

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: January 23, 2024

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Donna Brown, Bureau Chief, Office of Auditing and Performance Analysis *DB*

RE: Docket No.: 20230083-WS
Company Name: Pluris Wedgefield, LLC
Company Code: WS929
Audit Purpose: A1f: File and Suspense Rate Case (PAA)
Audit Control No.: 2023-276-1-1

Attached is the final audit report for the Utility stated above, I am sending the Utility a copy of this memo and the audit report. If the Utility desires to file a response to the audit report, it should send a response to the Office of the Commission Clerk. There are no confidential work papers associated with this audit.

Attachment: Audit Report

Cc: Office of Auditing and Performance Analysis

State of Florida



Public Service Commission

Office of Auditing and Performance Analysis
Bureau of Auditing

Auditor's Report

Pluris Wedgefield, LLC.
File and Suspend Rate Case (PAA)

Twelve Months Ended December 31, 2022

Docket No. 20230083-WS
Audit Control No. 2023-276-1-1
January 19, 2024

Handwritten signature of Donna D. Brown in black ink.

Donna D. Brown
Audit Manager

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Jakiya Acoff
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Tony Nguyen
Audit Staff

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Rhonda L. Hicks
Reviewer

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Purpose

To: Florida Public Service Commission

We have performed the procedures described later in this report to meet the objectives set forth by the Division of Accounting & Finance in its audit service request dated October 3, 2023. We have applied these procedures to the attached schedules prepared by Pluris Wedgefield, LLC in support of its filing for rate relief in Docket No. 20230083-WS.

The report is intended only for internal Commission use.

Objectives and Procedures

General

Definitions

Utility refers to Pluris Wedgefield, LLC.

Test year refers to the twelve months ended December 31, 2023.

NARUC refers to the National Association of Regulatory Utility Commissioners.

USOA refers to the NARUC Uniform System of Accounts as adopted by Commission Rule 25-30.115 – Uniform System of Accounts for Water and Wastewater Utilities, Florida Administrative Code (F.A.C.).

Background

Pluris Wedgefield, LLC. (Pluris or Utility) is a Class B utility serving approximately 1,615 water and wastewater customers in Orange County. Pluris also provides service to approximately 33 irrigation customers.

Water and wastewater rates were last established for this Utility in 2013, per Commission Order No. PSC-2013-0187-PAA-WS, issued May 2, 2013, in Docket No. 20120152-WS. On July 28, 2017, Pluris filed a request for a limited proceeding to increase water and wastewater rates in Docket No. 20170166-WS.

According to the Utility's 2022 Annual Report, total gross revenue for water was \$1,627,619 and total gross revenue for wastewater was \$1,051,949.

Utility Books and Records

Objectives: The objective was to determine whether the Utility maintains its books and records in conformity with the NARUC USOA.

Procedures: We reviewed the Utility's accounting system by examining the records provided for this proceeding and determined that the Utility's books are in substantial compliance with the NARUC USOA. No exceptions were noted.

Analytical Review

Objectives: The objective was to determine any material changes or inconsistencies in the Utility's plant, capital, revenues, and expenses from year to year.

Procedures: Audit staff developed an analytical review that compared the annual percentage change from 2012 through 2022 for Plant in Service, Accumulated Depreciation, Revenues and O&M expenses. We requested explanations from the Utility for any significant changes for

depreciable assets, revenues, and expenses. The Utility provided explanations that were sufficient, and further follow-up was not required.

Rate Base

Utility Plant in Service

Objectives: The objectives were to verify that Utility Plant in Service (UPIS): 1) Consists of property that exists and is owned by the Utility, 2) Additions were authentic, recorded at original cost, and properly classified as a capital item in compliance with Commission rules and the NARUC USOA, 3) Retirements were made when a replacement item was put in service, and 4) Adjustments required in the Utility's last rate case proceeding were recorded in its books and records

Procedures: We reconciled the beginning balances of UPIS for water and wastewater as of December 31, 2011 to December 31, 2022. We reconciled the beginning balances, including ordered adjustments, in the general ledger to the Order issued in the prior rate case. We verified that Commission-ordered adjustments were posted to the general ledger. We scheduled utility additions and retirements since the last rate proceeding to determine the UPIS balance as of December 31, 2022. We statistically sampled plant additions and verified that additions were recorded at original cost and that retirements were properly posted. Finding 1 discusses our recommended adjustments to Utility Plant in Service.

Land & Land Rights

Objectives: The objectives were to determine whether utility land was: 1) Recorded in the general ledger at original cost, 2) Owned or secured under a long-term lease agreement, and 3) Adjusted to reflect Commissioned-ordered adjustments.

Procedures: We obtained Pages 36 and 37 of Order No. PSC-2013-01875PAA-WS, issued May 2, 2013, which established the value of land for water and wastewater. We also obtained the records of the properties owned by the Utility from the County Property Appraisal website. No exceptions were noted.

Accumulated Depreciation

Objectives: The objectives were to determine whether: 1) Adjustments to accumulated depreciation in the Utility's last rate case proceeding were recorded in its general ledger, 2) Accumulated depreciation accruals were properly recorded in compliance with Commission Rule 25-30.140-Depreciation, Florida Administrative Code (F.A.C.) and the NARUC USOA, 3) Depreciation expense accruals were calculated using the Commission's authorized rates, and 4) Retirements were properly recorded when an asset was replaced.

Procedures: We reconciled the accumulated depreciation accounts presented in the filing to the general ledger. We reconciled the beginning balances, including ordered adjustments, in the general ledger to the Order issued in the prior rate case. We verified whether the Utility included the Commission adjustments from the Order. We scheduled utility accruals and retirements since the last rate proceeding to determine the accumulated depreciation balance as of December 31, 2022. We calculated accumulated depreciation accruals from the Utility's schedule for

accumulated depreciation using the rates authorized in Rule 25-30.140 – Depreciation, F.A.C. and compared our balances to the balances in the Utility’s schedule for accumulated depreciation. Finding 2 discusses our recommended adjustments to Accumulated Depreciation.

Contributions-in-Aid-of-Construction

Objectives: The objectives were to determine whether : 1) contributions-in-aid-of-construction (CIAC) was properly recorded in compliance with Commission rules and the NARUC USOA, 2) Donated property was properly accounted for and recorded as CIAC, 3) Adjustments to CIAC in the Utility’s last rate proceeding were recorded in its general ledger.

Procedures: We reconciled the CIAC accounts presented in the filing to the general ledger. We reconciled the beginning balances, including ordered adjustments, in the general ledger to the Order issued in the prior rate case. We verified whether the Utility included the Commission adjustments from the order. We scheduled utility additions and retirements since the last rate proceeding to determine the CIAC balance as of December 31, 2022. We inquired about new agreements, developer agreements, and donated property. Finding 3 discusses our recommended adjustments to Contributions-in-Aid-of-Construction.

Accumulated Amortization of CIAC

Objectives: The objectives were to determine whether : 1) Accruals to accumulated amortization of CIAC were properly calculated and recorded in compliance with Commission Rule 25-30.140, F.A.C., 2) Retirements were recorded when a contributed asset was replaced, and 3) Adjustments to accumulated amortization of CIAC in the Utility’s last rate proceeding were recorded to its general ledger.

Procedures: We reconciled the accumulated amortization accounts presented in the filing to the general ledger. We reconciled the beginning balances, including ordered adjustments, in the general ledger to the Order issued in the prior rate case. We verified whether the Utility included the Commission adjustments from the order. We scheduled utility accruals and retirements since the last rate proceeding to determine the accumulated amortization balance as of December 31, 2022. We calculated accumulated amortization accruals from the Utility’s CIAC schedule using the rates authorized in Rule 25-30.140 – Depreciation, F.A.C. and compared our balances to the balances in the Utility’s CIAC schedule and the filing. Finding 4 discusses our recommended adjustments to Accumulated Amortization of CIAC.

Working Capital

Objectives: The objective was to determine the working capital adjustment to be included in rate base per Rule 25-30.433- Rate Proceedings, F.A.C.

Procedures: We reconciled the Utility’s MFR Schedule A-17 for water and wastewater to the general ledger, the rate base schedules, and the rate base adjustments schedules. No exceptions were noted.

Capital Structure

Objectives: The objectives were to determine the: 1) Components of the Utility's capital structure, 2) Cost rate for each class of capital, 3) Overall weighted cost of capital, and that 4) Components are properly recorded in compliance with the NARUC USOA.

Procedures: We determined that the Utility's capital structure consists of common equity, long-term debt, and customer deposits. We recalculated the year-end and simple average Capital Structure balance and its weighted average cost as of December 31, 2022. Finding 4 discusses our recommended adjustments to customer deposits. Findings 5 and 6 discuss information involving common equity and customer deposits.

Net Operating Income

Operating Revenue

Objectives: The objectives were 1) to determine whether revenues were representative of the test year by identifying rates for Utility services, miscellaneous service charges and other charges imposed by the Utility, and 2) determine that the Utility charges were calculated using Commission-approved tariff.

Procedures: We reconciled the water and wastewater revenue accounts presented in the MFR filing to the general ledger. We reviewed the Utility's authorized tariff rates for residential customers, general service customers, miscellaneous service charges, and private fire protection service. We recalculated the Utility's E-2 MFR Schedules to determine if the Utility was using the correct rates. We recalculated the water and wastewater revenues for the twelve months ended December 31, 2022. Finding 7 discusses our recommended adjustments to miscellaneous revenues.

Operation and Maintenance Expense

Objectives: The objectives were to determine whether operation and maintenance expenses (O&M) were: 1) Representative of the Utility's ongoing operations for the test year, 2) Properly recorded in the appropriate period for the correct amount, 3) Recorded in compliance with the NARUC USOA and Commission rules.

Procedures: We statistically sampled water and wastewater O&M expense accounts for the test year. We traced the statistically sampled invoices to the general ledger. We reviewed invoices for proper amount, period, classification, NARUC account, and whether recurring in nature. Finding 8 discusses our recommended adjustments to O&M expenses.

Depreciation and CIAC Amortization Expense

Objectives: The objectives were to determine whether depreciation and CIAC amortization expenses were properly recorded in compliance with Commission rules and that they accurately represent the depreciation of UPIS assets and the amortization of CIAC from ongoing utility operations.

Procedures: We compiled a schedule from audited UPIS items and recalculated depreciation based on depreciation rates authorized by Rule 25-30.140, F.A.C. for the test year. We also recalculated the amortization of CIAC using Commission approved rates for the test year. Findings 2 and 4 discusses our recommended adjustments to depreciation expense and amortization expense.

Taxes Other than Income

Objectives: The objectives were to determine whether taxes other than income (TOTI) expenses were: 1) Properly recorded in compliance with Commission rules, 2) Reasonable for ongoing utility operations, and 3) Recorded in compliance with the NARUC USOA.

Procedures: We reviewed the Utility's MFR Schedule B-15 and traced the components of TOTI to the general ledger. We reviewed the RAF forms filed by the Utility and recalculated the RAFs using the proper rates. We verified the real estate and tangible property taxes incurred by the Utility for the test year, and ensured that all property tax expenses reflect the maximum discounts available. Finding 9 discusses our recommended adjustments to TOTI.

Audit Findings

Finding 1: Utility Plant in Service

Audit Analysis: Per MFR Schedules A-9 and A-10, the Utility determined the ending balance for Plant-in-Service for water to be \$12,195,508 and \$9,319,840 for wastewater. Audit staff reconciled the beginning balances in Commission Order No. PSC-2013-0187-PAA-WS to the general ledger. We determined that the Utility understated the water plant by \$36,543 and overstated the wastewater plant by \$15,763. We requested a detailed explanation for the differences between the Commission Order and the beginning balance. We were informed that there was no supporting details for these amounts and the Utility does not know why there was a discrepancy between the Commission Order and the beginning balances.

In addition, audit staff determined that the year-end balance per MFR Schedule A-5 included land amounts in the amounts of \$1,443 and \$97,402 for water and wastewater, respectively.

Utility additions and retirements since rate base was last established were scheduled to determine the water and wastewater UPIS balances as of December 31, 2022, and are shown in Tables 1-1 and 1-2.

Table 1-1

Pluris Wedgefield, LLC Plant-in- Service - Water			
Account Description	MFR Schedule A-9 12/31/2022	Audit Adjustments	Audit Balance 12/31/2022
301 Organization	\$ 1,523	\$ -	\$ 1,523
302 Franchises	4,677	-	4,677
303 Land	1,443	(1,443)	-
304 Structures & Improvements	4,901,130	(1,260)	4,899,870
304 Structures & Improvements	-	630	630
307 Wells & Springs	317,648	34,745	352,393
309 Supply Mains	22,542	-	22,542
310 Power Generation Equip.	58,290	(60)	58,230
311 Pumping Equip.	488,724	60	488,784
320 Water Treatment Equip.	2,786,188	4,437	2,790,625
330 Distribution Reservoirs	84,050	-	84,050
331 Transmission and Distribution Mains	1,428,640	-	1,428,640
333 Services	505,681	-	505,681
334 Meters and Meter Install.	726,081	-	726,081
335 Hydrants	121,227	-	121,227
336 Backflow Prevention Devices	10,562	-	10,562
339 Other Plant And Misc.	122,481	-	122,481
340 Office Furniture & Equip.	4,174	-	4,174
341 Trans. Equip.	161,610	-	161,610
343 Tools, Shop and Garage Equip.	71,713	-	71,713
344 Lab Equip	18,120	-	18,120
345 Power Operated Equip.	4,797	(2,010)	2,787
346 Communication Equip.	344,530	-	344,530
348 Other Tangible Plant	9,678	-	9,678
Total Plant-in-Service	\$ 12,195,509	\$ 35,099	\$ 12,230,608

Table 1-2

Pluris Wedgefield, LLC Plant-in- Service - Wastewater			
Account Description	MFR Schedule A-9 12/31/2022	Audit Adjustments	Audit Balance 12/31/2022
351 Organization	\$ 12,260	\$ -	\$ 12,260
353 Land	97,402	(97,402)	-
354 Structures and Improvements	4,128,343	(1,853)	4,126,490
355 Power Generation Equip.	113,891	(1,179)	112,712
360 Collection Sewers-Force	302,282	-	302,282
361 Collection Sewers-Gravity	2,028,099	(2,047)	2,026,052
363 Services to Customers	465,158	-	465,158
364 Flow Measuring Devices	9,180	-	9,180
366 Reuse Services	9,056	-	9,056
367 Reuse Meters and Meter Install	6,257	-	6,257
370 Receiving Wells	9,790	(4,895)	4,895
371 Pumping Equipment	252,103	(7,065)	245,038
375 Reuse Trans and Distrib System	420,679	-	420,679
380 Treatment and Disposal Equip.	816,044	4,743	820,787
381 Plant Swers	24,328	-	24,328
382 Outfall Lines	372,681	-	372,681
389 Other Plant and Misc. Equip.	22,913	(672)	22,241
390 Office Furniture and Equip	2,358	-	2,358
391 Transportation Equip.	138,956	-	138,956
393 Tools, Shop, and Garage Equipment	7,201	-	7,201
394 Lab Equipment	11,427	-	11,427
395 Power Operated Equip.	12,910	(2,010)	10,900
396 Communication Equip.	49,090	-	49,090
398 Other Tangible Plant	7,433	(787)	6,646
Total Plant-in-Service	\$ 9,319,841	\$ (113,167)	\$ 9,206,674

We recalculated 13-month averages and determined the 13-month averages for water and wastewater, as shown in Tables 1-3 and 1-4.

Table 1-3

Pluris Wedgefield, LLC Plant-in- Service - Water			
Description	MFR Schedule A-5 Test Year Average 12/31/2022	Audit Adjustments	Audit Balance 13 Month Average 12/31/2022
301 Organization	\$ 1,523	\$ -	\$ 1,523
302 Franchises	3,662	254	3,916
304 Structures & Improvements	4,901,130	(1,260)	4,899,870
304 Structures & Improvements	-	630	630
307 Wells & Springs	317,648	34,745	352,393
309 Supply Mains	22,542	-	22,542
310 Power Generation Equip.	58,162	(60)	58,102
311 Pumping Equip.	472,529	60	472,589
320 Water Treatment Equip.	2,641,201	4,437	2,645,638
330 Distribution Reservoirs	84,050	-	84,050
331 Transmission and Distribution Mains	1,426,792	-	1,426,792
333 Services	490,476	-	490,476
334 Meters and Meter Install.	725,070	-	725,070
335 Hydrants	118,805	-	118,805
336 Backflow Prevention Devices	10,562	-	10,562
339 Other Plant And Misc.	122,481	-	122,481
340 Office Furniture & Equip.	4,174	-	4,174
341 Trans. Equip.	154,353	-	154,353
343 Tools, Shop and Garage Equip.	70,537	-	70,537
344 Lab Equip	17,102	-	17,102
345 Power Operated Equip.	4,797	(2,010)	2,787
346 Communication Equip.	309,061	-	309,061
348 Other Tangible Plant	9,678	-	9,678
Total Plant-in-Service	\$ 11,966,335	\$ 36,796	\$ 12,003,131

Table 1-4

Pluris Wedgefield, LLC			
Plant-in- Service - Wastewater			
Description	MFR Schedule A-5 Test Year Average 12/31/2022	Audit Adjustments	Audit Balance 13 Month Average 12/31/2022
351 Organization	\$ 12,260	\$ -	\$ 12,260
353 Land	-	97,402	97,402
354 Structures and Improvements	4,120,895	(1,853)	4,119,042
355 Power Generation Equip.	113,891	(1,179)	112,712
360 Collection Sewers-Force	302,182	-	302,182
361 Collection Sewers-Gravity	2,025,202	(2,047)	2,023,155
363 Services to Customers	465,158	-	465,158
364 Flow Measuring Devices	9,098	-	9,098
366 Reuse Services	9,043	-	9,043
367 Reuse Meters and Meter Install	6,257	-	6,257
370 Receiving Wells	9,790	(4,895)	4,895
371 Pumping Equipment	222,780	(7,065)	215,715
375 Reuse Trans and Distrib System	412,961	-	412,961
380 Treatment and Disposal Equip.	805,199	4,743	809,942
381 Plant Swers	24,194	-	24,194
382 Outfall Lines	372,681	-	372,681
389 Other Plant and Misc. Equip.	22,913	(672)	22,241
390 Office Furniture and Equip	2,358	-	2,358
391 Transportation Equip.	131,699	-	131,699
393 Tools, Shop, and Garage Equipment	7,201	1	7,202
394 Lab Equipment	11,318	-	11,318
395 Power Operated Equip.	11,635	(2,010)	9,625
396 Communication Equip.	45,963	-	45,963
397 Misc. Equip.	7,433	(7,433)	-
398 Other Tangible Plant	-	6,646	6,646
Total Plant-in-Service	\$ 9,152,111	\$ 81,638	\$ 9,233,749

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: The plant-in-service balances for water should be increase by \$35,099 and wastewater should be decreased by \$113,167. The 13-month average for water and wastewater should be increased by \$36,796 and \$81,638, respectively.

Finding 2: Accumulated Depreciation and Depreciation Expense

Audit Analysis: Per MFR Schedules A-9 and A-10, the Utility determined the ending balances for Accumulated Depreciation for water to be \$6,119,701 and \$7,243,009 for wastewater. Audit staff reconciled the beginning balances in Commission Order No. PSC-2013-0187-PAA-WS to the general ledger. We determined that the Utility overstated the water and wastewater plant by \$116,492 and \$123,773. We requested a detailed explanation for the differences between the Commission Order and the beginning balance. We were informed that there was no supporting details for these amounts and the Utility does not know why there was a discrepancy between the Commission Order and the beginning balances.

Utility Accumulated Depreciation since rate base was last established was scheduled to determine the water and wastewater balances as of December 31, 2022, as shown in Tables 2-1 and 2-2.

Table 2-1

Pluris Wedgefield, LLC				
Accumulated Depreciation - Water				
Account No.	Account Description	MFR Schedule A-9 12/31/22	Audit Adjustments	Audit Balance 12/31/22
301.00	Organization	\$ (251)	\$ 17	\$ (234)
302.00	Franchises	(231)	(2)	(232)
304.00	Structures & Improvements	(2,465,045)	(1,514)	(2,466,559)
304.00	Structures & Improvements	(237)	(94)	(331)
307.00	Wells & Springs	(215,665)	(12,847)	(228,511)
309.00	Supply Mains	(4,245)	4	(4,240)
310.00	Power Generation Equipment	(30,548)	672	(29,875)
311.00	Pumping Equipment	(330,993)	(11,409)	(342,402)
320.00	Water Treatment Equipment	(1,157,765)	2,076	(1,155,690)
330.00	Distribution Reservoirs & Standpipes	(36,829)	(254)	(37,083)
331.00	Transmission & Distribution Mains	(982,012)	336,191	(645,821)
334.00	Meters & Meter Installations	(217,502)	2,653	(214,850)
335.00	Hydrants	(58,749)	(25)	(58,775)
336.00	Backflow Prevention Devices	(3,792)	73	(3,719)
339.00	Other Plant & Miscellaneous Equipment	(36,211)	357	(35,854)
340.00	Office Furniture & Equipment	(2,045)	101	(1,943)
341.00	Transportation Equipment	(130,828)	54,623	(76,204)
343.00	Tools, Shop, & Garage Equipment	(69,862)	23	(69,838)
344.00	Laboratory Equipment	(8,485)	4	(8,481)
345.00	Power Operated Equipment	(4,509)	1,841	(2,669)
346.00	Communication Equipment	(121,205)	198	(121,007)
348.00	Other Tangible Plant	(9,227)	0	(9,227)
Total Accumulated Depreciation Adjustment		\$ (5,886,235)	\$ 372,689	\$ (5,513,546)
Less: Difference in ending balance per Order and actual balance		116,492		116,492
Net Utility Plant in Service & Accumulated Depreciation		\$ (5,769,743)	\$ 372,689	\$ (5,397,054)

Table 2-2

Pluris Wedgefield, LLC				
Accumulated Depreciation - Wastewater				
Account No.	Account Description	MFR Schedule A-9 12/31/22	Audit Adjustments	Audit Balance 12/31/22
354	Structure and Improvements	(3,658,537)	13,830.84	(3,644,706)
355	Power Generation Equipment	(28,348)	817.75	(27,530)
360	Collection Sewers - Force	(264,983)	(91.78)	(265,075)
361	Collection Sewers - Gravity	(1,380,074)	3,983.45	(1,376,091)
362	Special Collecting Structures	-	-	0
363	Services to Customers	(392,031)	(78.78)	(392,110)
364	Flow Measuring Devices	(4,954)	(81.62)	(5,035)
365	Flow Measuring Installations	-	-	0
366	Reuse Services	(973)	0.00	(973)
367	Reuse Meter and Meter Installations	(4,028)	116.58	(3,912)
370	Receiving Wells	(3,749)	1,791.28	(1,958)
371	Pumping Equipment	(76,625)	6,029.14	(70,596)
375	Reuse Transmission and Distribution System	(118,664)	158.57	(118,506)
380	Treatment & Disposal Equipment	(801,077)	(1,807.56)	(802,884)
381	Plant Sewers	(8,339)	29.54	(8,309)
382	Outfall Sewer Lines	(372,681)	529.27	(372,152)
389	Other Plant/ Miscellaneous Equipment	(13,790)	(198.32)	(13,988)
390	Office Furniture & Equipment	(844)	0.43	(843)
391	Transportation Equipment	(78,700)	54,833.86	(23,867)
392	Stores Equipment	-	-	0
393	Tools, Shop and Garage Equipment	(3,554)	(0.01)	(3,554)
394	Laboratory Equipment	(2,810)	1.38	(2,809)
395	Power Operated Equipment	(6,028)	1,840.19	(4,188)
396	Communication Equipment	(14,368)	(0.00)	(14,368)
397	Miscellaneous Equipment	-	-	0
398	Other Tangible Plant	(2,181)	23.73	(2,157)
Total Utility Plant in Service & Accumulated Depreciation		\$ (7,237,339)	\$ 81,728	\$ (7,155,611)
Less: Difference in ending balance per Order and actual balance		\$ 123,773		\$ 123,773
Net Utility Plant in Service & Accumulated Depreciation		\$ (7,113,566)	\$ 81,728	\$ (7,031,838)

We recalculated 13-month averages and determined the 13-month averages for water and wastewater, as shown in Tables 2-3 and 2-4.

Table 2-3

Pluris Wedgefield, LLC				
Accumulated Depreciation - Water				
Account No.	Account Description	MFR Schedule A-9 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
301.00	Organization	(232)	17	(215)
302.00	Franchises	(191)	(4)	(195)
304.00	Structures & Improvements	(2,388,698)	(1,253)	(2,389,951)
304.00	Structures & Improvements	(227)	(94)	(321)
307.00	Wells & Springs	(210,376)	(12,262)	(222,638)
309.00	Supply Mains	(3,922)	4	(3,918)
310.00	Power Generation Equipment	(29,092)	670	(28,422)
311.00	Pumping Equipment	(319,901)	(8,311)	(328,212)
320.00	Water Treatment Equipment	(1,095,255)	788	(1,094,467)
330.00	Distribution Reservoirs & Standpipes	(35,810)	(137)	(35,947)
331.00	Transmission & Distribution Mains	(965,398)	336,155	(629,243)
333.00	Services	(227,111)	(10)	(227,121)
334.00	Meters & Meter Installations	(199,373)	2,647	(196,726)
335.00	Hydrants	(57,411)	(35)	(57,446)
336.00	Backflow Prevention Devices	(3,440)	73	(3,367)
338.00	Other Plant & Miscellaneous Equipment	(33,762)	358	(33,404)
340.00	Office Furniture & Equipment	(1,906)	102	(1,804)
341.00	Transportation Equipment	(126,049)	47,072	(78,977)
343.00	Tools, Shop, & Garage Equipment	(69,527)	(120)	(69,647)
344.00	Laboratory Equipment	(7,935)	(0)	(7,935)
345.00	Power Operated Equipment	(4,310)	1,757	(2,553)
346.00	Communication Equipment	(104,747)	(414)	(105,161)
348.00	Other Tangible Plant	(8,743)	-	(8,743)
Total Accumulated Depreciation Adjustment		\$ (5,893,416)	\$ 367,001	\$ (5,526,415)
Less: Difference in ending balance per Order and actual balance		\$ 116,492		\$ 116,492
Net Utility Plant in Service & Accumulated Depreciation		\$ (5,776,924)	\$ 367,001	\$ (5,409,923)

Table 2-4

Pluris Wedgefield, LLC				
Accumulated Depreciation - Wastewater				
Account No.	Account Description	MFR Schedule A-9 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
351	Organization	\$ (5,517)	\$ -	\$ (5,517)
354	Structure and Improvements	(3,596,563)	13,703	(3,582,860)
355	Power Generation Equipment	(25,501)	789	(24,712)
360	Collection Sewers - Force	(259,953)	(87)	(260,040)
361	Collection Sewers - Gravity	(1,356,985)	3,050	(1,353,935)
362	Special Collecting Structures	-	-	-
363	Services to Customers	(385,914)	(75)	(385,989)
364	Flow Measuring Devices	(4,053)	(82)	(4,135)
365	Flow Measuring Installations	-	-	-
366	Reuse Services	(860)	(0)	(860)
367	Reuse Meter and Meter Installations	(3,872)	117	(3,755)
370	Receiving Wells	(3,586)	1,710	(1,876)
371	Pumping Equipment	(70,096)	5,572	(64,524)
375	Reuse Transmission and Distribution System	(113,799)	120	(113,679)
380	Treatment & Disposal Equipment	(797,364)	(4,425)	(801,789)
381	Plant Sewers	(7,991)	28	(7,963)
382	Outfall Sewer Lines	(372,681)	534	(372,147)
389	Other Plant/ Miscellaneous Equipment	(13,153)	(218)	(13,371)
390	Office Furniture & Equipment	(765)	0	(765)
391	Transportation Equipment	(75,810)	50,948	(24,862)
392	Stores Equipment	-	-	-
393	Tools, Shop and Garage Equipment	(3,329)	(0)	(3,329)
394	Laboratory Equipment	(2,437)	1	(2,436)
395	Power Operated Equipment	(5,570)	1,750	(3,820)
396	Communication Equipment	(12,129)	(22)	(12,151)
397	Miscellaneous Equipment	-	-	-
398	Other Tangible Plant	(1,933)	108	(1,825)
Total Utility Plant in Service & Accumulated Depreciation		\$ (7,119,861)	\$ 73,521	\$ (7,046,340)
Less: Difference in ending balance per Order and actual balance		\$ 123,773		\$ 123,773
Net Utility Plant in Service & Accumulated Depreciation		\$ (6,996,088)	\$ 73,521	\$ (6,922,567)

The Utility determined the amortization expense for water to be \$375,083 and \$117,345 for wastewater. We recalculated the amortization expense for water and wastewater, as shown in Tables 2-5 and 2-6.

Table 2-5

Pluris Wedgefield, LLC			
Depreciation Expense - Water			
Account Description	MFR Schedule B-13 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
Depreciation Expense	\$ 363,049	\$ 12,034	\$ 375,083

Table 2-6

Pluris Wedgefield, LLC			
Depreciation Expense - Wastewater			
Account Description	MFR Schedule B-13 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
Depreciation Expense	\$ 129,820	\$ (12,475)	\$ 117,345

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: The Accumulated Depreciation for year ended 2022 from the filing should be adjusted to \$5,397,074 for water and \$7,037,484 for wastewater. The 13-month average should be adjusted to \$5,409,923 for water and \$6,922,567 for wastewater. The depreciation expense for water should be adjusted to \$375,083. The depreciation expense for wastewater should be adjusted to \$117,345.

Finding 3: Contributions-in-Aid-of-Construction CIAC

Audit Analysis: Per MFR Schedule A-12, the Utility determined the ending balances for Contributions-in-Aid-of-Construction (CIAC) for water to be \$3,005,002 and \$4,353,728 for wastewater. Audit staff reconciled the beginning balances in Commission Order No. PSC-2013-0187-PAA-WS to the general ledger. We determined that the Utility understated water CIAC by \$8,410. We requested a detailed explanation for the differences between the Commission Order and the beginning balance. We were informed that there was no supporting details for these amounts and the Utility does not know why there was a discrepancy between the Commission Order and the beginning balances.

Utility CIAC additions since rate base was last established were scheduled to determine the water CIAC balance as of December 31, 2022, as shown in Table 3-1.

Table 3-1

Pluris Wedgefield, LLC			
CIAC - Water			
Account Description	MFR Schedule A-12 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Contribution in Aid of Construction	\$ (3,005,002)	\$ (8,410)	\$ (3,013,412)
Total Contribution in Aid of Construction	\$ (3,005,002)	\$ (8,410)	\$ (3,013,412)

We recalculated 13-month averages and determined the 13-month averages for water, as shown in Table 3-2.

Table 3-2

Pluris Wedgefield, LLC			
CIAC - Water			
Account Description	MFR Schedule A-12 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
Contribution in Aid of Construction	\$ (3,001,852)	\$ (8,409)	\$ (3,010,261)
Total Contribution in Aid of Construction	\$ (3,001,852)	\$ (8,409)	\$ (3,010,261)

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: The CIAC balance for water should be increase by \$8,410. The 13-month average for water should be increased by \$8,409.

Finding 4: Accumulated Amortization of CIAC and Amortization Expense

Audit Analysis: Per MFR Schedule A-14, the Utility determined the ending balances for Accumulated Amortization of CIAC for water to be \$1,439,984 and \$3,222,711 for wastewater. Audit staff reconciled the beginning balances in Commission Order No. PSC-2013-0187-PAA-WS to the general ledger. We determined that Utility overstated the Accumulated Amortization of water and wastewater by \$22,935 and \$63,164, respectively. We requested a detailed explanation for the differences between the Commission Order and the beginning balance. We were informed that there was no supporting details for these amounts and the Utility does not know why there was a discrepancy between the Commission Order and the beginning balances.

Utility Accumulated Amortization of CIAC since rate base was last established was scheduled to determine the water and wastewater balances as of December 31, 2022, as shown in Tables 4-1 and 4-2.

Table 4-1

Pluris Wedgefield, LLC			
Accumulated Amortization of CIAC - Water			
Account Description	MFR Schedule A-14 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Accumulated Amortization of CIAC	\$ 1,439,984	\$ (22,935)	\$ 1,417,049
Total Accumulated Amortization of CIAC	\$ 1,439,984	\$ (22,935)	\$ 1,417,049

Table 4-2

Pluris Wedgefield, LLC			
Accumulated Amortization of CIAC - Wastewater			
Account Description	MFR Schedule A-14 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Accumulated Amortization of CIAC	\$ 3,222,711	\$ (63,164)	\$ 3,159,547
Total Accumulated Amortization of CIAC	\$ 3,222,711	\$ (63,164)	\$ 3,159,547

We recalculated 13-month averages and determined the 13-month averages for water and wastewater, as shown in Tables 4-3 and 4-4.

Table 4-3

Pluris Wedgefield, LLC			
Accumulated Amortization of CIAC - Water			
Account Description	MFR Schedule A-14 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
Accumulated Amortization of CIAC	\$ 1,391,204	\$ (22,924)	\$ 1,368,280
Total Accumulated Amortization of CIAC	\$ 1,391,204	\$ (22,924)	\$ 1,368,280

Table 4-4

Pluris Wedgefield, LLC			
Accumulated Amortization of CIAC - Wastewater			
Account Description	MFR Schedule A-14 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
Accumulated Amortization of CIAC	\$ 3,154,198	\$ (63,138)	\$ 3,091,060
Total Accumulated Amortization of CIAC	\$ 3,154,198	\$ (63,138)	\$ 3,091,060

The Utility determined the amortization expense for water to be \$97,538 and wastewater to be \$136,973.. We recalculated the amortization expense for water and wastewater, as shown in Table 4-5 and 4-6.

Table 4-5

Pluris Wedgefield, LLC			
Amortization Expense - Water			
Account Description	MFR Schedule B-13 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Accumulated Amortization of CIAC	\$ 97,538	\$ 273	\$ 97,811
Total Accumulated Amortization of CIAC	\$ 97,538	\$ 273	\$ 97,811

Table 4-6

Pluris Wedgefield, LLC			
Amortization Expense - Wastewater			
Account Description	MFR Schedule B-13 Test Year Average 12/31/22	Audit Adjustments	Audit Balance 13 Month Average 12/31/22
Accumulate Amortizaiton of CIAC	\$ 136,973	\$ 285	\$ 137,258
Total Accumulated Amortization of CIAC	\$ 136,973	\$ 285	\$ 137,258

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: The Accumulated Amortization of CIAC balances for water and wastewater should be decreased by \$22,935 and wastewater should be decreased by \$63,164. The 13-month average for water and wastewater should be decreased by \$22,924 and \$63,138, respectively. Amortization expense for water should be increased by 273 and amortization expense for water should be increased by \$285.

Finding 5: Capital Structure

Audit Analysis: Audit staff requested audited financial statements for the years 2012 through 2022. While reviewing the audited financial statements, audit staff noted that Pluris Wedgefield, LLC consistently received advances from Pluris Holdings, LLC, Pluris Southgate, Inc. and a director of the company. The net payable due to these various affiliates totaled \$7,871,474.

During the year ended December 31, 2022, the Company determined all receivable and payables due among the affiliated entities were not going to be repaid. The net payable due to affiliates in the amount of \$7,871,474 was forgiven and treated as a non-cash contribution.

Effect on the General Ledger: There is no effect on the general ledger.

Effect on the Filing: There is no effect on the filing.

This finding is for informational purposes only.

Finding 6: Customer Deposits

Audit Analysis: Based on Rule 25-30.311, the Utility is required to refund deposits to the customers after 23 months. Audit staff reviewed the customer deposits from the deposit register and compiled a list of the customer deposits collected before January 1, 2021. We noted several deposits that were not refunded within the 23 months.

The Utility determined the ending balance for customer deposits to be \$21,878. We determined that there were \$6,515 in customer deposits that should have been refunded. We determined the ending balance for customer deposits to be \$15,362 (\$21,878 - \$6,516). We recalculated the 13-month average and determined the 13-month average to be \$22,666.

We also noted that the Utility does not have an account in the general ledger to record the monthly interest earned on customer deposits. Audit staff recalculated interest totaling \$452 based upon the audit adjusted customer deposits from above.

Below are the recalculated customer deposits and the interest for year ended December 31, 2022 and the 13-month average of customer deposits and interest.

Table 6-1

Total Customer Deposits per MFR D-7	\$	21,878
Audit Adjustment to the Customer Deposit Report	\$	(6,516)
Total Customer Deposits per Audit	\$	15,362

Table 6-2

235 - Customer Deposits			
2021	DEC		\$ 23,275
2022	JAN		\$ 23,275
2022	FEB		\$ 23,275
2022	MAR		\$ 23,275
2022	APR		\$ 23,275
2022	MAY		\$ 23,275
2022	JUN		\$ 23,275
2022	JUL		\$ 23,275
2022	AUG		\$ 23,275
2022	SEP		\$ 23,275
2022	OCT		\$ 23,275
2022	NOV		\$ 23,275
2022	DEC		\$ 15,362
2022	13 Month Average Per Audit		\$ 22,666
2022	13 Month Average Per MFR Schedule D-1		\$ 23,168
	Difference		\$ (502)

Table 6-3

<u>235 - Customer Deposits</u>				<u>Accrued Interest</u>	
2022	JAN	\$	23,275	\$	39
2022	FEB	\$	23,275	\$	39
2022	MAR	\$	23,275	\$	39
2022	APR	\$	23,275	\$	39
2022	MAY	\$	23,275	\$	39
2022	JUN	\$	23,275	\$	39
2022	JUL	\$	23,275	\$	39
2022	AUG	\$	23,275	\$	39
2022	SEP	\$	23,275	\$	39
2022	OCT	\$	23,275	\$	39
2022	NOV	\$	23,275	\$	39
2022	DEC	\$	15,362	\$	26
2022	TOTAL			\$	452

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: The customer deposit balance should be reduced by \$6,515 for the year ended December 31, 2022 and the 13-month average should be reduced by \$502 for a 13-month average balance of \$22,666.

Finding 7: Operating Revenue

Audit Analysis: The Utility recorded miscellaneous service fees for wastewater in the amount of \$373 on MFR Schedule E-5. However, zero miscellaneous service fees for wastewater were recorded on the utility's general ledger. Audit staff was informed by the Utility that the majority of its miscellaneous charges were related to water service and that wastewater made up 1 percent of the total miscellaneous service charges. Although the miscellaneous service fees for wastewater only make up 1 percent of the miscellaneous service charges, audit staff believes that these fees should be reclassified to wastewater.

Tables 7-1 and 7-2 recalculate the water and wastewater revenues, respectively.

Table 7-1

Pluris Wedgefield, LLC			
Revenues - Water			
Description	MFR Schedule B-4 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Residential Revenues	\$ 1,437,793	\$ -	\$1,437,793
Commercial Revenues	\$ 76,342	\$ -	\$ 76,342
Irrigation Customers	\$ 84,609	\$ -	\$ 84,609
Total Water Revenue	<u>\$ 1,598,744</u>	<u>\$ -</u>	<u>\$1,598,744</u>
Other Water Revenues			
Misc. Service Revenues	\$ 28,875	\$ (373)	\$ 28,502
Total Other Water Revenue	<u>\$ 28,875</u>	<u>\$ (373)</u>	<u>\$ 28,502</u>
Total Operating Revenue	<u>\$ 1,627,619</u>	<u>\$ (373)</u>	<u>\$1,627,246</u>

Table 7-2

Pluris Wedgefield, LLC Revenues - Wastewater			
Description	MFR Schedule B-4 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Residential Revenues	\$ 1,021,258	\$ -	\$1,021,258
Commercial Revenues	\$ 30,691	\$ -	\$ 30,691
Total Sewer Sales	<u>\$ 1,051,949</u>	<u>\$ -</u>	<u>\$1,051,949</u>
Misc. Service Revenues	\$ -	\$ 373	\$ 373
Total Other Sewer Revenue	<u>\$ -</u>	<u>\$ 373</u>	<u>\$ 373</u>
Total Sewer Operating Revenue	<u>\$ 1,051,949</u>	<u>\$ 373</u>	<u>\$1,052,322</u>

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: Miscellaneous revenues should be reduced by \$373 for water and increased by \$373 for wastewater.

Finding 8: Operations and Maintenance Expense

Audit Analysis: Audit staff obtained a statistical sample of water and wastewater expenses, and reviewed them to determine whether each expense was supported by adequate documentation, recorded in the proper period, recoverable in the rate base, and reflect the proper amount. We determined several transactions that should be removed or reclassified. They are detailed as follows:

- Audit staff recommends the removal of the following 18 transactions totaling \$5,729.94 from account 675 – Miscellaneous Expense. After reviewing each transaction we found these transactions should not be borne by the rate payers and should be disallowed for recovery. See Table 8-1 below for detail.

Table 8-1

Description	Amount
Florida Christmas Party - Travel D. Gallarda	443.83
Florida Christmas Party - Travel M. Gallarda	443.83
Christmas Party	250.00
Christmas Party	250.00
Christmas Party	250.00
Christmas Party	250.00
Christmas Party	250.00
Christmas Party	250.00
Christmas Party	10.75
Christmas Party	22.32
08/19/22 to 09/18/22 Internet Services - Late Fee	9.99
Travel re: Kohl Lawsuit	706.97
Travel re: Kohl Lawsuit	75.37
Kohl Lawsuit travel	40.00
Travel re: Kohl Lawsuit	29.00
Christmas Party	777.59
Customer gift	202.13
Christmas Party	1,468.16
Total	5,729.94

- Audit staff recommends the removal of the following 9 transactions totaling \$5,292.85 from account 775 – Miscellaneous Expense. After reviewing each transaction we found these transactions should not be borne by the rate payers and should be disallowed for recovery. See Table 8-2 below for detail.

Table 8-2

Description	Amount
Florida Christmas Party - Travel D. Gallarda	\$ 443.83
Florida Christmas Party - Travel M. Gallarda	\$ 443.83
Dinner; August 2022	\$ 173.67
Dinner; August 2022	\$ 149.23
Food	\$ 104.54
Publix	\$ 25.53
Publix	\$ 12.61
Christmas Party	\$ 3,734.17
Comp restaurant cost	\$ 205.44
Total	\$5,292.85

- Audit staff recommends the reclassification of the following 9 transactions totaling \$844.67 from Account 775 – Miscellaneous Expense to Account 720 – Materials and Supplies. After reviewing each transaction we found these transactions are instrumental in the daily operation of the wastewater plant and should be reclassified. See Table 8-3 below for detail.

Table 8-3

Description	Amount
Office Supplies - BTWF	364.13
Printer INK	153.58
FL Office - Printer Ink	130.42
Office Supplies - Printer Ink	74.25
Office Supplies - Printer Ink	30.71
Office Supplies - Printer Ink	30.71
Office Supplies - Printer Ink	30.71
Office Supplies - Printer Paper	15.08
LA 70102609 -copy paper	15.08
Total	844.67

- Audit staff recommends reclassifying the following 13 transactions totaling \$19,150 from Account 736 - Contractual Services – Other to Account 636 - Contractual Services - Other. During our review, Audit staff asked if the noted transactions should be split between water and wastewater. The Utility stated that based on the size of the water and wastewater plants, 4 percent of the total costs should be allocated to the water plant and 96 percent of the costs should be allocated to the wastewater plant. Using the utility-

provided percentages, we calculated that \$766 of the total \$19,150 should be added to Account 636 - Contractual Services – Other. See Table 8-4 below for detail.

Table 8-4

Description	Amount	% Allocated to water	\$ Allocated to water
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 550	4%	\$ 22
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Lawn Maintenance; 1102 South Florida Ave	\$ 1,550	4%	\$ 62
Total	\$ 19,150		\$ 766

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: Audit staff recommends a decrease to Account 675 in the amount of \$5,729.94 and a decrease to Account 775 in the amount of \$5,282.85. We also recommend reclassifying \$844.67 from Account 775 to Account 720. In addition, we recommend reclassifying \$766 from Account 736 to Account 636.

Finding 9: Taxes Other than Income

Audit Analysis: On MFR Schedule B-15, the Utility recorded Taxes Other Than Income (TOTI) for water and wastewater in the amounts of \$141,262 and \$141,804, respectively. Audit staff noted that the Utility did not use the maximum discount for one of their properties. If the Utility had taken the maximum discount, the total amount paid would have been \$111,234, or \$55,617 for each of the water and wastewater systems ($\$111,234/2$). The Utility used the maximum discount for the other three wastewater properties. We determined the balance for property taxes for wastewater to be \$75,659 ($\$55,617 + \$731 + \$2,140 + \$17,171$).

In addition, we determined revenues for water to be \$1,627,246 and \$1,052,322 for wastewater. Also, we determined RAF for water to be \$73,226 ($\$1,627,246 * 0.045$) and RAF for wastewater to be \$47,354 ($\$1,052,322 * 0.045$).

Tables 9-1 and 9-2 recalculate Taxes Other Than Income for water and wastewater, respectively.

Table 9-1

Pluris Wedgefield, LLC			
Taxes Other Than Income - Water			
Description	MFR Schedule B-15 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Regulatory Assessment Fee	\$ 73,132	\$ 94	\$ 73,226
Payroll Tax	\$ 11,354	\$ -	\$ 11,354
Property Tax	\$ 56,776	\$ (1,159)	\$ 55,617
Other	\$ -	\$ -	\$ -
Total	\$ 141,262	\$ (1,065)	\$ 140,197

Table 9-2

Pluris Wedgefield, LLC			
Taxes Other Than Income - Wastewater			
Description	MFR Schedule B-15 12/31/22	Audit Adjustments	Audit Balance 12/31/22
Regulatory Assessment Fee	\$ 47,338	\$ 16	\$ 47,354
Payroll Tax	\$ 17,423	\$ -	\$ 17,423
Property Tax	\$ 77,043	\$ (1,384)	\$ 75,659
Other	\$ -	\$ -	\$ -
Total	\$ 141,804	\$ (1,367)	\$ 140,437

Effect on the General Ledger: The Utility should determine the effect on the general ledger.

Effect on the Filing: Taxes Other Than Income should be reduced by \$1,065 for water and \$1,367 for wastewater.

Exhibits

Exhibit 1: Rate Base Water

Schedule of Water Rate Base

Florida Public Service Commission

Company: Pluris Wedgefield, LLC
 Docket No.: 20230083-WS
 Schedule Year Ended: December 31, 2022
 Interim Final
 Historic Projected

Schedule: A-1(a)
 Page 1 of 1
 Preparer: Dan Winters

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used or useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Balance Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant In Service	\$ 11,966,333		\$ 11,966,333	A-5
2	Utility Land & Land Rights	1,443		1,443	A-5
3	Less: Non-Used & Useful Plant	-	\$ - (A)	-	A-7
4	Construction Work in Progress	-		-	-
5	Less: Accumulated Depreciation	(5,893,414)		(5,893,414)	A-9
6	Less: CIAC	(3,001,852)		(3,001,852)	A-12
7	Accumulated Amortization of CIAC	1,391,204		1,391,204	A-14
8	Acquisition Adjustments				-
9	Accum. Amort. of Acq. Adjustments				-
10	Advances For Construction				A-16
11	Deferred Taxes - Net		-	-	
12	Working Capital Allowance	<u>(3,037,636)</u>	<u>3,427,052</u> (B)	<u>389,416</u>	A-17
13	Total Rate Base	<u>\$ 1,426,078</u>	<u>\$ 3,427,052</u>	<u>\$ 4,853,129</u>	

Exhibit 2: Rate Base Wastewater

Schedule of Wastewater Rate Base

Florida Public Service Commission

Company: Pluris Wedgefield, LLC
 Docket No.: 20230083-WS
 Schedule Year Ended: December 31, 2022
 Interim [] Final [X]
 Historic [X] Projected []

Schedule: A-2
 Page 1 of 1
 Preparer: Dan Winters

Explanation: Provide the calculation of average rate base for the test year, showing all adjustments. All non-used and useful items should be reported as Plant Held For Future Use. If method other than formula approach (1/8 O&M) is used to determine working capital, provide additional schedule showing detail calculation.

Line No.	(1) Description	(2) Balance Per Books	(3) A-3 Utility Adjustments	(4) Adjusted Utility Balance	(5) Supporting Schedule(s)
1	Utility Plant in Service	\$ 9,152,109	\$ - (A)	\$ 9,152,109	A-6
2	Utility Land & Land Rights	97,402		97,402	A-6
3	Less: Non-Used & Useful Plant	-	(8,648) (B)	(8,648)	A-7
4	Construction Work in Progress	-			-
5	Less: Accumulated Depreciation	(7,119,861)	- (C)	(7,119,861)	A-10
6	Less: CIAC	(4,344,556)		(4,344,556)	A-12
7	Accumulated Amortization of CIAC	3,154,198	-	3,154,198	A-14
8	Acquisition Adjustments				-
9	Accum. Amort. of Acq. Adjustments				-
10	Advances For Construction				A-16
11	Deferred Taxes - Net		-	-	
12	Working Capital Allowance	<u>(3,018,344)</u>	<u>3,405,286</u> (D)	<u>386,943</u>	A-17
13	Total Rate Base	\$ (2,079,052)	\$ 3,396,638	\$ 1,317,587	

Exhibit 3: Capital Structure

Schedule of Requested Cost of Capital (Final Rates)
13-Month Average Balance

Florida Public Service Commission

Company: Pluris Wedgefield, LLC
Docket No.: 20230083-WS
Schedule Year Ended: December 31, 2022
Interim Final
Historic Projected

Schedule: D-1
Page 1 of 1
Preparer: Dan Winters

Subsidiary or Consolidated

Explanation: Provide a schedule which calculates the requested Cost of Capital on a beginning and end of year average basis. If a year-end basis is used, submit an additional schedule reflecting year-end calculations.

Line No.		(1) Total Capital	(2) Ratio	(3) Cost Rate	(4) Weighted Cost
1	Long-Term Debt	1,911,528	26.50 %	5.70 %	1.51 %
2	Short-Term Debt				
3	Preferred Stock				
4	Customer Deposits	23,168	0.32	6.00	0.02
5	Common Equity	5,277,952	73.18	9.00	6.59
6	Tax Credits - Zero Cost				
7	Accumulated Deferred Income Tax		-		
8	Other (Explain)				
9	Total	7,212,647	100.00 %		8.12 %

Exhibit 4: Net Operating Income Water

Schedule of Water Net Operating Income

Florida Public Service Commission

Company: Pluris Wedgefield, LLC
 Docket No.: 20230083-WS
 Schedule Year Ended: December 31, 2022
 Interim [] Final [X]
 Historic [X] Projected []

Schedule: B-1
 Page 1 of 1
 Preparer: Dan Winters

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 1,627,619		\$1,627,619	\$ 1,085,570 (C)	\$ 2,713,189	B-4
2	Operation & Maintenance	1,749,162	(404,919) (A)	1,344,243		1,344,243	B-5, B-3
3	Depreciation, net of CIAC Amort.	363,029	58,604 (B)	421,633		421,633	B-13, B-3
4	Amortization					-	B-3
5	Taxes Other Than Income	141,262	-	141,262	48,961 (D)	190,223	B-15, B-3
6	Provision for Income Taxes		-	-	163,539 (E)	163,539	B-3
7	OPERATING EXPENSES	<u>2,253,454</u>	<u>(346,315)</u>	<u>1,907,138</u>	<u>212,500</u>	<u>2,119,638</u>	
8	NET OPERATING INCOME	<u>\$ (625,834)</u>	<u>\$ 346,315</u>	<u>\$ (279,519)</u>	<u>\$ 873,070</u>	<u>\$ 593,551</u>	
9	RATE BASE	<u>\$ 1,426,078</u>		<u>\$7,309,739</u>		<u>\$ 7,309,739</u>	
10	RATE OF RETURN	<u>-</u>	%	<u>-</u>	%	<u>8.12</u>	%

Exhibit 5: Net Operating Income Wastewater

Schedule of Wastewater Net Operating Income

Florida Public Service Commission

Company: Pluris Wedgefield, LLC
 Docket No.: 20230083-WS
 Schedule Year Ended: December 31, 2022
 Interim [] Final [X]
 Historic [X] Projected []

Schedule: B-2
 Page 1 of 1
 Preparer: Dan Winters

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Balance Per Books	(3) Utility Test Year Adjustments	(4) Utility Adjusted Test Year	(5) Requested Revenue Adjustment	(6) Requested Annual Revenues	(7) Supporting Schedule(s)
1	OPERATING REVENUES	\$ 1,051,949		\$ 1,051,949	\$ 556,115 (c)	\$ 1,608,064	B-4
2	Operation & Maintenance	924,958	250,836 (A)	1,175,794		1,175,794	B-6, B-3
3	Depreciation, net of CIAC Amort.	129,820	(845) (B)	128,975		128,975	B-14, B-3
4	Amortization					-	B-3
5	Taxes Other Than Income	141,804	-	141,804	25,025 (D)	166,829	B-15, B-3
6	Provision for Income Taxes		-	-	29,478 (E)	29,478	B-3
7	OPERATING EXPENSES	1,196,582	249,991	1,446,573	54,503	1,501,076	
8	NET OPERATING INCOME	\$ (144,633)	\$ (249,991)	\$ (394,624)	\$ 501,612	\$ 106,988	
9	RATE BASE	\$ (2,079,052)		\$ 1,317,587		\$ 1,317,587	
10	RATE OF RETURN	6.96 %		-- %		8.12 %	