
114	Acquisition Adjustments (2)	F-7	
115	Accumulated Amortization of Acquisition Adjustments (2)	F-7	
	Working Capital Allowance (3)		41,790
	Other (Specify):		
	WASTEWATER RATE BASE		\$ 93,930
	UTILITY OPERATING INCOME	S-3	\$ (119,426)
ACHIEVED RATE OF RETURN (Wastewater Operating Income/Wastewater Rate Base)			%

- NOTES: (1) Class A calculate consistent with last rate proceeding. Class B estimated if not known.
- (2) Include only those Acquisition Adjustments that have been approved by the Commission.
- (3) Calculation consistent with last rate proceeding.
 In absence of a rate proceeding, Class A utilities will use the Balance Sheet Method and
 Class B Utilities will use the One-eighth Operating and Maintenance Expense Method.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WASTEWATER OPERATING STATEMENT

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WASTEWATER UTILITY (d)
400	UTILITY OPERATING INCOME Operating Revenues	S-9	\$ 243,264
530	Less: Guaranteed Revenue and AFPI	S-9	
	Net Operating Revenues		243,264
401	Operating Expenses	S-10(a)	334,321
403	Depreciation Expense	S-6(a)	28,599
	Less: Amortization of CIAC	S-8(a)	(13,796)
	Net Depreciation Expense		14,803
406	Amortization of Utility Plant Acquisition Adjustment	F-7	
407	Amortization Expense (Other than CIAC) (Loss on plant abandonment)	F-8	
408.10	Taxes Other Than Income Utility Regulatory Assessment Fee		10,947
408.11	Property Taxes		
408.12	Payroll Taxes		2,619
408.13	Other Taxes & Licenses		
408	Total Taxes Other Than Income		13,566
409.1	Income Taxes	F-16	
410.10	Deferred Federal Income Taxes		
410.11	Deferred State Income Taxes		
411.10	Provision for Deferred Income Taxes - Credit		
412.10	Investment Tax Credits Deferred to Future Periods		
412.11	Investment Tax Credits Restored to Operating Income		
	Utility Operating Expenses		362,690
	Utility Operating Income (Loss)		(119,426)
530	Add Back: Guaranteed Revenue (and AFPI)		
413	Income From Utility Plant Leased to Others		
414	Gains (Losses) From Disposition of Utility Property		
420	Allowance for Funds Used During Construction		
	Total Utility Operating Income (Loss)		\$ (119,426)

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WASTEWATER UTILITY PLANT ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	PREVIOUS YEAR (c)	ADDITIONS (d)	RETIREMENTS (e) (1)	CURRENT YEAR (f)
351	Organization	\$ 1,138	\$	\$	\$ 1,138
352	Franchises				
353	Land and Land Rights	500			500
354	Structure and Improvements	106,720			106,720
355	Power Generation Equipment				
360	Collection Sewers - Force	112,391			112,391
361	Collection Sewers - Gravity	500,541			500,541
362	Special Collecting Structures				
363	Services to Customers	4,444			4,444
364	Flow Measuring Devices	7,321			7,321
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	129,117			129,117
371	Pumping Equipment	82,570			82,570
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	371,900			371,900
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	288,635			288,635
390	Office Furniture & 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	\$ 1,605,277	\$	\$	\$ 1,605,277

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

S-4(a)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WASTEWATER UTILITY PLANT MATRIX

ACCT. NO.	ACCOUNT NAME (b)	1 INTANGIBLE PLANT (g)	2 COLLECTION PLANT (h)	3 SYSTEM PUMPING PLANT (i)	4 TREATMENT AND DISPOSAL PLANT (j)	5 RECLAIMED WASTEWATER TREATMENT PLANT (k)	6 RECLAIMED WASTEWATER DISTRIBUTION PLANT (l)	7 GENERAL PLANT (m)
351	Organization	\$ 1,138						
352	Franchises							
353	Land and Land Rights							
354	Structure and Improvements							
355	Power Generation Equipment							
360	Collection Sewers - Force		112,391					
361	Collection Sewers - Gravity		500,541					
362	Special Collecting Structures							
363	Services to Customers		4,444					
364	Flow Measuring Devices		7,321					
365	Flow Measuring Installations							
366	Reuse Services							
367	Reuse Meters and Meter Installations							
370	Receiving Wells			129,117				
371	Pumping Equipment			82,570				
374	Reuse Distribution Reservoirs							
375	Reuse Transmission and Distribution System				371,900			
380	Treatment & Disposal Equipment							
381	Plant Sewers							
382	Outfall Sewer Lines							
389	Other Plant / Miscellaneous Equipment				288,635			
390	Office Furniture & 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	\$ 1,138	\$ 624,697	\$ 211,687	\$ 660,535	\$ -	\$ -	\$ 107,220

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted.

S-4(b)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

BASIS FOR WASTEWATER DEPRECIATION CHARGES

ACCT. NO. (a)	ACCOUNT NAME (b)	AVERAGE SERVICE LIFE IN YEARS (c)	AVERAGE NET SALVAGE IN PERCENT (d)	DEPRECIATION RATE APPLIED IN PERCENT (100% - d) / c (e)
351	Organization	40	%	2.50 %
352	Franchises		%	%
354	Structure and Improvements	27	%	3.70 %
355	Power Generation Equipment		%	%
360	Collection Sewers - Force	27	%	3.70 %
361	Collection Sewers - Gravity	40	%	2.50 %
362	Special Collecting Structures		%	%
363	Services to Customers	35	%	2.86 %
364	Flow Measuring Devices	5	%	20.00 %
365	Flow Measuring Installations		%	%
366	Reuse Services		%	%
367	Reuse Meters and Meter Installations		%	%
370	Receiving Wells	25	%	4.00 %
371	Pumping Equipment	15	%	6.67 %
374	Reuse Distribution Reservoirs		%	%
375	Reuse Transmission and Distribution System		%	%
380	Treatment & Disposal Equipment	15	%	6.67 %
381	Plant Sewers		%	%
382	Outfall Sewer Lines		%	%
389	Other Plant / Miscellaneous Equipment	15	%	6.67 %
390	Office Furniture & 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		%	%
Wastewater Plant Composite Depreciation Rate *			%	%

* If depreciation rates prescribed by this Commission are on a total composite basis, entries should be made on this line only.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION

ACCT. NO. (a)	ACCOUNT NAME (b)	BALANCE AT BEGINNING OF YEAR (c)	ACCRUALS (d)	OTHER CREDITS * (1) (e)	TOTAL CREDITS (d + e) (f)
351	Organization	\$ 1,138	\$ -	\$ -	\$ -
352	Franchises				
354	Structure and Improvements	101,491	3,949		3,949
355	Power Generation Equipment				
360	Collection Sewers - Force	112,391	-		
361	Collection Sewers - Gravity	486,398	12,514		12,514
362	Special Collecting Structures				
363	Services to Customers	4,444	-		
364	Flow Measuring Devices	3,706	1,464		1,464
365	Flow Measuring Installations				
366	Reuse Services				
367	Reuse Meters and Meter Installations				
370	Receiving Wells	71,746	5,165		5,165
371	Pumping Equipment	34,297	5,507		5,507
374	Reuse Distribution Reservoirs				
375	Reuse Transmission and Distribution System				
380	Treatment & Disposal Equipment	371,900	-		
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant / Miscellaneous Equipment	288,635	-		
390	Office Furniture & 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 Depreciable Wastewater Plant in Service		\$ 1,476,146	\$ 28,599	\$ -	\$ 28,599

* Specify nature of transaction.

Use () to denote reversal entries.

Note: (1) Adjustments due to PSC Notice and rounding

S-6(a)
GROUP 1

UTILITY NAME RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

ANALYSIS OF ENTRIES IN SEWER ACCUMULATED DEPRECIATION (CONT'D)

ACCT. NO. (a)	ACCOUNT NAME (b)	PLANT RETIRED (g) (1)	SALVAGE AND INSURANCE (h)	COST OF REMOVAL AND OTHER CHARGES (i)	TOTAL CHARGES (g-h+i) (j)	BALANCE AT END OF YEAR (c+f-k) (k)
351	Organization	\$ -	\$ -	\$ -	\$ -	1,138
352	Franchises					
354	Structure and Improvements					105,440
355	Power Generation Equipment					
360	Collection Sewers - Force					112,391
361	Collection Sewers - Gravity					498,912
362	Special Collecting Structures					
363	Services to Customers					4,444
364	Flow Measuring Devices					5,170
365	Flow Measuring Installations					
366	Reuse Services					
367	Reuse Meters and Meter Installations					
370	Receiving Wells					76,911
371	Pumping Equipment					39,804
374	Reuse Distribution Reservoirs					
375	Reuse Transmission and Distribution System					
380	Treatment & Disposal Equipment					371,900
381	Plant Sewers					
382	Outfall Sewer Lines					
389	Other Plant / Miscellaneous Equipment					288,635
390	Office Furniture & 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 Depreciable Wastewater Plant in Service		\$ -	\$ -	\$ -	\$ -	1,504,745

S-6(b)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION
ACCOUNT 271

DESCRIPTION (a)	REFERENCE (b)	WASTEWATER (b)
Balance First of Year		\$ 685,182
Add credits during year:		
Contributions Received From Capacity, Capacity, Main Extension and Customer Connection Charges	S-8(a)	5,892
Contributions received from Developer or Contractor Agreements in cash or property	S-8(b)	
Total Credits		5,892
Less debits charged during the year (All debits charged during the year must be explained below)		
Total Contributions In Aid of Construction		\$ 691,074

If any prepaid CIAC has been collected, provide a supporting schedule showing how the amount is determined.

Explain all Debits charged to Account 271 during the year below:

[Blank lined paper]

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WASTEWATER CIAC SCHEDULE "A"

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION RECEIVED FROM CAPACITY, MAIN
 EXTENSION AND CUSTOMER CONNECTION CHARGES RECEIVED DURING THE YEAR

DESCRIPTION OF CHARGE (a)	NUMBER OF CONNECTIONS (b)	CHARGE PER CONNECTION (c)	AMOUNT (d)
Main Extension	3	\$ 891	\$ 2,673
Capacity Charge	3	1,073	3,219
Total Credits			\$ 5,892

ACCUMULATED AMORTIZATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
 ACCOUNT 272

DESCRIPTION (a)	WASTEWATER (b)
Balance first of year	\$ 628,886
Debits during year:	
Accruals charged to Account	13,796
Other Debits (specify):	
Total debits	13,796
Credits during year (specify):	
Total credits	
Balance end of year	\$ 642,682

SYSTEM NAME / COUNTY: River Ranch / Polk

December 31, 2025

WASTEWATER CIAC SCHEDULE "B"

ADDITIONS TO CONTRIBUTION IN AID OF CONSTRUCTION RECEIVED FROM ALL DEVELOPERS OR CONTRACTORS AGREEMENTS FROM WHICH CASH OR PROPERTY WAS RECEIVED DURING THE YEAR

[illegible]

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
WASTEWATER SALES				
	Flat Rate Revenues:			
521.1	Residential Revenues	71	74	\$ 21,222
521.2	Commercial Revenues	2	2	23,307
521.3	Industrial Revenues			
521.4	Revenues From Public Authorities			
521.5	Multiple Family Dwelling Revenues	3	3	198,735
521.6	Other Revenues			
521	Total Flat Rate Revenues	76	79	243,264
	Measured Revenues:			
522.1	Residential Revenues	-	-	
522.2	Commercial Revenues	-	-	
522.3	Industrial Revenues			
522.4	Revenues From Public Authorities			
522.5	Multiple Family Dwelling Revenues (Units)	-	-	
522	Total Measured Revenues			
523	Revenues From Public Authorities			
524	Revenues From Other Systems			
525	Interdepartmental Revenues			
	Total Wastewater Sales			\$ 243,264
OTHER WASTEWATER REVENUES				
530	Guaranteed Revenues			\$ -
531	Sale Of Sludge			
532	Forfeited Discounts			
534	Rents From Wastewater Property			
535	Interdepartmental Rents			
536	Other Wastewater Revenues (Including Allowance for Funds Prudently Invested or AFPI)			
	Total Other Wastewater Revenues			\$ -

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

S-9(a)
 GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

WASTEWATER OPERATING REVENUE

ACCT. NO. (a)	DESCRIPTION (b)	BEGINNING YEAR NO. CUSTOMERS * (c)	YEAR END NUMBER CUSTOMERS (d)	AMOUNTS (e)
RECLAIMED WATER SALES				
	Flat Rate Reuse Revenues:			
540.1	Residential Reuse Revenues			\$
540.2	Commercial Reuse Revenues			
540.3	Industrial Reuse Revenues			
540.4	Reuse Revenues From Public Authorities			
540.5	Other Reuse Revenues			
540	Total Flat Rate Reuse Revenues			
	Measured Reuse Revenues:			
541.1	Residential Reuse Revenues			
541.2	Commercial Reuse Revenues			
541.3	Industrial Reuse Revenues			
541.4	Reuse Revenues From Public Authorities			
541	Total Measured Reuse Revenues			
544	Reuse Revenues From Other Systems			
Total Reclaimed Water Sales				
Total Wastewater Operating Revenues				\$ 243,264

* Customer is defined by Rule 25-30.210(1), Florida Administrative Code.

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	CURRENT YEAR (c)	1 COLLECTION EXPENSES - OPERATIONS (d)	2 SOURCE OF SUPPLY AND EXPENSES - MAINTENANCE (e)	3 PUMPING EXPENSES - OPERATIONS (f)	4 PUMPING EXPENSES - MAINTENANCE (g)	5 TREATMENT & DISPOSAL EXPENSES - OPERATIONS (h)	6 TREATMENT & DISPOSAL EXPENSES - MAINTENANCE (i)
701	Salaries and Wages - Employees	\$ 41,963	\$ -	\$ -	\$ -	\$ -	\$ 41,963	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders							
704	Employee Pensions and Benefits	6,061						
710	Purchased Sewage Treatment							
711	Sludge Removal Expense							
715	Purchased Power	18,754					18,754	
716	Fuel for Power Production							
718	Chemicals	68,784					68,784	
720	Materials and Supplies							
731	Contractual Services - Engineering							
732	Contractual Services - Accounting	5,698						
733	Contractual Services - Legal							
734	Contractual Services - Mgt. Fees	44,217						
735	Contractual Services - Testing							
736	Contractual Services - Other	145,343					145,343	
741	Rental of Building/Real Property							
742	Rental of Equipment							
750	Transportation Expense							
756	Insurance - Vehicle							
757	Insurance - General Liability							
758	Insurance - Workmens Comp.	66						
759	Insurance - Other							
760	Advertising Expense							
766	Regulatory Commission Expenses - Amortization of Rate Case Expense							
767	Regulatory Commission Exp.-Other							
770	Bad Debt Expense	64						
775	Miscellaneous Expenses	3,371					3,371	
	Total Wastewater Utility Expenses	\$ 334,321	\$ -	\$ -	\$ -	\$ -	\$ 278,215	\$ -

S-10(a)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WASTEWATER UTILITY EXPENSE ACCOUNTS

ACCT. NO. (a)	ACCOUNT NAME (b)	.7 CUSTOMER ACCOUNTS EXPENSE (j)	.8 ADMIN. & GENERAL EXPENSES (k)	.9 RECLAIMED WATER TREATMENT EXPENSES - OPERATIONS (l)	.10 RECLAIMED WATER TREATMENT EXPENSES - MAINTENANCE (m)	.11 RECLAIMED WATER DISTRIBUTION EXPENSES - OPERATIONS (n)	.12 RECLAIMED WATER DISTRIBUTION EXPENSES - MAINTENANCE (o)
701	Salaries and Wages - Employees	\$ -	\$ -	\$ -		\$ -	\$ -
703	Salaries and Wages - Officers, Directors and Majority Stockholders						
704	Employee Pensions and Benefits		6,061				
710	Purchased Sewage Treatment						
711	Sludge Removal Expense						
715	Purchased Power						
716	Fuel for Power Production						
718	Chemicals						
720	Materials and Supplies						
731	Contractual Services - Engineering						
732	Contractual Services - Accounting		5,698				
733	Contractual Services - Legal						
734	Contractual Services - Mgt. Fees		44,217				
735	Contractual Services - Testing						
736	Contractual Services - Other						
741	Rental of Building/Real Property						
742	Rental of Equipment						
750	Transportation Expense						
756	Insurance - Vehicle						
757	Insurance - General Liability						
758	Insurance - Workmens Comp.		66				
759	Insurance - Other						
760	Advertising Expense						
766	Regulatory Commission Expenses - Amortization of Rate Case Expense						
767	Regulatory Commission Exp.-Other						
770	Bad Debt Expense	64					
775	Miscellaneous Expenses						
	Total Wastewater Utility Expenses	\$ 64	\$ 56,042	\$ -	\$ -	\$ -	\$ -

S-10(b)
GROUP 1

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
 SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
 December 31, 2025

CALCULATION OF THE WASTEWATER SYSTEMS EQUIVALENT RESIDENTIAL UNITS

METER SIZE (a)	TYPE OF METER (b)	EQUIVALENT FACTOR (c)	NUMBER OF METERS (d)	TOTAL NUMBER OF METER EQUIVALENTS (c x d) (e)
All Residential		1.0	73	73
5/8"	Displacement	1.0	170	170
3/4"	Displacement	1.5	20	30
1"	Displacement	2.5	4	10
1 1/2"	Displacement or Turbine	5.0	9	45
2"	Displacement, Compound or Turbine	8.0	5	40
3"	Displacement	15.0	2	30
3"	Compound	16.0	-	
3"	Turbine	17.5		
4"	Displacement or Compound	25.0		
4"	Turbine	30.0		
6"	Displacement or Compound	50.0	2	100
6"	Turbine	62.5		
8"	Compound	80.0		
8"	Turbine	90.0		
10"	Compound	115.0		
10"	Turbine	145.0		
12"	Turbine	215.0		
Total Wastewater System Meter Equivalents				498

CALCULATION OF THE WASTEWATER SYSTEM EQUIVALENT RESIDENTIAL CONNECTIONS

Provide a calculation used to determine the value of one wastewater equivalent residential connection (ERC).

Use 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 residence customers for the same period and divide the result by 365 days.

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

$$\text{ERC} = (\text{Total SFR gallons sold (Omit 000)} / 365 \text{ days} / 280 \text{ gallons per day})$$

For wastewater only utilities:

Subtract all general use and other non-residential customer gallons from the total gallons treated.

Divide the remainder (SFR customers) by 365 days to reveal single family residence customer gallons

NOTE: Total gallons treated includes both treated and purchased treatment

ERC Calculation:	(	19,053,000	/ 365 days) / 375 gpd =	139
		(total gallons treated)		

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

WASTEWATER TREATMENT PLANT INFORMATION
Provide a separate sheet for each wastewater treatment facility

Permitted Capacity	95,000		
Basis of Permit Capacity (1)	AADF		
Manufacturer	Davco		
Type (2)	Active Sludge		
Hydraulic Capacity	-		
Average Daily Flow	52,200		
Total Gallons of Wastewater Treated	19,053,000		
Method of Effluent Disposal	Pond		

(1) Basis of permitted capacity as stated on the Florida DEP WWTP Operating Permit
(i.e. average annual daily flow, etc)

(2) Contact stabilization, advanced treatment, etc

UTILITY NAME: RIVER RANCH WATER MANAGEMENT LLC
SYSTEM NAME / COUNTY: River Ranch / Polk

YEAR OF REPORT
December 31, 2025

OTHER WASTEWATER SYSTEM INFORMATION

sh information below for each system. A separate page should be supplied where necessary	
1. Present ERC's * that system can efficiently serve.	<u>139</u>
2. Maximum number of ERC's * which can be served.	<u>849</u>
3. Present system connection capacity (in ERC's *) using existing lines.	<u>849</u>
4. Future system connection capacity (in ERC's *) upon service area buildout.	<u>849</u>
5. Estimated annual increase in ERC's *.	<u>Approximately 3</u>
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	
<u>None</u>	
7. If the utility uses reuse as a means of effluent disposal, attach 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?	
<u>No</u>	
If so, when? <u>N/A</u>	
9. Has the utility been required by the DEP or water management district to implement reuse?	
<u>N/A</u>	
If so, what are the utility's plans to comply with the DEP?	
<u>N/A</u>	
10. When did the company last file a capacity analysis report with the DEP?	
<u>N/A</u>	
11. If the present system does not meet the requirements of DEP rules:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	<u>N/A</u>
c. When will construction begin?	<u>N/A</u>
d. Attach plans for funding the required upgrading.	<u>N/A</u>
e. Is this system under any Consent Order of the DEP?	<u>N/A</u>
11. Department of Environmental Protection ID #	
<u>FLA011032</u>	

* An ERC is determined based on the calculation on the bottom of Page S-11

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

Company: RIVER RANCH WATER MANAGEMENT LLC

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	\$ 17,537	17,537	\$ -
Commercial	21,445	21,445	-
Industrial	-	-	-
Multiple Family	142,588	142,588	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 181,570	\$ 181,570	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 181,570	\$ 181,570	\$ -

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 B**

Company: RIVER RANCH WATER MANAGEMENT LLC

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	21,222	\$ 21,222	\$ -
Commercial	23,307	23,307	-
Industrial	-	-	-
Multiple Family	198,735	198,735	-
Guaranteed Revenues	-	-	-
Other	-	-	-
Total Wastewater Operating Revenue	\$ 243,264	\$ 243,264	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	-
Net Wastewater Operating Revenues	\$ 243,264	\$ 243,264	\$ -
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).			

EMAN ESSADIK
WG RESORTS WINDHOVER
5601 WINDHOVER DRIVE
ORLANDO FL 32819

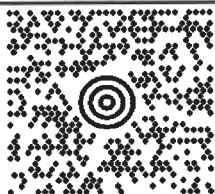
5 LBS

1 OF 1

DWT: 13,12,3

SHIP TO:

MR. MARK CICHETTI
FLORIDA PUBLIC SERVICE COMMISSION
DIVISION OF ACCOUNTING & FINANCE
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE FL 32399-0850



FL 323 0-01



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2540 SHUMARD OAK BLVD
TALLAHASSEE FL 32399

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