

WU 976

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Oak Springs MHC LLC

Exact Legal Name of Respondent

623-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA

Received by

The Florida Public Service Commission

MAR 17 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 Water and Wastewater
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 Water and Wastewater, 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

Oak Springs MHC LLC (Orange and Lake County)
(EXACT NAME OF UTILITY)

<u>12 Highland St. Sorrento, Florida 32776</u>	<u>Same as Mailing Address</u>	<u>Orange/Lake County</u>
Mailing Address	Street Address	County

Telephone Number 352-383-5973 Date Utility First Organized 2004

Fax Number 321-837-0566 E-mail Address None

Sunshine State One-Call of Florida, Inc. Member No. OS2075

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: 12 Highland St. Sorrento, Florida 32776
352-383-5973

Name of subdivisions where services are provided: Oak Springs MHP

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Jessica Valderrama</u>	<u>Park Manager</u>	<u>12 Highland St.</u> <u>Sorrento, Fl 32776</u>	\$ <u>None</u>
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	<u>44 Black Willow Street</u> <u>Homosassa, Florida 34446</u>	\$ _____
Officers and Managers: <u>Branden Bailey</u>	<u>CFO</u>	<u>1630 W. Guadalupe Rd.</u> <u>Gilbert Az. 85233</u>	\$ <u>None</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>PFC Park Holdings</u>	<u>100%</u>	<u>917 Tahoe Blvd.</u> <u>Sutie 200</u> <u>Incline Village, Nevada</u> <u>89451</u>	\$ <u>None</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME: Oak Springs MHC 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	\$ 1,540,441	\$ 1,525,425
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	526,809	479,824
 Net Utility Plant -----		 \$ 1,013,631	 \$ 1,045,601
 Cash -----		 -	 -
Customer Accounts Receivable (141) -----		-	-
Other Assets (Specify): -----		-	-
-----		-	-
-----		-	-
 Total Assets -----		 \$ 1,013,631	 \$ 1,045,601
 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	(53,229)	(54,528)
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	113,713	113,713
 Total Capital -----		 \$ 60,484	 \$ 59,185
 Long Term Debt (224) -----	F-6	 -	 -
Accounts Payable (231) -----		-	-
Notes Payable (232) -----		-	-
Customer Deposits (235) -----		-	-
Accrued Taxes (236) -----		-	-
Other Liabilities (Specify) -----		-	-
Due to Parent -----		953,148	986,415
-----		-	-
Advances for Construction -----		-	-
Contributions in Aid of Construction - Net (271-272) -----	F-8	-	-
 Total Liabilities and Capital -----		 \$ 1,013,632	 \$ 1,045,600

UTILITY NAME Oak Springs MHC 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 -----	\$ 1,540,441	\$ _____	\$ _____	\$ 1,540,441
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____	_____	_____	_____
Total Utility Plant _____	\$ 1,540,441	\$ -	\$ _____	\$ 1,540,441

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 479,824	\$ _____	\$ _____	\$ 479,824
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 46,985	\$ _____	\$ _____	\$ 46,985
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ 526,809	\$ -	\$ _____	\$ 526,809
Deduct Debits During Year:				
Book cost of plant retired _____	\$ -	\$ _____	\$ _____	\$ -
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ -	\$ _____	\$ _____	\$ -
Balance End of Year _____	\$ 526,809	\$ -	\$ _____	\$ 526,809

UTILITY NAME: Oak Springs MHC 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_____	\$ 0	\$ _____
Changes during the year (Specify):		
Net Income_____	_____	_____
_____	_____	_____
_____	_____	_____
Balance end of year_____	\$ 0	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year_____	\$ 954,874	\$ _____
Changes during the year (Specify):		
Retained Earnings_____	(53,229)	_____
Capital Contributions(Distributions)_____	113,713	_____
_____	_____	_____
Balance end of year_____	\$ 1,015,357	\$ _____

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: Oak Springs MHC 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_____	_____	_____	_____	_____
Regulatory assessment fee____	3,592	_____	_____	3,592
Other (Specify)_____	_____	_____	_____	_____
Payroll Tax_____	_____	_____	_____	_____
Workers Comp_____	_____	_____	_____	_____
Total Taxes	\$ 3,592	\$ -	\$ _____	\$ 3,592

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

<p>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.</p>			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Gary Morse	\$ 6,000	\$ _____	PSC Rate Matters
US Water	\$ 56,368	\$ _____	Monthly Plant Ops/Testing//Repairs
Oates Energy	\$ 21,713	\$ _____	Mo. Meter Read/Billing/Collection
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Oak Springs MHC 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_____	\$ _____ -	\$ _____ -	\$ _____ -
2) Add credits during year_____	\$ _____ -	\$ _____ -	\$ _____ -
3) Total_____	_____ -	_____ -	_____ -
4) Deduct charges during the year_____	_____ -	_____ -	_____ -
5) Balance end of year_____	_____ -	_____ -	_____ -
6) Less Accumulated Amortization_____	_____ -	_____ -	_____ -
7) Net CIAC_____	\$ _____ -	\$ _____ -	\$ _____ -

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: Oak Springs MHC 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	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
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: _____

**WATER
OPERATING
SECTION**

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2025

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Adjustment Per Transfer Retirements Docket No. 20160075-WU	Current Year (f)
301	Organization_____	\$ 48,011	\$ _____	\$ _____	\$ 48,011
302	Franchises_____	-	_____	_____	_____
303	Land and Land Rights_____	2,733	_____	_____	2,733
304	Structures and Improvements_____	650,183	-	_____	650,183
305	Collecting and Impounding Reservoirs_____	-	_____	_____	_____
306	Lake, River and Other Intakes_____	-	_____	_____	_____
307	Wells and Springs_____	88,110	_____	_____	88,110
308	Infiltration Galleries and Tunnels_____	-	_____	_____	_____
309	Supply Mains_____	184,754	0	_____	184,754
310	Power Generation Equipment_____	48,627	_____	-	48,627
311	Pumping Equipment_____	89,994	-	-	89,994
320	Water Treatment Equipment_____	19,325	_____	_____	19,325
330	Distribution Reservoirs and Standpipes_____	-	_____	_____	_____
331	Transmission and Distribution Lines_____	208,789	-	_____	208,789
333	Services_____	-	-	_____	_____
334	Meters and Meter Installations_____	62,738	-	_____	62,738
335	Hydrants_____	36,110	-	_____	36,110
336	Backflow Prevention Devices_____	-	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	66,426	_____	_____	66,426
340	Office Furniture and Equipment_____	16,225	_____	_____	16,225
341	Transportation Equipment_____	3,400	_____	_____	3,400
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_____	-	15016	_____	15,016
	Total Water Plant_____	\$ 1,525,425	\$ 15,016	\$ -	\$ 1,540,441

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 (Original Certificate)			2.50%	11,877		1,200	13,077
304	Structures and Improvements		%	3.57%	\$ 35,994	\$	\$ 23,212	\$ 59,206
305	Collecting and Impounding Reservoirs		%		-			
306	Lake, River and Other Intakes		%		-			
307	Wells and Springs		%	3.70%	88,110		-	88,110
308	Infiltration Galleries & Tunnels		%		-			
309	Supply Mains		%	3.13%	12,369		5,783	18,152
310	Power Generating Equipment		%	5.88%	46,406		2,221	48,627
311	Pumping Equipment		%	5.88%	22,505		5,292	27,797
320	Water Treatment Equipment		%	5.88%	19,325		-	19,325
330	Distribution Reservoirs & Standpipes		%	3.33%	60,819		6,953	67,771
331	Trans. & Dist. Mains		%	2.50%	62,738		-	62,738
333	Services		%	2.86%	34,923		1,033	35,956
334	Meter & Meter Installations		%	5.88%	69,834		-	69,834
335	Hydrants		%	2.50%	11,729		406	12,134
338	Backflow Prevention Devices		%	4.00%	3,196		136	3,332
339	Other Plant and Miscellaneous Equipment		%		-			-
340	Office Furniture and Equipment		%		-			-
341	Transportation Equipment		%		-			-
342	Stores Equipment		%		-			-
343	Tools, Shop and Garage Equipment		%		-			-
344	Laboratory Equipment		%		-			-
345	Power Operated Equipment		%		-			-
346	Communication Equipment		%		-			-
347	Miscellaneous Equipment		%		-			-
348	Other Tangible Plant		%	10.00%	-		750.8	751
	Totals				\$ 478,824	\$ -	\$ 46,985	\$ 526,809 *

2,221

* This amount should tie to Sheet F-5.

UTILITY NAME: Oak Springs MHC LLC

YEAR OF REPORT December 31, 2025

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ -
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	_____
615	Purchased Power_____	5,000
616	Fuel for Power Production_____	_____
618	Chemicals_____	4,851
620	Materials and Supplies_____	-
630	Contractual Services:	
	Billing_Due Oates_____	21,713
	Professional (Contract Ops & Annual Report/Legal)_____	56,368
	Testing_____	-
	Other (Repair and Maintenance)_____	-
640	Rents_____	_____
650	Transportation Expense_____	_____
655	Insurance Expense_____	_____
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	-
	Total Water Operation And Maintenance Expense_____	\$ 87,932 *

* 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	363	378	378
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	_____	_____	_____
General Service					
5/8"	D	1.0	3	3	3
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	366	381

UTILITY NAME: _____ Oak Springs MHC LLC

YEAR OF REPORT
December 31, 2025

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) See Note (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January	_____	1,793	-	1,793	1,489
February	_____	1,643	-	1,643	1,079
March	_____	2,009	-	2,009	1,126
April	_____	2,210	-	2,210	1,365
May	_____	2,397	-	2,397	1,246
June	_____	2,242	-	2,242	1,203
July	_____	2,193	-	2,193	1,282
August	_____	2,170	-	2,170	1,189
September	_____	1,973	-	1,973	1,247
October	_____	1,817	-	1,817	1,179
November	_____	1,930	-	1,930	1,208
December	_____	1,802	-	1,802	1,245
Total for Year	_____	24,179	-	24,179	14,858

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
All PVC	2. 4, 6 inch	15,988	None	None	15,988
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____

Oak Springs MHC LLC

YEAR OF REPORT December 31, 2025

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	1973	1983	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	458	410	_____	_____
Diameters of Wells _____	8-inch	8-inch	_____	_____
Pump - GPM _____	375	500	_____	_____
Motor - HP _____	28	30	_____	_____
Motor Type * _____	Submersible	Submersible	_____	_____
Yields of Wells in GPD _____	_____	_____	_____	_____
Auxiliary Power _____	70 KW Gen	70 KW Gen	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel Hydro	Steel Grd Stg	_____	_____
Capacity of Tank _____	10,000	28,000	_____	_____
Ground or Elevated _____	_____	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	Peerless	Peerless	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	25	25	_____	_____
<u>Pumps</u>				
Manufacturer _____	_____	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	400	400	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	70 KW Gen	70 KW Gen	_____	_____

UTILITY NAME: _____ Oak Springs MHC LLC

YEAR OF REPORT December 31, ###

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	158,082	_____	_____
Type of Source_____	Ground	_____	_____

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_____	Sodium Hypo	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____

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. 452
- 2. Maximum number of ERC's * which can be served. 452
- 3. Present system connection capacity (in ERCs *) using existing lines. 363
- 4. Future connection capacity (in ERCs *) upon service area buildout.
- 5. Estimated annual increase in ERCs *. Unknown
- 6. Is the utility required to have fire flow capacity?
If so, how much capacity is required? Yes
500 GPM
- 7. Attach a description of the fire fighting facilities. Local 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? August 1999
- 10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? No
- 11. Department of Environmental Protection PWS335090
- 12. Water Management District Consumptive Use Permit # 2416
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? _____

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

WASTEWATER

OPERATING

SECTION

Not Applicable

UTILITY NAME: Oak Springs MHC LLC

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. 2. 3. 4.



(signature of chief executive officer of the utility) *

1. 2. 3. 4.



(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.

Small Water System Regulatory Assessment Fee Return

Florida Public Service Commission

(See Filing Instructions on Back of Form)

STATUS:

Actual Return
 Estimated Return

PERIOD COVERED:

1-1-2025
 to
 12-31-2025

Oak Springs MHC, LLC
 12 Highland Street
 Sorrento, FL 32776

Please Complete Below If Official Mailing Address Has Changed

FOR PSC USE ONLY

Check # _____

\$ _____ 0604001
 _____ 003001

\$ _____ E

\$ _____ P 0604001
 _____ 004010

\$ _____ I

Postmark Date _____
 Initials of Preparer _____

(SYSTEM'S NAME)	(ADDRESS)	(CITY/STATE)	(ZIP)
-----------------	-----------	--------------	-------

Florida Public Service Commission Certificate	# <u>623-W</u>	# _____	# _____
WATER OPERATING REVENUES	\$ _____	\$ _____	\$ _____
1. Unmetered Water Revenues (460)			
MEASURED WATER REVENUES			
2. Residential Revenues (461.1)	<u>85,280</u>		
3. Commercial Revenues (461.2)			
4. Industrial Revenues (461.3)			
5. Revenues from Public Authorities (461.4)			
6. Multiple Family Dwelling Revenues (461.5)			
7. TOTAL METERED SALES	<u>\$ 85,280</u>	\$ _____	\$ _____
FIRE PROTECTION REVENUES			
8. Public Fire Protection (462.1)			
9. Private Fire Protection (462.2)			
10. TOTAL FIRE PROTECTION REVENUE	\$ _____	\$ _____	\$ _____
11. Other Sales to Public Authorities (464)			
12. Sales to Irrigation Customers (465)			
13. SALES FOR RESALE (466)			
14. Interdepartmental Sales (467)			
15. TOTAL WATER SALES (Lines 1+7+10+11+12+13+14)	<u>\$ 85,280</u>	\$ _____	\$ _____
OTHER WATER REVENUES			
16. Guaranteed Revenues (Include Revenues from A.F.P.I. Charges) (469)			
17. Forfeited Discounts (470)			
18. Miscellaneous Service Revenues (471)			
19. Rents From Water Property (472)			
20. Interdepartmental Rents (473)			
21. Other Water Revenues (474) Describe: <u>Late Fees/ New Acct Fee</u>	<u>220</u>		
22. TOTAL OTHER WATER REVENUES (Lines 16+17+18+19+20+21)	<u>\$ 220</u>	\$ _____	\$ _____
23. TOTAL WATER OPERATING REVENUES*(Lines 15+22)	<u>\$ 85,600</u>	\$ _____	\$ _____
24. LESS: Expense for Purchased Water From FPSC-Regulated Utility	(_____)	(_____)	(_____)
25. NET WATER OPERATING REVENUES (Line 23 Less Line 24)	<u>85,600</u>		
26. Regulatory Assessment Fee Due - (Multiply Line 25 by 0.045)		<u>3,852.00</u>	
27. LESS: Approved Prior-Period Credit		(_____)	
28. NET REGULATORY ASSESSMENT FEE (Line 26 Less Line 27)		<u>\$ 3,852.00</u>	
29. Penalty for Late Payment			
30. Interest for Late Payment			
31. TOTAL AMOUNT DUE		<u>\$ 3,852.00</u>	

*These amounts must agree with Annual Report Schedule F-3
 If service was purchased from a regulated utility, please insert its name: _____

AS PROVIDED IN SECTION 350.113, FLORIDA STATUTES, THE MINIMUM ANNUAL FEE IS \$15

I, the undersigned owner/officer of the above-named vendor, have read the foregoing and declare that to the best of my knowledge and belief the above information is a true and correct statement. I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

 (Signature of System Official)

Manager, President
 (Title)

3/11/2026
 (Date)

Tom Stapley
 (Please Print Name)

Telephone Number (480) 339-0000 Fax Number (_____)

F.E.I. No. _____

FLORIDA PUBLIC SERVICE COMMISSION
Instructions For Filing Regulatory Assessment Fee Return
(Small Wastewater System)

1. **WHO MUST FILE:** Each small regulated system under the jurisdiction of the Florida Public Service Commission (Commission) for any part of the 12-month period, January 1 through December 31, preceding the due date as reflected in the following paragraph. A small utility is defined as a utility with annual revenues of less than \$200,000 based on the most recent prior calendar year.
2. **WHEN TO FILE:** To avoid payment of penalties and interest, the Regulatory Assessment Fee Return form must be filed or postmarked before March 31 for the report period January 1 through December 31. However, if March 31 falls on a Saturday, Sunday, or holiday, the Regulatory Assessment Fee may be filed or postmarked on the next business day, without penalty.
3. **FEES:** Each Commission-regulated system shall pay the presently established percentage (Line 28) of its gross operating revenues derived from intrastate business. (Gross Operating Revenues are defined as the total revenues before expenses.) To assure an accurate recording of your fee payment, it is most important that you identify each certificate number in the appropriate space.
4. **FAILURE TO FILE BY DUE DATE:** Failure to file a return by the established due date will result in a penalty being added to the amount of fee due, 5% for each 30 days or fraction thereof, not to exceed a total penalty of 25% (Line 31). In addition, interest shall be added in the amount of 1% for each 30 days or fraction thereof, not to exceed a total of 12% per year (Line 32).
5. **EXTENSION:** A utility, for good cause shown in a written request, may be granted an extension for a period not to exceed 30 days. Such request should be made by filing the enclosed *Request for Extension to File Regulatory Assessment Fee Return* form (PSC/CCA 124), two weeks prior to the filing date. If an extension is granted, a charge shall be added to the amount due:

0.75% of the fee to be remitted for an extension of 15 days or less, *or*
1.5% of the fee for an extension of 16 to 30 days.

In lieu of paying the charges outlined above, a utility may file a return and remit payment based upon estimated gross operating revenues. If such return is filed by the normal due date, the utility shall be granted a 30-day extension period in which to file and remit the actual fee due without paying the above charges, provided the estimated fee payment remitted is at least 90% of the actual fee due for the period. An automatic 30-day extension to file an actual return may be obtained by checking the "Estimated Return" space in the top left-hand corner on the reverse side.

6. **AUTHORITY:** The authority to collect regulatory assessment fees is granted to the Commission by Section 350.113 and 367.145, Florida Statutes.
7. **REGULATORY ASSESSMENT FEE DUE:** Amounts are due and payable to the Commission by March 31. If there are no revenues *OR* if revenues are insufficient to generate a minimum annual fee, remit the minimum fee. A Regulatory Assessment Fee Return must be completed, signed, and filed even if there are no revenues to report or if the minimum amount is due.
8. **FEE ADJUSTMENTS:** Computation errors and/or differences in gross operating revenues reported for regulatory assessment fee purposes and those reported in the annual report may cause adjustments to amounts paid to the Commission. You will be notified as to the amount and reason for any adjustment. Penalty and interest charges may be applicable to additional amounts owed the Commission by reason of the adjustment.
9. **MAILING INSTRUCTIONS:** Please complete this form, make a copy for your files, and return the original in the enclosed preaddressed envelope. Use of this envelope should assure a more accurate and expeditious recording of your payment. However, if you are unable to use the envelope, please address your remittance as follows:

Florida Public Service Commission 2540 Shumard Oak Boulevard Tallahassee, FL 32399-0850 ATTENTION: Fiscal Services

10. **ADDITIONAL ASSISTANCE:** If you need additional information or assistance in preparing your Regulatory Assessment Fee Return, please contact the Division of Economic Regulation at (850) 413-6900 or at the above-referenced address, changing the Attention line.