

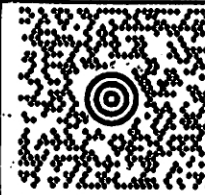
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The Florida Public Service Commission

AUG 14 2026

Division of

Accounting and Finance

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS 988

OF

Applegate Utility, LLC
Exact Legal Name of Respondent

682-W 582-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

Received by
The Florida Public Service Commission

AUG 14 2026

Division of
Accounting and Finance

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA). Commission Rules and the definitions on next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceeding year ending December 31.

Florida Public Service Commission
Division of Accounting and Finance
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Accounting and Finance, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (USOA)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (i), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code.)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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FINANCIAL SECTION

REPORT OF

Applegate Utility, LLC

(EXACT NAME OF UTILITY)

399 Circle Drive Deland, Florida 32724	Same as Mailing Address	Volusia
Mailing Address	Street Address	County

Telephone Number 202-838-6471 Date Utility First Organized 1968

Fax Number _____ E-mail Address homeoffice@parakeetcommunities.com

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

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: Applegate Mobile Home Park
399 Circle Drive Deland, Florida 32724

Name of subdivisions where services are provided: Applegate Mobile Home Park

CONTACTS:

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

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

Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
<u>Applegate MHC LLC</u>	<u>100%</u>	<u>10221 River Road Potomac, Maryland 20859</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 62,034	22,385		\$ 84,419
Commercial_____					-
Industrial_____					-
Multiple Family_____					-
Guaranteed Revenues__					-
Other (Specify)_____					-
Total Gross Revenue__		\$ 62,034	\$ 22,385	\$ -	\$ 84,419
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 28,024	\$ 40,486	\$	\$ 68,510
Depreciation Expense____	F-5	6,147	1,466		7,613
CIAC Amortization Expense__	F-8	-	-		-
Taxes Other Than Income__	F-7	5,561	3,777		9,338
Income Taxes_____	F-7	-	-		-
Total Operating Expense		\$ 39,732	45,729	-	\$ 85,461
Net Operating Income (Loss)		\$ 22,302	\$ (23,344)	\$ -	\$ (1,042)
Other Income:					
Nonutility Income_____		\$	\$	\$	\$ -
					-
					-
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$	\$	\$	\$ -
Interest Expense_____					-
					-
					-
					-
Net Income (Loss)		\$ 22,302	\$ (23,344)	\$ -	\$ (1,042)

UTILITY NAME: Applegate Utility, LLC

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	\$ 194,178	\$ 194,178
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	32,115	24,880
Net Utility Plant_____		\$ 162,063	\$ 169,298
Cash_____			
Customer Accounts Receivable (141)_____			
Other Assets (Specify):_____			

Total Assets_____		\$ 162,063	\$ 169,298
Liabilities and Capital:			
Common Stock Issued (201)_____	F-6	-	
Preferred Stock Issued (204)_____	F-6	-	
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6	4,448	5,490
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	-	-
Total Capital_____		\$ 4,448	\$ 5,490
Long Term Debt (224)_____	F-6	\$ -	\$ -
Accounts Payable (231)_____			
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____			
Other Liabilities (Specify)_____			
Due to Owner_____		157,615	163,809

Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8	-	
Total Liabilities and Capital_____		\$ 162,063	\$ 169,299

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101)	\$ <u>131,631</u>	\$ <u>62,547</u>	\$ _____	\$ <u>194,178</u>
Construction Work in Progress (105) _____	_____	_____	_____	<u>0</u>
Other (Specify) _____	_____	_____	_____	<u>0</u>
_____	_____	_____	_____	<u>0</u>
Total Utility Plant _____	\$ <u>131,631</u>	\$ <u>62,547</u>	\$ <u>0</u>	\$ <u>194,178</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>16,442</u>	\$ <u>8,437</u>	\$ _____	\$ <u>24,879</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>6,147</u>	\$ <u>1,466</u>	\$ _____	\$ <u>7,613</u>
Salvage _____	_____	_____	_____	<u>0</u>
Other Credits (specify) _____	_____	_____	_____	<u>0</u>
Total Credits _____	\$ <u>6,147</u>	\$ <u>1,466</u>	\$ <u>0</u>	\$ <u>7,613</u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ <u>0</u>
Cost of removal _____	_____	_____	_____	<u>0</u>
Other debits (specify) _____	_____	_____	_____	_____
Accumulated depreciation adjustment	_____	<u>377</u>	_____	<u>377</u>
Total Debits _____	\$ <u>0</u>	\$ <u>377</u>	\$ <u>0</u>	\$ <u>377</u>
Balance End of Year _____	\$ <u>22,589</u>	\$ <u>9,526</u>	\$ <u>0</u>	\$ <u>32,115</u>

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT	
DECEMBER 31,	2025

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ <u>5,490</u>	\$ _____
Changes during the year (Specify):		
Net Income _____	<u>(1,042)</u>	_____
_____	_____	_____
_____	_____	_____
Balance end of year _____	\$ <u>4,448</u>	\$ <u>-</u>

PROPRIETARY CAPITAL (218)

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

LONG TERM DEBT (224)

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

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____ -
State income Tax_____	_____	_____	_____	_____ -
Taxes Other Than Income:				
State ad valorem tax_____	_____	_____	_____	_____ -
Local property tax_____	2,769	2,769	_____	5,539
Regulatory assessment fee_____	2,792	1,007	_____	3,799
Other (Specify)_____	_____	_____	_____	_____ -
_____	_____	_____	_____	_____ -
Total Tax Expense_____	\$ 5,561	\$ 3,777	\$ -	\$ 9,338

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Biometric Utility Consultants, Inc.	\$ 12,470	\$ 17,847	Monthly Operations & Maintenance
Environmental Control Systems, Inc	\$ _____	\$ 12,560	Sludge Hauling
Florida Drain Kings	\$ 2,434	\$ 2,084	Water main and wastewater collection system repairs
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year _____	\$ _____	\$ _____	\$ _____ 0
2) Add credits during year _____	\$ _____	\$ _____	\$ _____ 0
3) Total _____	_____ 0	_____ 0	_____ 0
4) Deduct charges during the year _____	_____ 0	_____ 0	_____ 0
5) Balance end of year _____	_____ 0	_____ 0	_____ 0
6) Less Accumulated Amortization _____	_____ 0	_____ 0	_____ 0
7) Net CIAC _____	\$ _____ 0	\$ _____ 0	\$ _____ 0

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total _____			\$ _____ 0	\$ _____ 0
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ _____	\$ _____

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____	\$ _____	\$ _____
Add Debits During Year: _____	_____	_____	_____
Deduct Credits During Year: _____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.) _____	\$ _____	\$ _____ 0	\$ _____

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

UTILITY NAME Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

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

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025
--

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

WATER OPERATING SECTION

UTILITY NAME: Applegate Utility, LLC

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_____	\$ 25,000			\$ 25,000
302	Franchises_____				0
303	Land and Land Rights_____	3,750			3,750
304	Structures and Improvements_____	4,903			4,903
305	Collecting and Impounding Reservoirs_____				0
306	Lake, River and Other Intakes_____				0
307	Wells and Springs_____				0
308	Infiltration Galleries and Tunnels_____				0
309	Supply Mains_____				0
310	Power Generation Equipment_____				0
311	Pumping Equipment_____				0
320	Water Treatment Equipment_____				0
330	Distribution Reservoirs and Standpipes_____	16,500			16,500
331	Transmission and Distribution Lines_____				0
333	Services_____				0
334	Meters and Meter Installations_____	81,478			81,478
335	Hydrants_____				0
336	Backflow Prevention Devices_____				0
339	Other Plant and Miscellaneous Equipment_____				0
340	Office Furniture and Equipment_____				0
341	Transportation Equipment_____				0
342	Stores Equipment_____				0
343	Tools, Shop and Garage Equipment_____				0
344	Laboratory Equipment_____				0
345	Power Operated Equipment_____				0
346	Communication Equipment_____				0
347	Miscellaneous Equipment_____				0
348	Other Tangible Plant_____				0
	Total Water Plant_____	\$ 131,631	\$ 0	\$ 0	\$ 131,631

UTILITY NAME: Applegate Utility, LLC

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			2.50	625		625	1,250
304	Structures and Improvements			3.70	269		181	\$ 450
305	Collecting and Impounding Reservoirs							0
306	Lake, River and Other Intakes							0
307	Wells and Springs			3.70				0
308	Infiltration Galleries & Tunnels							0
309	Supply Mains							0
310	Power Generating Equipment			5.88				0
311	Pumping Equipment			5.88				0
320	Water Treatment Equipment			5.88				0
330	Distribution Reservoirs & Standpipes			3.33	3,571		549	4,120
331	Trans. & Dist. Mains			2.63				0
333	Services			2.86				0
334	Meter & Meter Installations			5.88	11,977		4,791	16,768
335	Hydrants			2.50				0
336	Backflow Prevention Devices							0
339	Other Plant and Miscellaneous Equipment							0
340	Office Furniture and Equipment			6.67				0
341	Transportation Equipment							0
342	Stores Equipment							0
343	Tools, Shop and Garage Equipment							0
344	Laboratory Equipment							0
345	Power Operated Equipment							0
346	Communication Equipment							0
347	Miscellaneous Equipment							0
348	Other Tangible Plant							0
	Totals				\$ 16,442	\$ 0	\$ 6,147	\$ 22,589 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 3,102
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	
616	Fuel for Power Production_____	
618	Chemicals_____	6,763
620	Materials and Supplies_____	370
630	Contractual Services:	
	Billing_____	
	Professional_____	475
	Testing_____	2,268
	Other_____	14,005
640	Rents_____	
650	Transportation Expense_____	
655	Insurance Expense_____	1,024
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	18
	Total Water Operation And Maintenance Expense_____	\$ 28,024 *
	* 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	144	144	144
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
General Service					0
5/8"	D	1.0			0
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
2"	D,C,T	8.0			0
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
Unmetered Customers					0
Other (Specify)					0
Total			144	144	144
** D = Displacement C = Compound T = Turbine					

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

SYSTEM NAME: _____

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_____	_____	368	_____	368	368
February_____	_____	312	_____	312	312
March_____	_____	340	_____	340	340
April_____	_____	300	_____	300	300
May_____	_____	336	_____	336	336
June_____	_____	369	_____	369	369
July_____	_____	372	_____	372	372
August_____	_____	368	_____	368	368
September_____	_____	416	_____	416	416
October_____	_____	426	_____	426	426
November_____	_____	378	_____	378	378
December_____	_____	394	_____	394	394
Total for Year_____	0	4,380	0	4,380	4,380

If water is purchased for resale, indicate the following:

Vendor _____
Point of delivery _____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	8 inch	3,960	_____	_____	3,960
PVC	6 inch	5,520	_____	_____	5,520
PVC	4 inch	6,120	_____	_____	6,120
PVC	2 inch	7,250	_____	_____	7,250
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

SYSTEM NAME: _____

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	<u>1963</u>	<u>1965</u>	_____	_____
Types of Well Construction and Casing_____	<u>Steel</u>	<u>Steel</u>	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	<u>600</u>	<u>400</u>	_____	_____
Diameters of Wells_____	<u>4 inch</u>	<u>4 inch</u>	_____	_____
Pump - GPM_____	<u>60</u>	<u>60</u>	_____	_____
Motor - HP_____	<u>3</u>	<u>3</u>	_____	_____
Motor Type *_____	<u>Submersible</u>	<u>Submersible</u>	_____	_____
Yields of Wells in GPD_____	_____	_____	_____	_____
Auxiliary Power_____	<u>No</u>	<u>No</u>	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	<u>Six</u>	_____	_____	_____
Capacity of Tank_____	<u>Bladder</u>	_____	_____	_____
Ground or Elevated_____	<u>Tanks</u>	_____	_____	_____

HIGH SERVICE PUMPING

(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: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

SOURCE OF SUPPLY

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

WATER TREATMENT FACILITIES

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_____	3 PPM	3 PPM	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

UTILITY NAME:

Applegate Utility, LLC

YEAR OF REPORT

DECEMBER 31, 2025

SYSTEM NAME:

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. 271
2. Maximum number of ERCs * which can be served. 817
3. Present system connection capacity (in ERCs *) using existing lines. 510
4. Future connection capacity (in ERCs *) upon service area buildout. _____
5. Estimated annual increase in ERCs *. None
6. Is the utility required to have fire flow capacity? Yes
If so, how much capacity is required? 1000 GPM
7. Attach a description of the fire fighting facilities. Fire Hydrants
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEF? No
11. Department of Environmental Protection ID # PWS 660-50
12. Water Management District Consumptive Use Permit # 20012584
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

WASTEWATER OPERATING SECTION

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT DECEMBER 31, 2025

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 25,000	_____	_____	\$ 25,000
352	Franchises_____	_____	_____	_____	-
353	Land and Land Rights_____	11,250	_____	_____	11,250
354	Structures and Improvements_____	8,790	_____	_____	8,790
355	Power Generation Equipment_____	_____	_____	_____	-
360	Collection Sewers - Force_____	_____	_____	_____	-
361	Collection Sewers - Gravity_____	_____	_____	_____	-
362	Special Collecting Structures_____	_____	_____	_____	-
363	Services to Customers_____	_____	_____	_____	-
364	Flow Measuring Devices_____	3,764	_____	_____	3,764
365	Flow Measuring Installations_____	_____	_____	_____	-
370	Receiving Wells_____	_____	_____	_____	-
371	Pumping Equipment_____	3,468	_____	_____	3,468
380	Treatment and Disposal Equipment_____	10,275	_____	_____	10,275
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_____	\$ 62,547	\$ -	\$ -	\$ 62,547 *

* This amount should tie to sheet F-5.

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT	
DECEMBER 31,	2025

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
351	Organization			2.50	1,250		625.00	1,875
354	Structures and Improvements		%	3.70 %	\$ 800	\$	\$ 325	\$ 1,125
355	Power Generation Equipment		%					-
360	Collection Sewers - Force		%					-
361	Collection Sewers - Gravity		%					-
362	Special Collecting Structures		%					-
363	Services to Customers		%					-
364	Flow Measuring Devices		%	20.00 %	4,141	377	-	3,764
365	Flow Measuring Installations		%					-
370	Receiving Wells		%					-
371	Pumping Equipment		%	5.60 %	97		194	291
380	Treatment and Disposal Equipment		%	3.13 %	2,149		322	2,471
381	Plant Sewers		%					-
382	Outfall Sewer Lines		%					-
389	Other Plant and Miscellaneous Equipment		%					-
390	Office Furniture and Equipment		%					-
391	Transportation Equipment		%					-
392	Stores Equipment		%					-
393	Tools, Shop and Garage Equipment		%					-
394	Laboratory Equipment		%					-
395	Power Operated Equipment		%					-
396	Communication Equipment		%					-
397	Miscellaneous Equipment		%					-
398	Other Tangible Plant		%					-
	Totals				\$ 8,437	\$ 377	\$ 1,466	\$ 9,526 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 1,119
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	16,060
715	Purchased Power_____	
716	Fuel for Power Production_____	
718	Chemicals_____	5,856
720	Materials and Supplies_____	468
730	Contractual Services:	
	Billing_____	
	Professional_____	
	Testing_____	
	Other_____	16,966
740	Rents_____	
750	Transportation Expense_____	
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	18
	Total Wastewater Operation And Maintenance Expense_____	\$ 40,486 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	88	88	88
General Service					
5/8"	D	1.0			0
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
2"	D,C,T	8.0			0
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
Unmetered Customers					0
Other (Specify)					0
Total			88	88	88

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

PUMPING EQUIPMENT

Lift Station Number_____	1	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	3hp	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	1969	_____	_____	_____	_____	_____
Rated capacity_____	200	_____	_____	_____	_____	_____
Size_____	3 inch	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	PVC	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	88	_____	_____	_____	_____	_____
Beginning of year_____	88	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	88	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	10"	8"	6"	4"	4	_____	_____	_____
Type of main_____	PVC	PVC	PVC	PVC	PVC	_____	_____	_____
Length of main (nearest foot)_____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	140	7220	6020	4640	3400	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____	_____	_____
End of year_____	140	7220	6020	4640	3400	0	0	0

MANHOLES

Size (inches)_____	48"	_____	_____	_____
Type of Manhole_____	Concrete	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	_____	_____	_____	_____

UTILITY NAME: Applegate Utility, LLC

SYSTEM NAME:

YEAR OF REPORT
DECEMBER 31, 2025

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	_____	_____	_____
Total Permitted Capacity_____	15000 GPD	_____	_____
Average Daily Flow_____	7,307 GPD	_____	_____
Method of Effluent Disposal_____	Two Perc Ponds	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	2,667,000	_____	_____

MASTER LIFT STATION PUMPS

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_____	_____	_____	0
February_____	127,000	_____	127,000
March_____	134,000	_____	134,000
April_____	139,000	_____	139,000
May_____	129,000	_____	129,000
June_____	325,000	_____	325,000
July_____	380,000	_____	380,000
August_____	272,000	_____	272,000
September_____	321,000	_____	321,000
October_____	326,000	_____	326,000
November_____	273,000	_____	273,000
December_____	241,000	_____	241,000
Total for year_____	2,667,000	0	2,667,000

If Wastewater Treatment is purchased, indicate the vendor:

UTILITY NAME: Applegate Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME:

GENERAL WASTEWATER SYSTEM INFORMATION

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

1. Present number of ERCs* now being served. 88
2. Maximum number of ERCs* which can be served. 88
3. Present system connection capacity (in ERCs*) using existing lines. 88
4. Future connection capacity (in ERCs*) upon service area buildout. 88
5. Estimated annual increase in ERCs*. 0

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? No

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? 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? _____

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 # FLA011159

* 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: Applegate Utility, LLC

YEAR OF REPORT
DECEMBER 31, 2025

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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

Date: 8/11/26

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

Date: 8/11/2026

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.