

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Cobblestone II RVG LLC dba River Grove Utilities, Inc.

Exact Legal Name of Respondent

674 W / 575 S

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

Form PSC/ECR 006-W (Rev. 12/99)

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

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 1 (b) - (c)
Gross Revenue:			
Residential	\$ 88,069.54	\$ 88,069.54	\$ -
Commercial	-		-
Industrial			-
Multiple Family			-
Guaranteed Revenues			-
Other (NSF Fees)	75.00	75.00	-
Total Water Operating Revenue	\$ 88,144.54	\$ 88,144.54	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 88,144.54	\$ 88,144.54	\$ -

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:

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	\$ 58,180.64	\$ 58,180.64	\$ -
Commercial	-		-
Industrial			-
Multiple Family			-
Guaranteed Revenues			-
Other (NSF Fees)	75.00	75.00	-
Total Wastewater Operating Revenue	\$ 58,255.64	\$ 58,255.64	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Wastewater Operating Revenues	\$ 58,255.64	\$ 58,255.64	\$ -
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).			

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF
Cobblestone II RVG LLC dba River Grove Utilities, Inc.
(EXACT NAME OF UTILITY)

8440 US Hwy 1, Micco, FL 32976 8440 US Hwy 1, Micco, FL 32976 Brevard
Mailing Address Street Address County

Telephone Number 772.664.4560 Date Utility First Organized 3/16/2022

Fax Number N/A E-mail Address rivergrove@cobblestoneassets.com

Sunshine State One-Call of Florida, Inc. Member No. RG2490

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: c/o Cobblestone Real Estate LLC, 17W220 22nd Street, Suite 220, Oakbrook Terrace, IL 60181; 630-593-0011

Name of subdivisions where services are provided: _____

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Tome Tomaj</u>	<u>CFO, Cobblestone Real Estate LLC</u>	<u>17W220 22nd Street, Suite 220, Oakbrook Terrace, IL 60181</u> <u>tt@cobblestoneassets.com</u>	
Person who prepared this report: <u>Deborah Swain, Milian Swain & Assoc. Inc.</u>	<u>Consultant</u>	<u>2025 SW 32 Ave., Miami FL 33145</u>	
Officers and Managers: <u>na</u>	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Cobblestone MHC Fund II LP</u>	<u>100%</u>	<u>c/o Cobblestone Real Estate, LLC</u>	\$ <u>0</u>
_____	_____	<u>17W220 22nd Street, Suite 220, Oakbrook Terrace, IL 60181</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 88,070	58,181	\$ _____	\$ 146,250
Commercial _____		_____	_____	_____	-
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other - Miscellaneous		75	75	_____	150
<hr/>					
Total Gross Revenue _____		\$ 88,145	\$ 58,256	\$ _____	\$ 146,400
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3 S-3	\$ 100,769	\$ 28,649	\$ _____	\$ 129,419
Depreciation Expense _____	F-5	19,780	10,357	_____	30,137
CIAC Amortization Expense _____	F-8	(14,065)	-	_____	(14,065)
Taxes Other Than Income _____	F-7	3,967	2,622	_____	6,588
Income Taxes _____	F-7	_____	_____	_____	_____
<hr/>					
Total Operating Expense		\$ 110,451	41,628	_____	\$ 152,079
Net Operating Income (Loss)		\$ (22,306)	\$ 16,628	\$ _____	\$ (5,679)
Other Income:					
Nonutility Income _____		\$ _____	_____	\$ _____	\$ -
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	_____	\$ _____	\$ -
Interest Expense _____		(47)	(47)	_____	(93)
Acquisition Adj Amort Exp _____		_____	_____	_____	-
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
<hr/>					
Net Income (Loss)		\$ (22,353)	\$ 16,581	\$ _____	\$ (5,772)

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 824,839	\$ 809,288
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	174,806	144,670
Net Utility Plant -----		\$ 650,033	\$ 664,618
Cash -----		4,802	5,883
Customer Accounts Receivable (141) -----		11,503	16,824
Other Assets (Specify): -----			
Other Deposits -----		860	860
Acquisition Adjustment -----			
Amortization Acquisition Adjustment -----			
Inter Company Receivables -----		(2,584)	(5,048)
Misc. Deferred Debit (186) -----			
Total Assets -----		\$ 664,615	\$ 683,138
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6	0	0
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6	84,503	90,275
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	161,344	0
Total Capital -----		\$ 245,847	\$ 90,275
Long Term Debt (224) -----	F-6	\$ 0	\$ 161,344
Accounts Payable (231) -----		29,747	28,812
Notes Payable (232) -----			
Customer Deposits (235) -----		5,480	5,206
Accrued Taxes (236) -----	F-7	6,588	7,137
Other Liabilities (Specify) -----			
Prepaid Rents -----		653	0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	376,300	390,365
Total Liabilities and Capital -----		\$ 664,615	\$ 683,138

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ 673,427	\$ 151,412	\$ _____	\$ 824,839
Construction Work in -----	_____	_____	_____	_____
Other (Specify) (rounding) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant_____	\$ 673,427	\$ 151,412	\$ 0	\$ 824,839

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year_____	\$ 127,290	17,380	\$ _____	\$ 144,669
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account____	\$ 19,780	\$ 10,357	\$ _____	\$ 30,137
Other _____	_____	0	_____	0
_____	_____	_____	_____	_____
Total Credits_____	\$ 19,780	\$ 10,357	\$ 0	\$ 30,137
<u>Deduct Debits During Year:</u>				
Book cost of plant retired_____	\$ 0	_____	\$ _____	\$ 0
Cost of removal_____	_____	_____	_____	_____
Other _____	_____	_____	_____	0
_____	_____	_____	_____	_____
Total Debits_____	\$ 0	\$ 0	\$ 0	\$ 0
Balance End of Year_____	\$ 147,070	\$ 27,737	\$ 0	\$ 174,806

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025
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CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year _____	\$ _____	\$ <u>90,275</u>
Changes during the year (Specify):		
Prior Year adjustments (rounding)	_____	_____
Balance transferred from Income Statement _____	_____	(5,772)
Member Allocation _____	_____	_____
Balance end of year _____	\$ _____	\$ <u>84,503</u>

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ <u>161,344</u>	\$ _____
Changes during the year (Specify):		
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ <u>161,344</u>	\$ _____

LONG TERM DEBT (224)

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

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income: _____	_____	_____	_____	_____
State ad valorem tax _____	_____	_____	_____	_____
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	3,967	2,622	_____	6,588
Other (Specify) Payroll _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense _____	\$ 3,967	\$ 2,622	\$ 0	\$ 6,588

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
Milian, Swain & Associates	\$ 3,218	3,218	Accounting Services
CPM	\$ 3,496	3,496	Property Management
Sunshine 811	\$ 712	712	Location Service/Monthly Assessment
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 476,202	0	\$ 476,202
2) Add credits during year_____	\$ 0		\$
3) Total_____	476,202	0	476,202
4) Deduct charges during the year_____			
5) Balance end of year_____	476,202	0	476,202
6) Less Accumulated Amortization_____	(99,902)	0	(99,902)
7) Net CIAC_____	\$ 376,300	\$ 0	\$ 376,300

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_____	\$ 85,837		85,837
Add Credits During Year:_____	14,065		14,065
Adjustments rounding			
Deduct Debits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$ 99,902	\$ 0	\$ 99,902

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

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

UTILITY NAME: **Cobblestone II RVG LLC dba River Grove Utilities, Inc.**

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_____	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises_____				
303	Land and Land Rights_____	2,250			2,250
304	Structures and Improvements_____				
305	Collecting and Impounding Reservoirs_____				
306	Lake, River and Other Intakes_____				
307	Wells and Springs_____				
308	Infiltration Galleries and Tunnels_____				
309	Supply Mains_____				
310	Power Generation Equipment_____	2,000			2,000
311	Pumping Equipment_____				
320	Water Treatment Equipment_____	8,100			8,100
330	Distribution Reservoirs and Standpipes_____				
331	Transmission and Distribution Lines_____	299,660			299,660
333	Services_____	303,598			303,598
334	Meters and Meter Installations_____	51,308			51,308
335	Hydrants_____				
336	Backflow Prevention Devices_____				
339	Other Plant and Miscellaneous Equipment_____				
340	Office Furniture and Equipment_____	6,511			6,511
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_____	\$ 673,427	\$ 0	\$ 0	\$ 673,427 *

* This amount should tie to sheet F-5.

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

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)
301	Organization	40.0	%	2.50 %	\$ -	\$	\$	\$ -
304	Structures and Improvements		%	%				
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs		%	%				
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains		%	%				
310	Power Generating Equipment	17.0	%	5.88 %	2,000			2,000
311	Pumping Equipment		%	%				
320	Water Treatment Equipment	15.0	%	6.67 %	8,100		-	8,100
330	Distribution Reservoirs & Standpipes		%	%				
331	Trans. & Dist. Mains	38.0	%	2.63 %	43,720		7,731	51,451
333	Services	35.0	%	2.86 %	49,876		8,759	58,635
334	Meter & Meter Installations	17.0	%	5.88 %	17,354		3,018	20,372
335	Hydrants	40.0	%	2.50 %	-			-
336	Backflow Prevention Devices	10.0	%	10.00 %				-
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6.0	%	16.67 %	6,239		272	6,511
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		%	%				
	Totals				\$ 127,290	\$ -	\$ 19,780	\$ 147,069 *

* This amount should tie to Sheet F-5.

** Rounding

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ _____
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	75,720
615	Purchased Power_____	_____
616	Fuel for Power Production_____	_____
618	Chemicals_____	_____
620	Materials and Supplies_____	12,927
630	Contractual Services:	_____
	Billing_____	_____
	Professional_____	_____
	Other (Legal, Management)_____	4,353
	Accounting Services_____	3,073
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	1,745
675	Miscellaneous Expenses_____	2,952
	Total Water Operation And Maintenance Expense_____	\$ <u>100,769</u> *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	179	176	176
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	_____	_____	_____
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers Other (Specify)	_____	_____	_____	_____	_____
Total			<u>179</u>	<u>176</u>	<u>176</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT
December 31, 2025

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	603	_____	_____	603	281
February_____	650	_____	_____	650	243
March_____	583	_____	_____	583	240
April_____	545	_____	_____	545	215
May_____	329	_____	_____	329	194
June_____	397	_____	_____	397	189
July_____	477	_____	_____	477	189
August_____	414	_____	_____	414	159
September_____	505	_____	_____	505	126
October_____	443	_____	_____	443	704
November_____	392	_____	_____	392	567
December_____	462	_____	_____	462	336
Total for Year_____	5,798	_____	_____	5,798	3,443

If water is purchased for resale, indicate the following:

Vendor Barefoot Bay Utility / Brevard County Utility Services
 Point of delivery Woods Trail South Cuidesac

If water is sold to other water utilities for redistribution, list names of such utilities below:

Not applicable

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
Poly	8"	_____	_____	_____	0
PVC	6"	_____	_____	_____	0
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

SYSTEM NAME: _____

WELLS AND WELL PUMPS

N/A

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	_____	_____	_____	_____
Diameters of Wells _____	_____	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

N/A

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

HIGH SERVICE PUMPING

N/A

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

UTILITY NAME:

Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT
December 31, 2025

SOURCE OF SUPPLY

N/A

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	_____	_____	_____
Type of Source_____	_____	_____	_____

WATER TREATMENT FACILITIES

N/A

List for each Water Treatment Facility:			
Type_____	_____	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	_____	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq. Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

SYSTEM NAME: _____

YEAR OF REPORT
December 31, 2025

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. 176
2. Maximum number of ERCs * which can be served. 179
3. Present system connection capacity (in ERCs *) using existing lines. 179
4. Future connection capacity (in ERCs *) upon service area buildout. 179
5. Estimated annual increase in ERCs *. 0

6. Is the utility required to have fire flow capacity? NO
If so, how much capacity is required? _____

7. Attach a description of the fire fighting facilities. 3 hydrants

8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None

9. When did the company last file a capacity analysis report with the DEP? N/A, water is provided via bulk purchase agreement with Barefoot Bay Utility

10. If the present system does not meet the requirements of DEP rules, submit the following:

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? N/A
- c. When will construction begin? N/A
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? NO

11. Department of Environmental Protection ID # NONE

12. Water Management District Consumptive Use Permit # N/A, water is provided via bulk purchase agreement with Barefoot Bay Utility

- a. Is the system in compliance with the requirements of the CUP? _____
- b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: **Cobblestone II RVG LLC dba River Grove Utilities, Inc.**

<p>YEAR OF REPORT December 31, 2025</p>

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____ 0
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	17,850	_____	_____	17,850
354	Structures and Improvements_____	_____	_____	_____	-
355	Power Generation Equipment_____	2,000	_____	_____	2,000
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	_____	_____	_____	_____
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	_____	_____	_____	_____
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	42,166	_____	_____	42,166
380	Treatment and Disposal Equipment_____	73,845	15,552	_____	89,397
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 135,861	\$ 15,552	\$ 0	\$ 151,412 *

* This amount should tie to sheet F-5.

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)**	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization_____	40.0	%	2.50 %	\$ _____	\$ _____		\$ _____
354	Structures and Improvements_	22.0	%	4.55 %	_____	_____	-	-
355	Power Generation Equipment	17.0	%	5.88 %	2,000	_____	_____	2,000
360	Collection Sewers - Force_	27.0	%	3.70 %	_____	_____	_____	_____
361	Collection Sewers - Gravity_	40.0	%	2.50 %	_____	_____	_____	_____
362	Special Collecting Structures_	37.0	%	2.70 %	_____	_____	_____	_____
363	Services to Customers_	_____	%	_____ %	_____	_____	_____	_____
364	Flow Measuring Devices_	_____	%	_____ %	_____	_____	_____	_____
365	Flow Measuring Installations_	_____	%	_____ %	_____	_____	_____	_____
370	Receiving Wells_____	_____	%	_____ %	_____	_____	_____	_____
371	Pumping Equipment_____	15.0	%	6.67 %	4,212	_____	4,913	9,125
380	Treatment and Disposal Equipment_____	15.0	%	6.67 %	11,168	_____	5,444	16,612
381	Plant Sewers_____	_____	%	_____ %	_____	_____	_____	_____
382	Outfall Sewer Lines_	_____	%	_____ %	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	%	_____ %	_____	_____	_____	_____
390	Office Furniture and Equipment_____	6.0	%	16.67 %	-	_____	_____	_____
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_	_____	%	_____ %	_____	_____	_____	_____
	Totals_____				\$ 17,380	\$ -	\$ 10,357	\$ 27,737 *

* This amount should tie to Sheet F-5.

** Rounding

UTILITY NAME: **Cobblestone II RVG LLC dba River Grove Utilities, Inc.**

YEAR OF REPORT
December 31, 2025

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ _____
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	_____
715	Purchased Power_____	_____
716	Fuel for Power Production_____	_____
718	Chemicals_____	3,600
720	Materials and Supplies_____	12,927
730	Contractual Services:	
	Billing_____	_____
	Professional_____	_____
	Other (Legal, Management)_____	4,353
	Accounting Services_____	3,073
740	Rents_____	_____
750	Transportation Expense_____	_____
755	Insurance Expense_____	_____
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	1,745
775	Miscellaneous Expenses_____	2,952
	Total Wastewater Operation And Maintenance Expense_____	\$ 28,649 *

* 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	177	176	176
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	177	176
				176	176

UTILITY NAME:

Cobblestone II RVG LLC dba River Grove Utilities, Inc.

YEAR OF REPORT December 31, 2025

PUMPING EQUIPMENT

Lift Station Number _____	(1)	(2)	(3)	_____	_____
Make or Type and nameplate data on pump _____	Goulds	Goulds	Goulds	_____	_____
_____	_____	_____	_____	_____	_____
Year installed _____	2020	2018	2020	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____
Size _____	1HP	1HP	1HP	_____	_____
Power:					
Electric _____	230V	230V	230V	_____	_____
Mechanical _____	_____	_____	_____	_____	_____
Nameplate data of motor _____	Goulds 3Phase	Goulds 3Phase	Goulds 3Phase	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	3"	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____
Average length _____	10'	_____	_____	_____	_____
Number of active service connections _____	_____	_____	_____	_____	_____
Beginning of year _____	177	_____	_____	_____	_____
Added during year _____	0	_____	_____	_____	_____
Retired during year _____	1	_____	_____	_____	_____
End of year _____	176	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	N/A	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains		
Size (inches) _____	6"	_____	_____	_____	_____	_____	_____
Type of main _____	PVC	_____	_____	_____	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	_____	_____	_____	_____	_____	_____

MANHOLES

Size (inches) _____	_____	_____	_____	_____
Type of Manhole _____	_____	_____	_____	_____
Number of Manholes:				
Beginning of year _____	4	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	4	_____	_____	_____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

SYSTEM NAME: _____

YEAR OF REPORT December 31, 2025

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	<u>Extended Aeration</u>	_____	_____
"Steel" or "Concrete"_____	<u>Concrete</u>	_____	_____
Total Permitted Capacity_____	<u>42,000 gpd</u>	_____	_____
Average Daily Flow_____	<u>42</u>	_____	_____
Method of Effluent Disposal_____	<u>RIBs</u>	_____	_____
Permitted Capacity of Disposal_____	<u>30,000 gpd</u>	_____	_____
Total Gallons of Wastewater treated_____	_____	_____	_____

MASTER LIFT STATION PUMPS N/A

Manufacturer_____	_____	_____	_____	_____	_____
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_____	<u>421,000</u>	_____	_____
February_____	<u>363,000</u>	_____	_____
March_____	<u>374,000</u>	_____	_____
April_____	<u>351,000</u>	_____	_____
May_____	<u>271,000</u>	_____	_____
June_____	<u>347,000</u>	_____	_____
July_____	<u>400,000</u>	_____	_____
August_____	<u>346,000</u>	_____	_____
September_____	<u>103,000</u>	_____	_____
October_____	<u>333,000</u>	_____	_____
November_____	<u>402,000</u>	_____	_____
December_____	<u>343,000</u>	_____	_____
Total for year_____	<u>4,054,000</u>	_____	_____

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: Cobblestone II RVG LLC dba River Grove Utilities, Inc.

SYSTEM NAME: _____

YEAR OF REPORT
December 31, 2025

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. 176
- 2. Maximum number of ERCs* which can be served. 179
- 3. Present system connection capacity (in ERCs*) using existing lines. 179
- 4. Future connection capacity (in ERCs*) upon service area buildout. 179
- 5. Estimated annual increase in ERCs*. 0
- 6. Describe any plans and estimated completion dates for any enlargements or improvements to this system
None
- 7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No
If so, when?
- 9. Has the utility been required by the DEP or water management district to implement reuse? 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? November 2020
- 11. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? _____
- 12. Department of Environmental Protection ID # FLA010400

* 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: Cobblestone II RVG LLC dba River Grove Utilities, Inc.


YEAR OF REPORT
December 31, 2025

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. <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.