

DOCKET NO. 20250111-GU FILED 9/3/2025 DOCUMENT NO. 08952-2025 FPSC - COMMISSION CLERK

Writer's Direct Dial Number; (850) 521-1706 Writer's E-Mail Address: bkeating@gunster.com

September 3, 2025

BY E-PORTAL

Mr. Adam Teitzman, Clerk Florida Public Service Commission 2540 Shumard Oak Boulevard Tallahassee, FL 32399-0850

[New Filing] - Petition of Florida City Gas for Approval of the Safety, Access, and Facility Enhancement and Program True-Up and 2026 Surcharge Factors

Dear Mr. Teitzman:

Attached for electronic filing, please find the Petition of Florida City Gas for Approval of the Safety, Access, and Facility Enhancement and Program True-Up and 2026 Surcharge Factors, along with Eighth Revised Tariff Sheet No. 79.

As always, thank you for your assistance in connection with this filing. If you have any questions whatsoever, please do not hesitate to let me know.

Sincerely,

Beth Keating

Gunster, Yoakley & Stewart, P.A. 215 South Monroe St., Suite 601

Tallahassee, FL 32301

(850) 521-1706

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Petition of Florida City Gas for Approval of the Safety, Access, and Facility Enhancement and Program True-Up and 2026 Surcharge Factors

Docket No.	

Filed: September 3, 2025

PETITION OF FLORIDA CITY GAS FOR APPROVAL OF THE SAFETY, ACCESS, AND FACILITY ENHANCEMENT PROGRAM TRUE-UP AND 2026 COST RECOVERY FACTORS

Florida City Gas ("FCG" or "the Company") hereby files this Petition requesting the Florida Public Service Commission ("Commission") approve: (a) the 2024 Safety, Access, and Facility Enhancement ("SAFE") Program final true-up amount for the period January 1, 2024 through December 31, 2024; (b) the 2024 SAFE Program actual/estimated true-up amount for the period January 1, 2025 through December 31, 2025; and (c) the 2026 SAFE Program Factors to be applied to bills issued during the projected period of January 1, 2026 through December 31, 2026. In support thereof, FCG states as follows:

1. The Company is a natural gas utility with its principal office located at:

Florida City Gas 208 Wildlight Avenue Yulee, FL 32097

2. Any pleading, motion, notice, order, or other document required to be served upon FCG or filed by any party to this proceeding should be served upon the following individuals:

Beth Keating Gunster, Yoakley & Stewart, P.A. 215 South Monroe St., Suite 601 Tallahassee, FL 32301 (850) 521-1980 BKeating@gunster.com Joanah Baugh Florida City Gas 1635 Meathe Drive West Palm Beach, Fl 33411 (561) 340-9877 jbaugh@chpk.com Michelle Napier Florida Public Utilities Company 1635 Meathe Drive West Palm Beach, FL 33411 mnapier@fpuc.com

- 3. FCG is a natural gas local distribution company ("LDC") providing natural gas sales and transportation service to customers in parts of Florida, and is a public utility subject to the Commission's regulatory jurisdiction under Chapter 366, Florida Statutes ("F.S").
- 4. The Commission is vested with jurisdiction over this matter in accordance with Sections 366.04, 366.041, 366.05, and 366.06, F.S. Specifically, the Commission is authorized to establish fair and reasonable rates and charges for Florida utilities and, in doing so, shall consider, among other things, the adequacy of the utility's facilities and its ability to improve such facilities. The Commission also is vested with authority under Section 368.05(2), F.S., to require improvements to natural gas distribution systems as may be necessary to protect the public.
- 5. On September 15, 2015, the Commission approved FCG's request to establish the SAFE Program. See, In re: Petition for approval of safety, access, and facility enhancement program and associated cost recovery methodology, by Florida City Gas, Order No. PSC-2015-0390-TRF-GU, Docket No. 20150116-GU. ("SAFE Order"). The SAFE Program is designed to relocate on an expedited basis certain existing gas mains and associated facilities located in or associated with rear lot easements to street front locations to improve the Company's ability to inspect and maintain the facilities and reduce opportunities for damage to the facilities and theft. As the Commission recognized in its SAFE Order, the existing location of these mains, services and, in some cases, above-ground facilities, presents significant operational risks and challenges for the Company and its customers. *Id.* at p. 5.
- 6. The SAFE Program facilitates the relocation process by enabling the Company to timely recover the appropriate costs, along with a reasonable return, incurred for the relocation of

SAFE True Up

the mains and associated new service lines, as well as costs associated with any above ground facilities, such as meters and regulator sets, that may need to be replaced or relocated due to the main and service line relocations. *Id.* at pp. 3-4.

- 7. Originally, the SAFE Program was set to expire in 2025 based on an original estimate of 254.3 miles of mains and services to be relocated from rear property easements to the street front over the ten-year program. On June 9, 2023, the Commission approved however the continuation of the SAFE Program beyond its 2025 expiration date, as well as inclusion of approximately 150 miles of additional mains and services that are located in rear property easements and eligible for replacement under the SAFE program. In re: Petition for rate increase by Florida City Gas, Order No. PSC-2023-0177-FOF-GU, Docket NO. 20220069-GU (FPSC June 9, 2023) ("Rate Case Order"). Thereafter, on April 19, 2024, Florida City Gas submitted a Petition for approval of additional modifications to the SAFE program, which initiated Docket No. 20240071-GU. In that Petition, FCG requested Commission approval to include projects related to problematic pipe and facilities consisting of Obsolete, Span, Shallow and Exposed Pipe and related facilities to enable the Company to address these infrastructure issues on an expedited basis, thereby reducing or eliminating unnecessary risk to the public. FCG noted that these types of problematic facilities are included in its sister company FPUC's GUARD program, as reflected in Order No. PSC-2023-0235-PAA-GU, at page 4. The Commission approved FCG's request by Order No. PSC-2024-0438-PAA-GU, which was consummated by Order No. PSC-2024-0460-CO-GU.
- 8. Pursuant to the *SAFE Order*, FCG is required to file an annual petition and schedules with this Commission for the purpose of reviewing and resetting the SAFE Program surcharge factors to true-up any over- or under-recovery, and to update the ad valorem rates and debt and equity cost rates. The annual SAFE Program filing includes the following:

- (a) Final true-up showing the actual replacement costs and actual surcharge revenues for the most recent 12-month historical period from January 1 through December 31 that ends prior to the annual petition filing, including the final over- or under-recovery for that period;
- (b) Actual/estimated true-up showing six months of actual and six months of projected costs and revenues; and
- (c) Projection showing 12 months of the projected revenue requirement for period beginning January 1 following the annual filing.
- 9. The actual and forecasted mains and service replacements from 2015 through the 2035, inclusive of orange pipe are provided by year in Attachment A to this Petition. In addition, a general description of the 2025 and 2026 SAFE Program projects, including location and types of replacements, are provided in Attachment B.
- 10. Attached to this Petition and incorporated herein by reference is Attachment C, Schedules 1 through 7, which provides the information required by the *SAFE Order* and FCG's SAFE Tariff. Attachment C fully supports FCG's calculation of the 2024 final true-up, the 2025 actual/estimated true-up, and the 2026 SAFE Factors inclusive of orange pipe replacements for the period of January 1, 2026 through December 31, 2026, including the schedules for the Weighted Average Cost of Capital ("WACC").
- 11. The SAFE Program final net true-up amount for the period January 2024 through December 2024 is an over-recovery of \$1,036,688. *See* Attachment C, Schedule 1, line 12.
- 12. The SAFE Program projected actual/estimated true-up amount, based on actual data for six months and projected data for six months, for the current period January 2025 through December 2025 is an under-recovery of \$1,103,952. *See* Attachment C, Schedule 2, line 11.
- 13. The SAFE Program total, cumulative net true-up for 2024 and 2025, inclusive of interest, is an underrecovery of \$1,106,822. *See* Attachment C, Schedule 2, line 16. The interest calculation is provided in Attachment C, Schedule 3.2.

SAFE True Up

- 14. The Company's projected total revenue requirement for the SAFE Program for the period January 1, 2026 through December 31, 2026 is \$12,315,423. *See* Attachment C, Schedule 4, line 9. Applying the total, cumulative net true up for 2024 and 2025, the total amount to be collected through the SAFE Program Factors during 2025 is \$13,422,245.
- 15. When the total amount to be collected through the SAFE Program Factors during 2026 is allocated based upon the methodology approved in the *SAFE Order*, the proposed 2026 SAFE Program Factors for the period January 1, 2026 through December 31, 2026, are as follows:

Rate Class	SAFE Factor
RS-1	\$8.70
RS-100	\$8.70
RS-600	\$8.70
GS-1	\$8.70
GS-6K	\$11.01
GS-25K	\$11.01
GS-120K	\$11.01
GS-1250K	\$11.01
GS-11M	-
GS-25M	\$11.01
Gas Lighting	\$8.70

See Attachment C, Schedule 6.

- 16. Attachment D to this Petition provides the Company's revised tariff pages in clean and legislative format, reflecting its proposed 2026 SAFE Program Factors.
- 17. Upon approval of the proposed 2026 SAFE Program Factors, FCG will provide notice to customers through a customer bill message that will be issued during a 30-day period in advance of the first billing cycle in January 2026. In addition, an updated rate schedule will be made available online at: https://www.floridacitygas.com/rates-and-tariff.html.

SAFE True Up

18. FCG submits that its calculations of the 2026 SAFE Program Factors are consistent

with the methodology and requirements of the Commission's SAFE Order and FCG's SAFE Tariff.

FCG, therefore, asks that the Commission approve the Company's proposed 2026 SAFE

surcharges and associated SAFE Tariff. FCG further requests that the appropriate rates be

approved and become effective for the January 2026 through December 2026 billing period,

starting with January 1, 2026, and continuing until modified by subsequent order of this

Commission.

WHEREFORE, FCG respectfully requests that the Commission enter its order approving:

(a) FCG's 2024 SAFE Program final true-up over-recovery amount of \$1,036,688 for

the period of January 1, 2024 through December 31, 2024;

(b) FCG's 2025 SAFE Program actual/estimated true-up under-recovery amount of

\$1,103,952 for the period of January 1, 2025 through December 31, 2025; and

(c) the appropriate 2026 SAFE Program Factors, as set forth herein for application to

bills beginning the first billing cycle in January 2026 through the last billing cycle

December 2026, and continuing until modified by subsequent order of this

Commission.

Respectfully submitted this 3rd day of September, 2025,

Beth Keating

Gunster, Yoakley & Stewart, P.

215 South Monroe St., Suite 601

Tallahassee, FL 32301

Attorney for Florida City Gas

ATTACHMENT A

SAFE PROGRAM ACTUAL AND FORECASTED MAINS AND SERVICE REPLACEMENTS

ATTACHMENT A
Florida City Gas
SAFE Program
Actual and Forecasted Replacements

			SAFE Rep	lacements			Orange Pipe Replacements									
Year	Replaced (miles)	Remaining at Year End (miles)	Total Miles Remaining	Replaced Services (No.)	Remaining Services at year end	Total Remaining Services	Replaced (miles)	Remaining at Year End (miles)	Total Miles Remaining	Replaced Services (No.)	Remaining Services at year end	Total Remaining Services				
2014	-	254.3	254.3	_	11,443	11,443	-	-	-	-	-	-				
2015	-	254.3	254.3	49	11,394	11,394	-	-	-	-	-	-				
2016	17.1	237.2	237.2	1,433	9,961	9,961	-	-	-	-	-	-				
2017	37.5	199.7	199.7	1,551	8,410	8,410	-	-	-	-	-	-				
2018	27.6	172.1	172.1	1,634	6,776	6,776	-	-	-	-	-	-				
2019	37.8	134.3	134.3	1,183	5,593	5,593	-	-	-	-	-	-				
2020	25.5	108.8	108.8	1,186	4,407	4,407	-	-	-	~	-	-				
2021	26.0	82.8	82.8	1,105	3,302	3,302	-	-	-	-	-	-				
2022	29.0	53.8	53.8	830	2,472	2,472	-	-	-	-	-	-				
2023	23.7	30.1	30.1	1,189	1,283	1,283	-	160.0 ^(a)	160.0 ^(a)	-	8,059	8,059				
2024	23.7	6.4	6.4	1,189	94	94	5.6	154.4	154.4	378.0	7,681.0	7,681.0				
2025	31.7	134.6 ^(b)	131.6 ^(b)	1,244	12,630	12,630	18.0	136.4	136.4	1,185	6,496	6,496				
2026	21.9	109.7	109.7	1,311	11,319	11,319	11.5	124.9	124.9	969.0	5,527.0	5,527.0				
2027	14.5	95.2	95.2	1,541	9,778	9,778	18.0	106.9	106.9	836	4,691	4,691				
2028	14.0	81.2	81.2	1,495	8,283	8,283	18.5	88.4	88.4	884.0	3,807.0	3,807.0				
2029	12.5	68.7	68.7	1,356	6,927	6,927	17.5	70.9	70.9	756	3,051	3,051				
2030	12.0	56.7	56.7	1,120	5,807	5,807	17.5	53.4	53.4	756	2,295	2,295				
2031	11.5	45.2	45.2	1,168	4,639	4,639	17.5	35.9	35.9	756	1,539	1,539				
2032	10.0	35.2	35.2	1,050	3,589	3,589	18.5	17.4	17.4	884	655	655				
2033	10.5	24.7	24.7	1,080	2,509	2,509	17.4	-	-	655	-	-				
2034	16.5	8.2	8.2	1,778	731	731	-	-	-	-	-	-				
2035	8.2	-	-	731	-	-	-	-	-	_	-					

Notes:

⁽a) The expansion of the SAFE program to include the capital investments necessary for the expedited replacement of approximately 160 miles of orange pipe installed before 1990 was approved by Commission Order No. PSC-2023-0177-FOF-GU.

⁽b) The continuation of the SAFE program beyond its 2025 expiration date and inclusion of an additional approximately 150 miles of mains and services was approved by Commission Order No. PSC-2023-0177-FOF-GU.

⁽c) The future-dated items herein are provided for estimation purposes only and do not constitute the actual allocation for the respective year. The actual figures shall be adjusted accordingly in accordance with applicable regulations and standards with each annual filling.

ATTACHMENT B

Description of the SAFE Program Projects undertaken by FCG in 2024 and 2025 (actual/estimated) and forecasted for 2026

ATTACHMENT B Florida City Gas SAFE Program

Overview of SAFE, Orange and Problematic Pipe Replacement Projects

I. <u>SAFE Replacement Projects</u> – General overviews of the actual, estimated, and projected SAFE replacement projects undertaken or to be undertaken by Florida City Gas during calendar years 2024, 2025, and 2026 are provided below.

Actual Projects for Calendar Year 2024:

- 1. The Miami SAFE 45 project will be located in unincorporated Miami-Dade County, FL. The project provided the installation of 47,798 feet of mains and 398 services. The Miami SAFE 45 project retired 38,739 feet of rear easement mains in 2024.
- 2. The Miami SAFE 38 project will be located in Miami Lakes, FL. The project provided the installation of 17,604 feet of mains and 212 services. The Miami SAFE 38 project retired 24,805 feet of rear easement mains in 2024.
- 3. The Miami SAFE 47 project will be located in unincorporated Miami-Dade County, FL. The project provided the installation of 20,277 feet of mains and 264 services. The Miami SAFE 47 project retired approximately 24,816 feet of rear easement mains in 2024.
- 4. The Miami SAFE 49 project will be located in unincorporated Miami-Dade County, FL. The project provided the installation of 22,572 feet of mains and 236 services. The Miami SAFE 49 project retired approximately 22,024 feet of rear easement mains in 2024.
- 5. The Brevard SAFE 7 project will be located in Brevard County. The project provided the installation of 11,478 feet of mains and 241 services. The Brevard SAFE 7 project retired 21,073 feet of rear easement mains in Q1 2025.
- 6. The Miami SAFE 48 project will be located in unincorporated Miami-Dade County, FL. The project provided the installation of 24,914 feet of mains and 206 services. The Miami SAFE 48 project is forecasted to retire 24,140 feet of rear easement mains in 2025.

Actual/Estimated Projects for Calendar Year 2025:

1. The Miami SAFE 55 project is located in unincorporated Miami-Dade County, FL. The project provided the installation of 15,125 feet of mains and 80 services. The Miami SAFE 55 project retired approximately 17,256 feet of rear easement mains in 2025.

- 2. The Miami SAFE 54 project is located in North Miami, FL. The project provided the installation of 24,175 feet of mains and 196 services. The Miami SAFE 54 project retired approximately 28,515 feet of rear easement mains in 2025.
- 3. The Miami SAFE 52 project is located in Kendall, FL. The project provided the installation of 19,014 feet of mains and 160 services. The Miami SAFE 52 project is forecasted to retire 19,613 feet of rear easement mains by Q3 2025.
- 4. The Miami SAFE 51 project is located in unincorporated Miami-Dade County, FL. The project provided the installation of 15,939 feet of mains and 55 services. The Miami SAFE 51 is forecasted to retire 15,505 feet of rear easement mains by Q3 2025.
- 5. The Brevard SAFE 8 project is located in Melbourne, FL. It is forecasted that by year-end 2025, the project will provide the installation of 47,056 feet of mains and 395 services. The Brevard SAFE 8 project is forecasted to retire 41,334 feet of rear easement mains in Q1 2026.
- 6. The Miami SAFE Greenglades project is located in unincorporated Miami-Dade County, FL. The project is forecasted that by the end of Q3 2025, the project will provide the installation of 1,899 feet of mains and 29 services. The Miami SAFE Greenglades project is forecasted to retire 2,030 feet of rear easement mains by year-end 2025.
- 7. The Miami SAFE 53 project is located in unincorporated Miami-Dade County, FL. The project is forecasted that by Q4 2025, the project will provide the installation of 7,430 feet of mains and 89 services. The Miami SAFE 53 project is forecasted to retire 6,330 feet of rear easement mains in Q1 2026.
- 8. The Miami SAFE 57 project is located in unincorporated Miami-Dade County, FL. The project is forecasted that by Q4 2025, the project will provide the installation of 6,000 feet of mains and 33 services. The Miami SAFE 57 project is forecasted to retire 4,710 feet of rear easement mains Q1 2026.

Projected Projects for Calendar Year 2026:

- 1. The Miami SAFE 56 project will be located in Miramar, FL. It is forecasted that by Q1 2026 the project will provide the installation of 9,350 feet of mains and 215 services. The Miami SAFE 56 project is forecasted to retire 14,889 feet of rear easement mains by Q2 2026.
- 2. The Miami SAFE 58 project will be located in Hialeah, FL. It is forecasted that by Q1 2026, the project will provide the installation of 17,913 feet of mains and 224 services. The Miami SAFE 58 project is forecasted to retire 17,381 feet of rear easement mains by Q3 2026.

- 3. The Miami SAFE 61 project will be located in Cutler Bay, FL. It is forecasted that by Q3 2026, the project will provide the installation of 32,998 feet of mains and 327 services. The Miami SAFE 61 project is forecasted to retire 25,010 feet of rear easement mains by year-end 2026.
- 4. The Brevard SAFE 9 (phase 1) project will be located in Melbourne, FL. It is forecasted that by Q3 2026, the project will provide the installation of 43,109 feet of mains and 472 services. The Brevard SAFE 9 (phase 1) project is forecasted to retire 42,150 feet of rear easement mains by year-end 2026.
- 5. The Miami SAFE 65 project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by Q4 2026, the project will provide the installation of 11,623 feet of mains and 43 services. The Miami SAFE 65 project is forecasted to retire 9,282 feet of rear easement mains by Q1 2027.
- II. <u>Orange Pipe Replacement Projects</u> General overviews of the actual, estimated, and projected orange pipe replacement projects undertaken or to be undertaken by Florida City Gas during calendar years 2024, 2025, and 2026 are provided below.

Actual Projects for Calendar Year 2024:

1. The Miami ORANGE 4 project is located in unincorporated Miami-Dade County, FL. The project provided installation of 29,469 feet of mains and 378 services. The Miami ORANGE 4 project retired approximately 36,130 feet of vintage plastic mains in Q1 2025.

Actual/Estimated Projects for Calendar Year 2025:

- 1. The Miami ORANGE 1 project is located in unincorporated Miami-Dade County, FL. The project provided installation of 14,610 feet of mains and 236 services. The Miami ORANGE 1 project retired 22,879 feet of vintage plastic mains in Q2 2025.
- 2. The Brevard ORANGE 1 project is located in Titusville, FL. The project provided installation of 5,331 feet of mains and 104 services. The Brevard Orange 1 project retired 2,226 feet of vintage plastic mains in Q1 2025.
- 3. The Brevard ORANGE 2 project is located in Melbourne, FL. It is forecasted that by Q3 2025, the project will provide the installation of 40,753 feet of mains and 262 services. The Brevard ORANGE 2 project is forecasted to retire 30,336 feet of vintage plastic mains by year 2025.
- 4. The Brevard ORANGE 3 project will be located in Melbourne, FL. It is forecasted that by year-end 2025, the project will provide the installation of 13,460 feet of

- mains and 148 services. The Brevard ORANGE 2 project is forecasted to retire 13,068 feet of vintage plastic mains by year-end 2025.
- 5. The Miami ORANGE 5 project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by year-end 2025, the project will provide the installation of 20,520 feet of mains and 435 services. The Miami ORANGE 5 project is forecasted to retire 32,670 feet of vintage plastic mains in Q1 2026.

Projected Projects for Calendar Year 2026:

- 1. The Miami ORANGE 6 project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by Q3 2026, the project will provide the installation of 23,453 feet of mains and 428 services. The Miami ORANGE 6 project is forecasted to retire 38,274 feet of vintage plastic mains by year-end 2026.
- 2. The Miami ORANGE 2 project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by Q3 2026, the project will provide the installation of 20,979 feet of mains and 275 services. The Miami ORANGE 2 project is forecasted to retire 32,105 feet of vintage plastic mains by year-end 2026.
- 3. The Brevard ORANGE 4 project will be located in Brevard County, FL. It is forecasted that by Q1 2026, the project will provide the installation of 14,467 feet of mains and 266 services. The Brevard ORANGE 4 project is forecasted to retire 42,150 feet of vintage plastic mains by Q2 2026.
- III. <u>Problematic Replacement Projects</u> General overviews of the actual, estimated, and projected orange pipe replacement projects undertaken or to be undertaken by Florida City Gas during calendar years 2024, 2025, and 2026 are provided below.

Actual Projects for Calendar Year 2024:

1. The Miami Problematic – Xtrubed Area 2 project will be located in Miami Lakes, FL. The Miami Problematic - Xtrubed Area 2 project retired approximately 29,430 feet of rear easement mains in 2024.

Actual/Estimated Projects for Calendar Year 2025:

- 1. The SR-520 8-inch Replacement project is located in Cocoa Beach, FL. The project provided the installation of 5,704 feet of mains and 0 services. The SR-520 project 8-inch Replacement project is forecasted to retired 6,115 feet of problematic mains Q2 2025.
- 2. The Miami PROBLEMATIC 1 (Xtrubed Area 3) project is located in Miami Lakes, FL. It is forecasted that by end of Q3 2025, the project will provide the

installation of 26,749 feet of mains and 264 services. The Miami Problematic – (Xtrubed Area 3) project is forecasted to retire 26,131 feet of problematic mains by year-end 2025.

Projected Projects for Calendar Year 2026:

- 1. The Miami Span 1 project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by Q1 2026, the project will provide the installation of 450 feet of mains. The Miami Span 1 project is forecasted to retire 420 feet of problematic mains by Q2 2026.
- 2. The Miami Span 2 project will be located in West Park, FL. It is forecasted that by Q2 2026, the project will provide the installation of 350 feet of mains. The Miami Span 2 project is forecasted to retire 335 feet of problematic mains by Q2 2026.
- 3. The Miami Span 3 project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by Q2 2026, the project will provide the installation of 560 feet of mains. The Miami Span 3 project is forecasted to retire 540 feet of problematic mains by Q2 2026.
- 4. The PSL Span 4 project will be located in Port St. Lucie County, FL. It is forecasted that by Q2 2026, the project will provide the installation of 1,310 feet of mains. The Miami Span 2 project is forecasted to retire 1,300 feet of problematic mains by Q3 2026.
- 5. The Eau Gallie Gate Station Renewal project will be located in Melbourne, FL. It is forecasted that by Q2 2026 the project will provide the installation of 167 feet of mains, fittings, and other renewed station infrastructure. The Eau Gallie Gate Station renewal project is forecasted to retire 215 feet of problematic mains and outdated station infrastructure by Q3 2026.
- 6. The Ryder 106 Station Renewal project will be located in unincorporated Miami-Dade County, FL. It is forecasted that by Q1 2026 the project will provide the installation of 650 feet of mains, fittings, and other renewed station infrastructure. The Ryder 106 Station renewal project is forecasted to retire 150 feet of problematic mains and outdated station infrastructure by Q2 2026.

ATTACHMENT C

SAFE Schedules 1 through 7

Florida City Gas

Attachment C, Scheddie 1 - SAFE Program Revenus Requirement

Innuary 2024 through December 2024

	January 2024 through December 2024														
			Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	
Une	Description	Beginning of Period Amount	January-24	February-24	March-24	April-24	May-24	June-24	July-24	August-24	September-24	October-24	November-24	December-24	End of Period Total
1.	Investments - SAFE a. Eligible Replacements - Mains b. Eligible Replacements - Services, Plastic c. Eligible Replacements - Services, Steel d. Eligible Replacements - Meters e. Land Rights	:	: : :	- - - -	6,182,541 1,672,449 664,356	354,775 302,428 83,726	3,185,182 270,314 237,754	3,546,618 1,304,830 150,583	1,377,083 386,072 4,842 50,605	1,429,827 379,920 4,731 59,350	1,171,612 600,643 3,640 33,131	437,349 58,135 478 22,959	214,163 (58,400) 18 22,091	1,375,779 865,014 2,040 31,519	19,274,929 5,781,406 15,750 1,356,075
	Investments - Orange Pipe f. Eligible Replacements - Mains g. Eligible Replacements - Services, Plastit h. Eligible Replacements - Services, Steel l. Eligible Replacements - Meters J. Land Rights	: :	:		- - - -	· · ·	:	· · ·	- - - -						
	Investments - Problematic 3. Eligible Replacements - Mains b. Eligible Replacements - Services, Plastic c. Eligible Replacements - Services, Steel d. Eligible Replacements - Meters e. Land Rights							1,510,948 629,654	575,875 239,983	1,203,010 501,327	623,605 259,873	291,392 121,431	369,061 153,798	410,696 171,148	4,984,586 2,077,213 - - - -
ĺ	SAFE				8,519,346	740,929	3,693,250	7,142,633	2,634,460	3,578,165	2,692,503	931,745	700,730	2,856,198	26,428,159
2. 4.	a. Gross Plant-in-Service/Depreciation Bar b. Gross Plant-in-Service/Depreciation Ba c. Gross Plant-in-Service/Depreciation Bar d. Gross Plant-in-Service/Depreciation Ba e. Gross Plant in-Service-Land Rights a. CWIP - Non Interest Bearing	1,885,884 6 0	6,863,422 1,885,884 0 161,042 (0) 6,551,778	6,863,422 1,885,884 0 161,042 (0) 6,758,118	13,045,963 3,558,334 0 825,398 (0) 677,323	13,400,738 3,860,761 0 909,124 (0) 1,277,371	16,585,920 4,131,076 0 1,146,878 (0) 3,981,147	20,132,538 5,435,906 0 1,297,461 (0) 458,866	21,509,621 5,821,978 4,842 1,348,066 (0) 110,515	22,939,448 6,201,898 9,573 1,407,416 (0) 110,515	24,111,060 6,802,541 13,213 1,440,547 (0) 361,872	24,548,408 6,860,676 13,691 1,463,506 (0) 1,297,687	24,762,572 6,802,276 13,710 1,485,597 (0) 1,906,450	26,138,351 7,667,290 15,750 1,517,116 (0) 2,547,904	26,138,351 7,667,290 25,750 1,517,116 (0) 2,547,904
2.	Orange Pipe f. Gross Plant-in-Service/Depreciation Bas g. Gross Plant-in-Service/Depreciation Ba- h. Gross Plant-in-Service/Depreciation Ba- i. Gross Plant-in-Service/Depreciation Bas	s -	:		:	:	:	:	- - :		:			-	:
4.	Gross Plant In-Service-Land Rights CWIP - Non Interest Bearing	' :	:	:	:	:	:	-	145,501	595,112	1,430,636	2,065,463	- 2,847,460	- 5,092,259	5,092,259
4.	Problematic Pipe k. Gross Plant-in-Service/Depreciation Bas m. Gross Plant-in-Service/Depreciation Bas m. Gross Plant-in-Service/Depreciation B. n. Gross Plant-in-Service/Depreciation Ba o. Gross Plant in-Service-Land Rights c. CWIP - Non Interest Bearing	e - Services, Plastic ise - Services, Steel	:	:	:	-	:	1,510,948 629,654 -	2,086,823 859,636	3,289,833 1,370,963	3,913,437 1,630,836	4,204,829 1,752,267	4,573,890 1,906,065	4,984,586 2,077,213 596,476	4,984,586 2,077,213 596,476
3.	Less: Accumulated Depreciation	(67,012)	(77,243)	(87,474)	(97,706)	(119,556)	(145,406)	(175,959)	(229,850)	(289,030)	(353,640)	(421,415)	(490,541)	(562,836)	(562,836)
S.	Net Book Value (Lines 2 + 3 + 4)	13,664,238	15,384,883	15,580,991	18,009,312	19,328,437	25,699,614	29,289,413	31.667.132	35.635.728	39,350,502	41,785,113	43,985,391	50,074,109	50,074,109
6.	Average Net Investment	13,000,000	14,524,560	15,482,937	16,795,151	18,668,874	22,514,026	27,494,514	30,478,273	33,651,430	37,493,115	40,567,807	42,885,252	47,029,750	
7.	Return on Average Net Investment a. Equity component Grossed up for taxes b. Debt component (8)	r-reduced for tax reform (A)	72,744 39,700	77,544 42,320	84,116 45,907	93,500 51,028	112,758 61,538	137,702 75,152	152,645 83,307	168,538 91,981	187,778 102,481	203,177 110,885	214,784 117,220	235,541 128,548	1,740,825 950,068
8.	Investment Expenses a. Depreciation (C) b. Amortization		10,231	10,231	10,231	21,852	25,850	30,552	53,892	59,180	64,610	67,775	69,125	72,29S -	495,824
	c. Property Taxes (D) d. Other	_	21,502	22,921	24,863	27,637	33,329 21,107	40,702 (31,032)	45,119	49,817	55,504	60,056	63,486 325	69,622	514,559 (9,600)
9.	Revenue Requirements (Lines 7 + 8)	_	144,178	153,016	165,117	194,016	254,582	253,076	334,964	369,515	410,373	441,893	464,940	506,006	3,691,675
10.	Collections		(356,816)	(373,801)	(416,494)	(407,181)	(410,080)	(383,355)	(409,353)	(410,036)	(382,732)	(443,947)	(343,225)	(391,343)	
11.	Estimated Net under(over) collection book		(207,722)	(215,628)	(245,862)	(196,842)	(127,902)	(111,658)	(74,389)	(40,521)	27,641	(2,053)	121,716	114,663	
12.	Actual Net under(over) collection (Lines 9		(212,638)	(220,785)	(251,377)	(213,165)	(155,498)	(130,279)	(74,389)	(40,521)	27,641	(2,053)	121,716	114,663	(1,036,688)
13.	True-Up (Lines 12 - 11)	0	(4,916)	(5,157)	(5,515)	(16,323) 991.514	(27,597) 852.115	(18,622) 716.943	-	-	670.104	-		962 197	952 107
14. 15.	Cumulative Net under(over) collection Interest		1,645,031 7,746	1,432,232 6,845	1,188,058 5.813	991,514 4,826	852,115 4.082	715,943 3,481	627,413	589,871 2,682	620,194 2,5 54	620,695 2,477	744,887 2,648	862,197 3,022	862,197 49,154
15. 16.	Cumulative Net under(over) collection (Lir	1,852,753	1,652,777	1,439,077	1,193,871	996,340	856,197	720,423	630,392	592,553	622,748	623,171	747,535	865,219	865,219
Notes:		Jan 2024 - Dec 2024	-,030,777	-,-0,,01	-,,-,			. 20, 120							
(A) (B) (C.1) (C.2) (C.3) (C.4)	Cost of Equity, See Attachment D, WACC See Attachment D, Schedule S.1. Applicable Mains depreciation rate Applicable Services, Plastic depreciation rate Applicable Services, Steel depreciation rate Applicable Meters depreciation rate Ad Valorem Tax Rate	6.0100% 3.2800% 1.59% 3.06% 2.50% 6.94% 1.78%								_					

	City Gas		
		m Revenue Require:	

				Att	tachment C, Schedule	Florida City Gas 2 - SAFE Program Re 25 through Decembe	venue Requirement † 2025								
		Beginning of	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	
ine D	escription	Period Amount	January-25	February-25	March-25	April-25	May-25	June-25	July-25	August-25	September-25	October-25	November-25	December-25	nd of Period Tol
1. In	rvestments - SAFE . Eligible Replacements - Mains		34.070	1.801.409	1,111,474	1,767,612	(192,192)	2,037,273	1,023,272	1,171,367	712,043	487,342	679,644	459,107	11,092,41
ъ.	Eligible Replacements - Services, Plastic		16,725 936	1,173,191	143,077 27	773,447.94 20	(38,490)	987,161 101	282,746	323,667	196,749	134,660	187,796	126,858	4,307,58
d,	Eligible Replacements - Services, Steel . Eligible Replacements - Meters . Land Rights		(6,484)	243	2,451	2,374	(16,025)	1,086	40,392	46,238	28,107	19,237	26,828	18,123	162,57
f,	westments - Orange Pipe Eligible Replacements - Mains . Bigible Replacements - Services, Plastic			6,561,167 1,908,072	507,447 110,743	1,486,318 229,712	(116,914) 123,114	570,060 1,65,079	660,288 100,985	960,164 146,849	1,566,438 239,573	1,481,125 226,525	1,173,305 179,447	799,469 122,272	15,648,8 3,552,3
h.	. Eligible Replacements - Services, Steel			-	210,745			*		22.592	36,857	34,850	27,607	18,811	156,2
	Eligible Replacements - Meters Land Rights		-		-	-			15,536	21,592	36,857	34,830		10,011	130,
4.	estments - Problematic Eligible Replacements - Malns Eligible Replacements - Services, Plastic		199,411 83,100	(5,376) (2,240)	22,868 9.530	30,601 12,752	12,954 5,398	2,165,685 54,400	619,223	351,362	694,796	176,300	278,132	-	4,545,5 162,5
c. d.	Eligible Replacements - Services, Associ Eligible Replacements - Meters Land Rights		55,145	(a)a taj	-,										
			327,757	11,436,536	1,907,617	4,302,838	(222,134)	5,980,846	2,742,442	3,022,239	3,474,562	2,560,040	2,552,761	1,544,640	39,630,1
2. a.	AFE . Gross Plant-In-Service/Depreciation Base - Mains	26,138,351	26,172,421	27,973,830	29,085,304	30,852,915	30,660,723	32,697,996	33,721,268	34,892,635	35,604,677	36,092,020	36,771,663	37,230,770 11,974,879	37,230,7 11,974,8
b	. Gross Plant-in-Service/Depreciation Base - Services, Plastic . Gross Plant-in-Service/Depreciation Base - Services, Steel	7,667,290 15,750	7,684,015 16,686	8,857,206 16,756	9,000,283 16,783	9,773,731 16,803	9,735,241 16,823	10,722,402 16,925	11,005,148 16,925	11,328,815 16,925	11,525,564 16,925	11,660,224 16,925	11,848,021 16,925	16,925	16,9
d	. Gross Plant-in-Service/Depreciation Base - Meters	1,517,116	1,510,632	1,510,876	1,513,326	1,515,701	1,499,676	1,500,762	1,541,154	1,587,393	1,615,500	1,634,737	1,661,565	1,679,687	1,679,6
4	。Gross Plant In-Service-Land Rights 。CWIP - Non Interest Bearing	(0) 2,547,904	(0) 3,069,429	(0)	(0) 1,221,053	(0) 619,892	2,338,773	936,471	1,232,025	1,570,353	1,776,013	1,916,773	2,113,076	2,245,681	2,245,6
2. f.	Orange Pipe , Gross Plant-In-Service/Depreciation Base - Mains	-	-	6,561,167	7,068,614	8,554,932	8,438,018	9,008,077	9,668,365	10,628,529	12,194,967	13,676,092	14,849,398	15,648,867 3,552,371	15,648,8 3,552,3
8	Gross Plant-in-Service/Depreciation Base - Services, Plastic Gross Plant-in-Service/Depreciation Base - Services, Steel	:	•	1,908,072	2,018,816	2,248,527	2,371,642	2,536,721	2,637,706	2,784,555	3,024,128	3,250,653	3,430,100	-	
į,	Gross Plant-in-Service/Depreciation Base - Meters	:	-	-	-	-	-	*	15,536	38,128	74,986	109,836	137,443	156,254	156,2
	Gross Plant In-Service-Land Rights , CWIP - Non Interest Bearing	5,092,259	6,577,985	87,042	87,042	87,042	107,747	127,834	298,353	546,315	950,847	1,333,347	1,636,353	1,842,815	1,842,8
k L	roblematic Pipe Gross Plant-in-Service/Depreciation Base - Mains Gross Plant-in-Service/Depreciation Base - Services, Plastic n. Gross Plant-in-Service/Depreciation Base - Services, Steel n. Gross Plant-in-Service/Depreciation Base - Metros Gross Plant-in-Service/Depreciation Base - Metros	4,984,586 2,077,213	5,183,997 2,160,313	5,178,621 2,158,073	5,201,489 2,167,603	5,232,091 2,180,355	5,245,045 2,185,753	7,410,730 2,240,153	8,029,953 2,240,153	8,381,315 2,240,153	9,075,110 2,240,153	9,252,410 2,240,153	9,530,543 2,240,153	9,530,543 2,240,153	9,530,1 2,240,1
4. c	o, Gross Plant In-Service-Land Rights , CWIP - Non Interest Bearing	S96,476 -	479,710	1,541,911	1,636,397	1,764,949	2,083,994	728,657	864,584	941,712	1,094,228	1,132,928	1,193,981	1,193,981	1,193,9
3. L	ess: Accumulated Depreciation	(562,836)	[612,416]	(633,545)	(696,489)	(712,554)	(781,582)	(850,415)	(965,910)	(1,086,024)	(1,211,297)	(1,341,321)	(1,475,420)	(1,612,815)	(1,612,8
5. N	let Book Value (Lines 2 + 3 + 4)	50,074,109	52,242,772	55,160,008	58,320,219	62,134,384	63,901,852	67,076,313	70,305,261	73,870,803	77,982,801	80,974,777	83,953,801	85,700,112	85,700,1
6. A	iverage Net Investment		51,158,441	53,701,390	56,740,114	60,227,302	63,018,118	65,489,083	68,690,787	72,088,032	75,926,802	79,478,789	82,464,289	84,826,956	
	leturn on Average Net Investment . Equity component Grossed up for taxes-reduced for tax reform (A) . Debt component (B)		256,152 139,407	268,885 146,336	284,100 154,617	301,560 164,119	315,534 171,724	327,906 178,458	343,937 187,182	360,948 196,440	380,168 206,901	397,953 216,580	412,902 224,715	424,732 231,153	4,074,7 2,217,6
	nvestment Expenses b. Depreciation (C)		49,580	21,129	62,945	16,065	69,028	68,833	115,494	120,115	125,272	130,024	134,100	137,395	1,049,
b	. Property Taxes (D) I, Other		75,734	79,498	83,997	ž9,159	93,291	96,949	101,688	106,718	112,400	117,659	122,078	125,576	1,204,
	Revenue Requirements (Unes 7 + 8)	-	520,873	515,848	585,658	570,904	649,577	672,146	748,302	784,220	824,742	862,216	893,795	918,857	8,547,
	Collections		(558,287)	(579,201)	(593,055)	(709,501)	(585,204)	(576,980)	(784,363)	(784,363)	(784,363)	(784,363)	(784,363)	(784,363) 134,494	(8,308,
11. N	let under(over) collection		(37,413)	(63,352)	(7,397)	[138,597]	64,373	95,166	(36,061)	(143)	40,379	77,853	109,432	•	
	, Cumulative Net under(over) collection		827,805	764,453	757,056	618,459	682,832	777,999	741,938	741,794	782,173	860,026	969,458	1,103,952	1,103,
-	nterest Cumulative Net under(over); SAFE Clause	865,219	827,805	764,453	757,056	618,459	682,832	777,999	741,938	741,794	782,173	860,026	969,458	1,103,952	1,103,
	nterest		6,354	5,531	4,715	3,927	3,337	2,834	2,411	2,175	2,162	2,217	2,439	2,870	40,
	Cumulative Net under(over) collection (Lines 14 + 15)	865,219	834,160	769,984	761,771	622,386	686,169	780,832	744,349	743,970	784,335	862,243	971,897	1,106,822	1,106,8
otes:		Jan 2025 - Dec 2025													
(A) Con	st of Equity, See Attachment D, Schedule 5.1 ACC See Attachment D. Schedule 5.1.	6.0084% 3,2700%													
(C.1) Ap	plicable Mains depreciation rate	1.59%													
	plicable Services, Plastic depreciation rate	3.06%													
	plicable Services, Steel depreciation rate	2.50%													

Florida City Gas

Attachment C, Schedule 3.1 Cost of Capital January 2025 through December 2025

Equity Cost Rate	9.50%
Weighted Equity Cost Rate	4.44%
Revenue Expansion Factor	1.3533
Weighted Equity Cost Rate, times Revenue Expansion Factor	6.01%
Long Term Debt	2.86%
Short Term Debt	0.40%
Customer Deposits	0.01%
Weighted Debt Cost Rate	3.27%
Overall Weighted Cost Rate	7.71%

FLORIDA CITY GAS CAPITAL STRUCTURE FPSC ADJUSTED BASIS

								LOW POINT		MIDPOINT		HIGH_POIN	T
<u>Year End</u>	PER BOOKS	ADJUSTMENTS NON-UTILITY	ADJUSTED BOOKS	PRO-RATA	SPECIFIC	BALANCE	RATIO (%)	COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)
COMMON EQUITY	\$ 467,817,955	\$	467,817,955 \$	(232,489,110)	\$	235,328,845	46.76%	8.50%	3.97%	9.50%	4.44%	10.50%	4.91%
LONG TERM DEBT	\$ 429,123,963	\$	429,123,963 \$	(213,247,710) \$	(23,830) \$	215,852,423	42.89%	6.68%	2.86%	6.68%	2.86%	6.68%	2.86%
SHORT TERM DEBT	\$ 68,970,094	\$	68,970,094 \$	(34,275,717)	\$	34,694,377	6.89%	5.87%	0.40%	5.87%	0.40%	5.87%	0.40%
CUSTOMER DEPOSITS	\$ 6,297,981	\$	6,297,981 \$	(3,129,876)	\$	3,168,105	0.63%	2.31%	0.01%	2.31%	0.01%	2.31%	0.01%
DEFFERED INCOME TAXES	\$ 10,042,049	\$	10,042,049 \$	(4,990,546)	\$	5,051,503	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FAS 109 DEFERRED INCOME TAX	\$ 18,339,613	\$	18,339,613 \$	(9,114,144)	\$	9,225,469	1.83%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
TOTAL AVERAGE	1,000,591,655	\$ - \$	1,000,591,656 \$	(497,247,103) \$	(23,830) \$	503,320,723	100.00%		7.24%		7.71%		8.18%

Florida City Gas Attachment C, Schedule 3.2 - Calculation of Interest Provision January 2025 through December 2025

2024 Interest Calculation	January	February	March	April	May	June	July	August	September	October	November	December	Total
1. Beginning True-up Amount	1,852,753	1,651,385	1,437,764	1,192,774	995,441	855,452	719,776	629,824	592,046	622,356	622,911	747,326	865,067
2. Ending True-up Amount Before Interest	1,645,031	1,432,232	1,188,058	991,514	852,115	716,943	627,413	589,871	620,194	620,695	744,887	862,197	862,197
3. Total of Beginning & Ending True-up	3,497,784	3,083,618	2,625,822	2,184,287	1,847,556	1,572,395	1,347,189	1,219,695	1,212,240	1,243,050	1,367,798	1,609,523	1,727,265
4. Average True-up Amount (50% of Line 3)	1,748,892	1,541,809	1,312,911	1,092,144	923,778	786,198	673,595	609,847	606,120	621,525	683,899	804,762	863,632
5. Interest Rate-First day of reporting business month	4.43%	4.29%	4.32%	4.30%	4.33%	4.34%	4.31%	4.28%	4.28%	4.28%	4.28%	4.28%	
6. Interest Rate-First day of subsequent business month	4.29%	4.32%	4.30%	4.33%	4.34%	4.31%	4.28%	4.28%	4.28%	4.28%	4.28%	4.28%	
7. Total (Line 5 & 6)	8.72%	8.61%	8.62%	8.63%	8.67%	8.65%	8.59%	8.56%	8.56%	8.56%	8.56%	8.56%	0.00%
8. Average Interest Rate (50 % of Line 7)	4.36%	4.31%	4.31%	4.32%	4.34%	4.33%	4.30%	4.28%	4.28%	4.28%	4.28%	4.28%	0.00%
9. Monthly Average Interest Rate (Line 8/12)	0.363%	0.359%	0.359%	0.360%	0.361%	0.360%	0.358%	0.357%	0.357%	0.357%	0.357%	0.357%	0.000%
10. Interest Provision for the month (Line 4 *Line 9)	6,354	5,531	4,716	3,927	3,337	2,834	2,411	2,175	2,162	2,217	2,439	2,870	
Totals may not match Revenue Req due to rounding													

Florida City Gas
Attachment C, Schedule 4 - SAFE Program Revenue Regulament
January 2025 Horwich December 2026

Attachment C., Schwadie 4 - SALE Program Revenue Requirement: January 2026 through December 2026													-		
			Estimated	Estimated											
Line	Description	Beginning of Period Amount	January-26	February-26	March-26	April-25	May-26	June-26	July-26	August-26	September-26	October-26	November-26	December-26	End of Period Total
1.	Investments - SAFE a. Eligible Replacements - Mains b. Eligible Replacements - Services, Plastic		\$88,927 162,730	812,523 224,513	1,042,001 287,921	716,083 197,865	427,793 118,206	363,738 100,506	629,578 173,962	1,313,494 362,939	1,405,315 388,311	1,577,668 435,935	1,642,106 453,740	1,090,916 301,437	11,610,142 3,208,065
	c. Eligible Replacements - Services, Steel d. Eligible Replacements - Meters e. Land Rights		23,247	32,073	41,132	28,266	16,887	14,358	24,852 -	51,848	55,473 -	62,276 -	64,820	43,062	458,295 ~
	Investments - Orange Pipe f. Eligible Replacements - Mains g. Eligible Replacements - Services, Plastic		399,253 61,062	622,535 95,211	503,254 76,968	438,078 67,000	878,156 134,306	1,064,804 162,852	1,308,572 200,135	1,227,981 187,809	1,248,013 190,873	885,583 135,442	422,298 64,587	348,347 53,277	9,346,873 1,429,522
	h. Eligible Replacements - Services, Steel L. Eligible Replacements - Meters J. Land Rights		9,394 -	14,648	11,841	10,308	20,663	25,054	30,790 -	28,894 -	29,365 -	20,837	9,936 -	8,196	219,926
	Investments - Problematu a. Eligibie Replacements - Malins b. Eligibie Replacements - Services, Plastic c. Eligibie Replacements - Services, Steel d. Eligibie Replacements - Services, Steel d. Eligibie Replacements - Meters c. Land Rights		6,000	66,500	186,000	675,600	667,788	852,950	325,025	147,891		-	-	-	2,927,754 - - - -
			1,250,613	1,868,003	2,149,117	2,133,201	2,263,798	2,584,262	2,692,914	3,320,855	3,317,350	3,117,741	2,657,487	1,845,236	29,200,577
2.	SAFE a. Gross Plant-in-Service/Depreciation Base - Mains b. Gross Plant-in-Service/Depreciation Base - Services, Plastic	37,230,770 11,974,879	37,819,697 12,137,609	38,632,220 12,362,122	39,674,221 12,650,043	40,390,304 12,847,908	40,818,097 12,966,114	41,181,835 13,066,621	41,811,412 13,240,583	43,124,906 13,503,522	44,530,221 13,991,833	46,107,889 14,427,767	47,749,995 14,881,507 16,925	48,840,912 15,182,945 16,925	48,840,912 15,182,945 16,925
	c, Gross Plant-in-Service/Depreciation Base - Services, Steel d, Gross Plant-in-Service/Depreciation Base - Meters	16,925 1,679,687	16,925 1,702,935	16,925 1,735,008	16,925 1,776,139	16,925 1,804,406	16,925 1,821,292	16,925 1,835,651	16,925 1,860,502	16,925 1,912,351	16,925 1,967,824	16,925 2,030,100	2,094,920	2,137,983	2,137,983 (0)
4.	e. Gross Plant In-Service-Land Rights a. CWIP - Non Interest Bearing	(0) 2,245,681	(0) 375,828	(0) S18,518	(0) 664,961	(0) 456,974	(0) 272,999	(0) 232,122	(0) 401,770	(0) 838,216	(0) 896,813	(0) 1,006,801	(0) 1,047,923	(0) 696,177	696,177
2.	Orange Pipe f. Gross Plant-in-Service/Depreciation Base - Mains g. Gross Plant-in-Service/Depreciation Base - Services, Plastic	15,648,867 3,55 2, 371	16,048,120 3,613,433	16,670,655 3,708,645	17,173,909 3,785,613	17,611,987 3,852,613	18,490,143 3,986,919	19,554,946 4,149,772	20,863,519 4,349,906	22,091,499 4,537,715	23,339,513 4,728,588	24,225,095 4,864,030	24,647,393 4,928,616	24,995,740 4,981,893	24,995,740 4,981,893
	h, Gross Plant-in-Service/Depreciation Base - Services, Steel i, Gross Plant-in-Service/Depreciation Base - Meters	156,254	165,648	180,296	192,137	202,445	223,107	248,162	278,952	307,845	337,210	358,047	367,984	376,180	376,180
4.	j. Gross Plant in-Service-Land Rights b. CWIP - Non interest Bearing	1,842,815	230,157	358,873	290,111	- 252,539	506,231	613,828	754,354	707,895	719,443	510,512	243,442	200,812	200,812
	Problematic Pipe L Gross Plant-in-Service/Depreciation Base - Mains L Gross Plant-in-Service/Depreciation Base - Services, Plastic m. Gross Plant-in-Service/Depreciation Base - Services, Steel n. Gross Plant-in-Service/Depreciation Base - Meeters Gross Plant-in-Service/Depreciation Base - Meeters	9,530,543 2,240,153 - -	9,536,543 2,240,153	9,603,043 2,240,153	9,789,043 2,240,153	10,464,643 2,240,153	11,132,431 2,240,153	11,985,381 2,240,153	12,310,406 2,240,153	12,458,297 2,240,153	12,458,297 2,240,153	12,458,297 2,240,153	12,458,297 2,240,153	12,458,297 2,240,153	12,458,297 2,240,153
4.	o. Gross Plant In-Service-Land Rights c. CWIP - Non Interest Bearing	1,193,981	3,000	33,250	93,000	337,800	333,894	426,475	162,513	73,946	-	-	•	-	-
3.	Less: Accumulated Depreciation	(1,612,815)	(1,752,507)	(1,894,775)	(2,040,345)	(2,189,343)	(2,341,740)	(2,497,837)	(2,658,032)	(2,823,081)	(2,993,590)	(3,169,441)		(3,534,632)	(3,534,632)
5.	Net Book Value (Lines 2 + 3 + 4)	85,700,112	82,137,542	84,164,932	86,305,910	88,289,354	90,466,566	93,054,032	95,632,963	99,090,188	102,233,229	105,076,177	107,327,020	108,593,384	108,593,384
6,	Average Net Investment		83,918,827	83,151,237	85,235,421	87,297,632	89,377,960	91,760,299	94,343,497	97,361,576	100,661,709	103,654,703	106,201,598	107,960,202	
7.	Return on Average Net Investment a. Equity component Grossed up for taxes-reduced for tax reform (A) b. Debt component (B)		421,131 225,882	417,279 223,815	427,738 229,425	438,087 234,976	448,527 240,576	460,482 246,988	473,445 253,941	488,591 262,065	505,152 270,948	520,172 279,004	532,953 285,859	541,778 290,593	5,675,336 3,044,072
8.	Investment Expenses a. Depreciation (C)		139,692	142,268	145,571	148,997	152,397	156,096	160,195	165,050	170,509	175,851	180,696	184,495	1,921,817
	b. Amortization c. Property Taxes (D) d. Other		124,232	123,095	126,181	129,234	132,313	135,840	139,664	144,132	149,018	153,448	157,219	159,822	1,674,198
9.	Revenue Requirements (Lines 7 + 8)	_	910,936	906,458	928,915	951,294	973,813	999,407	1,027,246	1,059,838	1,095,626	1,128,475	1,156,727	1,176,688	12,315,423
10.	Collections		(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	(1,118,520)	{13,422,245}
11.	Net under(over) collection		(207,584)	(212,063)	(189,605)	(167,226)	(144,708)	(119,114)	(91,275)	(58,683)	(22,894)	9,955	38,207	58,168	12.020
11 12	a. Cumulative Net under(over) collection Interest		896,367	684,305	494,699	327,473	182,766	63,652	(27,623)	(86,306)	(109,200)	(99,245)	(61,038)	(2,870)	(2,870)
13	Curnulative Net under(over): SAFE Clause	1,103,952	896,367	684,305	494.699	327,473	182.766	63,652	(27,623)	(86,306)	(109,200)	(99,245)	(61,038)	(2,870)	(2,870)
15.	Interest	2,203,332	6,354	5,531	4,716	3,927	3,337	2,834	2,411	2,175	2,162	2,217	2,439	2,870	40,973
16,	Cumulative Net under(over) collection (Lines 14 + 15)	1,106,822	902,722	689,836	499,415	331,400	186,103	66,486	(25,212)	(84,130)	(107,038)	(97,028)	(58,599)	{D}	(0)
(A) (B) (C.1) (C.2) (C.3) (C.4)	Cost of Equity, See Attachment D, Schodule 5.1 WACC See Attachment D, Schodule 5.1. Applicable Mains depreciation rate Applicable Services, Plastic depreciation rate Applicable Services, Steel depreciation rate Applicable Meter depreciation rate	Jan 2026 - Dec 2026 6.0220% 3.2300% 1.59% 3.06% 2.50% 6.94%													
(C.4)	Ad Valorem Tax Rate	1.78%													

Florida City Gas Attachment C, Schedule 5 Cost of Capital January 2026 through December 2026

Equity Cost Rate	9.50%
Weighted Equity Cost Rate	4.45%
Revenue Expansion Factor	1,3533
Weighted Equity Cost Rate , times Revenue Expansion Factor	6.02%
Long Term Debt	2.82%
Short Term Debt	0.40%
Customer Deposits	0.01%
Weighted Debt Cost Rate	3.23%
Overall Weighted Cost Rate	7.68%

FLORIDA CITY GAS CAPITAL STRUCTURE FPSC ADJUSTED BASIS

										LOW POINT		MIDPOINT		HIGH POINT	<u> </u>
<u>Year End</u>	PER BOO	ADJUSTMI		ADJUSTED BOOKS	PF	RO-RATA	SPECIFIC	BALANCE	RATIO (%)	COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)
COMMON EQUITY	\$ 480,57	4,056	\$	480,574,056	s ((238,961,836)	:	241,612,220	46.83%	8.50%	3.98%	9.50%	4,45%	10.50%	4.92%
LONG TERM DEBT	\$ 435,12	3,342	\$	435,123,342	\$ ((215,348,224) \$	(27,318)	218,747,800	42.40%	6.65%	2.82%	6.65%	2.82%	6.65%	2.82%
SHORT TERM DEBT	\$ 72,05	0,715	\$	72,050,715	\$	(35,826,676)	:	36,224,039	7.02%	5.64%	0.40%	5.64%	0.40%	5.64%	0.40%
CUSTOMER DEPOSITS	\$ 6,44	7,398	\$	6,447,398	\$	(3,205,920)	:	3,241,478	0,63%	2.29%	0.01%	2.29%	0,01%	2.29%	0.01%
DEFFERED INCOME TAXES	\$ 14,00	1,331	\$	14,001,331	\$	(6,962,056)	:	7,039,275	1.36%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FAS 109 DEFERRED INCOME TAX	\$ 18,01	3,069	\$	18,013,069	\$	(8,956,863)	:	9,056,206	1.76%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
TOTAL AVERAGE	1,026,20	9,911 \$	- \$	1,026,209,911	\$ ((510,261,575) \$	(27,318)	515,921,019	100.00%		7.21%		7.68%		8.15%

Florida City Gas Attachment C, Schedule 6 - 2025 SAFE Program Rates January 2026 through December 2026

Class	Percentage Allocation to	evenue to be ollected From	Total Annual		Monthly Customer
Class	Customer Class	 Rate Class	Billing Units (1)	_	Surcharge
RS-1	28.73%	\$ 3,855,968	443,121	\$	8.70
RS-100	62.31%	\$ 8,363,008	961,062	\$	8.70
RS-600	1.50%	\$ 200,751	23,070	\$	8.70
GS-1	4.35%	\$ 583,250	67,026	\$	8.70
GS-6K	2.60%	\$ 349,368	31,746	\$	11.01
GS-25K	0.41%	\$ 54,871	4,986	\$	11.01
GS-120K	0.10%	\$ 13,470	1,224	\$	11.01
GS-1250K	0.01%	\$ 1,321	120	\$	11.01
GS-11M	0.00%	\$ -	0	\$	-
GS-25M	0.00%	\$ 132	12	\$	11.01
Gas Lighting	0.00%	\$ 104.42	12	\$	8.70
Total	100%	\$ 13,422,245	•		
2026 Revenue Requirement		\$ 12,315,423			
2025 Projected Under(Over)-Reco	very	\$ 1,106,822			

Note:

(1) - billing units for 12 months ending December 2026

Florida City Gas Attachment C, Schedule 7 - Pipe Allocated to all Customers January 2026 through December 2026

SAFE

Material	Mileage	Footage	Current Budget Cost per Foot	Incremental Cost per Foot	Total Cost
2"	142.5	752,400	\$ 126.66	\$ -	\$95,300,981
4"	7.5	39,600	\$ 142.50	\$ 15.83	\$626,980
Grand Total	150	792,000			\$95,927,961

Orange Pipe

Material	Mileage	Footage	Current Budget Cost per Foot	Incremental Cost per Foot	Total Cost
2"	152	802,560	\$ 184.05	\$ -	\$147,710,176
4"	8	42,240	\$ 207.05	\$ 23.01	\$971,777
Grand Total	160	844,800			\$148,681,953

Total

Material	Mileage	Footage	Current Budget Cost per Foot	Incremental Cost per Foot	Total Cost
2"	294.5	1,554,960	\$ 155.36	\$ -	\$241,571,913
4"	15.5	81,840	\$ 174.78	\$ 19.42	\$1,589,289
Grand Total	310	1,636,800			\$243,161,202

Billing Unit Allocation Percentages

Class	Annual Billing Units	Minimum Size 2" Pipe Cost	Incremental 4" Pipe Cost	Total	Percentage Allocation
RS-1	443,121	\$ 69,855,817.42		\$ 69,855,817	28.73%
RS-100	961,062	\$ 151,506,634.98		\$ 151,506,635	62.31%
RS-600	23,070	\$ 3,636,870.53	-	\$ 3,636,871	1.50%
GS-1	67,026	\$ 10,566,314.89		\$ 10,566,315	4.35%
GS-6K	31,746	\$ 5,004,598.70	\$1,324,657.78	\$ 6,329,256	2.60%
GS-25K	4,986	\$ 786,018.05	\$208,049.63	\$ 994,068	0.41%
GS-120K	1,224	\$ 192,957.50	\$51,073.56	\$ 244,031	0.10%
GS-1250K	120	\$ 18,917.40	\$5,007.21	\$ 23,925	0.01%
GS-11M		\$ -	\$0.00	\$ -	0.00%
GS-25M	12	\$ 1,891.74	\$500.72	\$ 2,392	0.00%
Gas Lighting	12	\$ 1,891.74		\$ 1,892	0.00%
Total	1,532,379	\$241,571,913	\$1,589,289	\$ 243,161,202	100.0%

ATTACHMENT D

Revised SAFE Tariff Volume No. 11, Eighth Revised Sheet No. 79 (Clean and Legislative Formats)

Effective: January 01, 20265

RIDER "D"

SAFETY, ACCESS AND FACILITY ENHANCEMENT (SAFE) PROGRAM (Continued)

- i. all Customers regarding the implementation of the SAFE Program and the approved surcharge factors;
- ii. the immediately affected Customers where the eligible infrastructure is being replaced; and
- iii. the general public through publications (newspapers) covering thegeographic areas of the eligible infrastructure replacement activities;
- 4. Ad valorem taxes; and
- Federal and state income taxes.

The Company is utilizing a surcharge mechanism in order to recover the costs associated with the SAFE Program. The Company has developed the revenue requirement for the SAFE Program using the same methodology approved in its most recent rate case. The SAFE revenue requirement will be allocated to each Customer class (Rate Schedule) using allocation factors established by the Florida Public ServiceCommission for the SAFE Program. The per Customer SAFE surcharge is calculated by dividing the revenuerequirement allocated to each Customer class by the number of Customers in the class.

The cost recovery factors including tax multiplier for the twelve-month period from January 1, 202<u>6</u>5 through December 31, 202<u>6</u>5 are:

<u>Rate Class</u>	Rates Per Customer
Rate Schedule RS-1	\$ <u>8.70</u> 4.66
Rate Schedule RS-100	\$ <u>8.70</u> 4.660
Rate Schedule RS-600	\$ <u>8.70</u> 4 .66
Rate Schedule GS-1	\$ <u>8.70</u> 4. 66
Rate Schedule GS-6K	\$ <u>11.01</u> 7.77
Rate Schedule GS-25K	\$ <u>11.01</u> 7.77
Rate Schedule GS-120K	\$ <u>11.01</u> 7.77
Rate Schedule GS-1,250K	\$ <u>11.01</u> 7.77
Rate Schedule GS-11M	\$ <u>0</u> 7.77
Rate Schedule GS-25M	\$ <u>11.01</u> 7.77
Rate Schedule GL	\$ <u>8.70</u> 4.66

RIDER "D"

<u>SAFETY, ACCESS AND FACILITY ENHANCEMENT (SAFE) PROGRAM</u> (Continued)

- i. all Customers regarding the implementation of the SAFE Program and the approved surcharge factors;
- ii. the immediately affected Customers where the eligible infrastructure is being replaced; and
- iii. the general public through publications (newspapers) covering thegeographic areas of the eligible infrastructure replacement activities;
- 4. Ad valorem taxes; and
- 5. Federal and state income taxes.

The Company is utilizing a surcharge mechanism in order to recover the costs associated with the SAFE Program. The Company has developed the revenue requirement for the SAFE Program using the same methodology approved in its most recent rate case. The SAFE revenue requirement will be allocated to each Customer class (Rate Schedule) using allocation factors established by the Florida Public ServiceCommission for the SAFE Program. The per Customer SAFE surcharge is calculated by dividing the revenuerequirement allocated to each Customer class by the number of Customers in the class.

The cost recovery factors including tax multiplier for the twelve-month period from January 1, 2026 through December 31, 2026 are:

Rate Class	Rates Per Customer
Rate Schedule RS-1	\$8.70
Rate Schedule RS-100	\$8.70
Rate Schedule RS-600	\$8.70
Rate Schedule GS-1	\$8.70
Rate Schedule GS-6K	\$11.01
Rate Schedule GS-25K	\$11.01
Rate Schedule GS-120K	\$11.01
Rate Schedule GS-1,250K	\$11.01
Rate Schedule GS-11M	\$0.00
Rate Schedule GS-25M	\$11.01
Rate Schedule GL	\$8.70

Issued by: Jeffrey Sylvester, Chief Operating Officer

Florida City Gas

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by Electronic Mail to the following this 3rd day of September, 2025:

Office of Public Counsel Walt Trierweiler c/o The Florida Legislature 111 West Madison Street, Room 812 Tallahassee, FL 32399-1400 Trierweiler.walt@leg.state.fl.us

Beth Keating

Gunster, Yoakley & Stewart, P.A. 215 South Monroe St., Suite 601

Tallahassee, FL 32301