

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Anglers Cove West, Ltd.
Exact Legal Name of Respondent

610-W 526-S
Certificate Number(s)

Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

Anglers Cove West, Ltd
(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 S. Florida Avenue, Suite 700 Lakeland FL 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1986

Fax Number (863) 647-3992 E-mail Address baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. HC 2093

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Sub Chapter S Corporation 1120 Corporation Partnership

Name, Address and phone where records are located: 500 S. Florida Avenue, Suite 700
Lakeland FL 33801

Name of subdivisions where services are provided: Anglers Cove West Mobile Home Park
Anglers Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Altman</u>	<u>Property Manager</u>	<u>500 S. Florida Avenue</u> <u>Lakeland FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Tax Manager</u>	<u>PO Box 330</u> <u>Lakeland, FL 33802</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 S. Florida Avenue</u> <u>Lakeland FL 33801</u>	\$ <u>0</u>
			\$ _____
			\$ _____
			\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>Patricia A Falk</u>	<u>10</u>	<u>500 S. Fl. Ave., Lkld</u>	\$ <u>0</u>
<u>J&M Maxwell Family Partnership</u>	<u>20</u>	<u>500 S. FL. Ave, Lkld</u>	\$ <u>0</u>
<u>813 North LLC</u>	<u>68</u>	<u>500 S FL Ave., Lkld</u>	\$ <u>0</u>
			\$ _____
			\$ _____

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 98,123	93,332	_____	191,455
Commercial _____		6,642	2,377	_____	9,019
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 104,765	95,709	\$ _____	\$ 200,474
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 97,833	101,680	\$ _____	\$ 199,513
Depreciation Expense _____	F-5	9,913	11,065	_____	20,978
CIAC Amortization Expense _____	F-8	_____	_____	_____	0
Taxes Other Than Income _____	F-7	4,714	20,457	_____	25,171
Income Taxes _____	F-7	_____	_____	_____	0
Total Operating Expense _____		\$ 112,460	133,202	_____	\$ 245,662
Net Operating Income (Loss) _____		\$ (7,695)	(37,493)	\$ _____	\$ (45,188)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ 2,155,388
Interest Income _____		_____	_____	_____	88
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ 939,988
Interest Expense _____		_____	_____	_____	700,624
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss) _____		\$ _____	\$ _____	\$ _____	\$ 469,676

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 757,568	\$ 757,568
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	537,480	516,502
Net Utility Plant -----		\$ 220,088	\$ 241,066
Cash -----		355,386	256,665
Customer Accounts Receivable (141) -----		1,551	2,209
Other Assets (Specify): -----			
Nonutility Property, Net(121,122) -----		240,909	266,193
Accounts Receivable Assoc Cos (145) -----		13,720,414	13,563,565
Misc. Current & Accrued Assets (174) -----		1,105,627	1,064,777
Misc. deferred debits (186) -----		0	1,797
Total Assets -----		\$ 15,643,975	\$ 15,396,272
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	1,143,272	673,796
Total Capital -----		\$ 1,143,272	\$ 673,796
Long Term Debt (224) -----	F-6	\$ 14,456,938	\$ 14,680,939
Accounts Payable (231) -----		18,594	16,975
Notes Payable (232) -----		0	0
Customer Deposits (235) -----		0	0
Accrued Taxes (236) -----		25,171	24,562
Other Liabilities (Specify) -----		0	0
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8	0	0
Total Liabilities and Capital -----		\$ 15,643,975	\$ 15,396,272

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 253,283	\$ 504,285	\$ _____	\$ 757,568

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 253,283	\$ 504,285	\$ _____	\$ 757,568

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 160,146	\$ 356,356	\$ _____	\$ 516,502
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 9,913	\$ 11,065	\$ _____	\$ 20,978
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	0
Amort of Org & Franchises				
Total Credits _____	\$ 9,913	\$ 11,065	\$ _____	\$ 20,978
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ -	\$ -	\$ _____	\$ -
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ -	\$ -	\$ _____	\$ -
Balance End of Year _____	\$ 170,059	\$ 367,421	\$ _____	\$ 537,480

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ <u>673,796</u>
Changes during the year (Specify): Current year income (loss) _____ _____ _____	_____ _____ _____	<u>469,676</u> _____ _____
Balance end of year _____	\$ _____	\$ <u>1,143,472</u>

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Walker & Dunlop LLC, Issued 5/31/18 Matures 6/1/30</u> _____ _____	<u>4.74%</u>	<u>144</u>	\$ <u>14,456,938</u>
Total _____			\$ <u>14,456,938</u>

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
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CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	_____	_____	_____	_____
304	Structures and Improvements	_____	_____	_____	_____
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	_____	_____	_____	_____
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	_____	_____	_____	_____
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	28,383	_____	_____	28,383
320	Water Treatment Equipment	_____	_____	_____	_____
330	Distribution Reservoirs and Standpipes	_____	_____	_____	_____
331	Transmission and Distribution Lines	92,448	_____	_____	92,448
333	Services	_____	_____	_____	_____
334	Meters and Meter Installations	103,066	_____	_____	103,066
335	Hydrants	14,582	_____	_____	14,582
336	Backflow Prevention Devices	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	2,464	_____	_____	2,464
341	Transportation Equipment	8,268	_____	_____	8,268
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	437	_____	_____	437
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	1,692	_____	_____	1,692
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	1,942	_____	_____	1,942
	Total Water Plant	\$ 253,282	\$ 0	\$ -	\$ 253,282

UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements		0 %		\$	\$		\$
305	Collecting and Impounding Reservoirs		%					
306	Lake, River and Other Intakes		%					
307	Wells and Springs		%					
308	Infiltration Galleries & Tunnels		%					
309	Supply Mains	32	0 %	3.13 %			0	0
310	Power Generating Equipment		%					
311	Pumping Equipment		%		28,383		0	28,383
320	Water Treatment Equipment		%					
330	Distribution Reservoirs & Standpipes		%					
331	Trans. & Dist. Mains	38	0 %	2.63 %	92,448		1,858	94,306
333	Services	35	0 %	2.86 %	0			0
334	Meter & Meter Installations	17	0 %	5.88 %	18,911		6,060	24,971
335	Hydrants	40	0 %	2.5 %	8,775		230	9,005
336	Backflow Prevention Devices		%					
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		%					
341	Equipment	6	%	6.67 %	1,566		164	1,730
342	Transportation Equipment	6	%	16.67 %	6,828		1,378	8,206
343	Stores Equipment		%					
343	Tools, Shop and Garage Equipment		%	16.7 %	87		29	116
344	Laboratory Equipment		%					
345	Power Operated Equipment	20	%	5.00 %	1,692		0	1,692
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant	7	%	14.28 %	1,456		194	1,650
	Totals				\$ 160,146	\$	\$ 9,913	\$ 170,059 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 31,695
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	57,302
615	Purchased Power_____	
616	Fuel for Power Production_____	
618	Chemicals_____	
620	Materials and Supplies_____	2,091
630	Contractual Services:	
	Billing_____	
	Professional_____	1,629
	Testing_____	
	Other_____	1,971
640	Rents_____	
650	Transportation Expense_____	675
655	Insurance Expense_____	1,468
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	802
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	100
	Total Water Operation And Maintenance Expense_____	\$ 97,733 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	340	340	340
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	5	5	12.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1	1	8
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			346	346	360.5

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January _____	848	_____	0	848	627
February _____	783	_____	0	783	581
March _____	1098	_____	0	1,098	631
April _____	991	_____	0	991	623
May _____	897	_____	0	897	509
June _____	883	_____	0	883	427
July _____	558	_____	0	558	433
August _____	649	_____	0	649	518
September _____	612	_____	0	612	440
October _____	621	_____	0	621	646
November _____	715	_____	120	595	563
December _____	861	_____	0	861	773
Total for Year _____	9,516	_____	120	9,396	6,771

If water is purchased for resale, indicate the following:

Vendor _____ Lakeland Electric & water

Point of delivery Master meter located at the entrance to the mobile home parks

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC _____	6"	5,835	_____	_____	5,835
PVC _____	4"	1,625	_____	_____	1,625
PVC _____	2"	3,700	_____	_____	3,700
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

WELLS AND WELL PUMPS

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

RESERVOIRS

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

HIGH SERVICE PUMPING

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

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	N/A _____	_____	_____
Type of Source _____	Purchased Water _____	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	N/A _____	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	_____	_____	_____
High service pumping _____	_____	_____	_____
Gallons per minute _____	_____	_____	_____
Reverse Osmosis _____	_____	_____	_____
Lime Treatment _____	_____	_____	_____
Unit Rating _____	_____	_____	_____
Filtration _____	_____	_____	_____
Pressure Sq. Ft. _____	_____	_____	_____
Gravity GPD/Sq.Ft. _____	_____	_____	_____
Disinfection _____	_____	_____	_____
Chlorinator _____	_____	_____	_____
Ozone _____	_____	_____	_____
Other _____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME: _____ Anglers Cove West

GENERAL WATER SYSTEM INFORMATION

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

- 1. Present ERC's * the system can efficiently serve. _____ 370
- 2. Maximum number of ERCs * which can be served. _____ 370
- 3. Present system connection capacity (in ERCs *) using existing lines. _____ 370
- 4. Future connection capacity (in ERCs *) upon service area buildout. _____ 370
- 5. Estimated annual increase in ERCs *. ___ None
- 6. Is the utility required to have fire flow capacity? _____ Yes
If so, how much capacity is required? _____
- 7. Attach a description of the fire fighting facilities. _____ Service is provided by the City and County fire Depts.
Water is provided by the City of Lakeland
- 8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

Water is purchased from the city of lakeland. There are no current plans for this to change and the park is at capacity so there should not be any need for enlarging the plant in the future.

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

* An ERC is determined based on one of the following methods:

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

**WASTEWATER
OPERATING
SECTION**

UTILITY NAME: Anglers Cove West, Ltd.

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

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	32,659	_____	_____	32,659
354	Structures and Improvements _____	230,095	_____	_____	230,095
355	Power Generation Equipment _____	445	_____	_____	445
360	Collection Sewers - Force _____	0	_____	_____	0
361	Collection Sewers - Gravity _____	197,694	_____	_____	197,694
362	Special Collecting Structures _____	_____	_____	_____	_____
363	Services to Customers _____	0	_____	_____	0
364	Flow Measuring Devices _____	_____	_____	_____	_____
365	Flow Measuring Installations _____	_____	_____	_____	_____
370	Receiving Wells _____	_____	_____	_____	_____
371	Pumping Equipment _____	5,875	_____	_____	5,875
380	Treatment and Disposal Equipment _____	22,266	_____	_____	22,266
381	Plant Sewers _____	_____	_____	_____	_____
382	Outfall Sewer Lines _____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment _____	_____	_____	_____	_____
390	Office Furniture and Equipment _____	609	_____	_____	609
391	Transportation Equipment _____	8,268	_____	_____	8,268
392	Stores Equipment _____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment _____	2,260	_____	_____	2,260
394	Laboratory Equipment _____	_____	_____	_____	_____
395	Power Operated Equipment _____	1,692	_____	_____	1,692
396	Communication Equipment _____	_____	_____	_____	_____
397	Miscellaneous Equipment _____	_____	_____	_____	_____
398	Other Tangible Plant _____	2,420	_____	_____	2,420
	Total Wastewater Plant _____	\$ 504,283	\$ 0	\$ _____	\$ 504,283 *

* This amount should tie to sheet F-5.

UTILITY NAME:

Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	0 %	3.70 %	\$ 142,244	\$	\$ 3,630	\$ 145,874
355	Power Generation Equipment		%	5.88 %	196		26	222
360	Collection Sewers - Force	27	0 %	3.70 %	0			0
361	Collection Sewers - Gravity	40	0 %	2.50 %	186,315		4,942	191,257
362	Special Collecting Structures		%					0
363	Services to Customers	35	0 %	2.86 %	0		0	0
364	Flow Measuring Devices		%					0
365	Flow Measuring Installations		%					0
370	Receiving Wells		%					0
371	Pumping Equipment	18	0 %	6.67 %	(1,441)		391	(1,050)
380	Treatment and Disposal Equipment	18	0 %	6.67 %	17,978		264	18,242
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment		%					
391	Transportation Equipment	15	%	6.67 %	427		41	468
392	Stores Equipment	6	%	16.67 %	6,827		1,378	8,205
393	Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment	15	%	6.67 %	302		151	453
395	Power Operated Equipment	20	%	10.00 %	1,692		0	1,692
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant	7	%	10.00 %	1,815		242	2,057
	Totals				\$ 356,355	\$ 0	\$ 11,065	\$ 367,420 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 42,562
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	9,650
715	Purchased Power _____	8,921
716	Fuel for Power Production _____	_____
718	Chemicals _____	4,764
720	Materials and Supplies _____	4,454
730	Contractual Services:	
	Billing _____	_____
	Professional _____	23,168
	Testing _____	1,325
	Other _____	1,875
		0
740	Rents _____	2,278
750	Transportation Expense _____	1,468
755	Insurance Expense _____	894
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	0
770	Bad Debt Expense _____	321
775	Miscellaneous Expenses _____	_____
	Total Wastewater Operation And Maintenance Expense _____	\$ 101,680 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service	D	1.0	340	340	340
All meter sizes			_____	_____	_____
General Service					
5/8"	D	1.0	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	1	1	2.5
1 1/2"	D,T	5.0	_____	_____	_____
2"	D,C,T	8.0	1	1	8
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			<u>342</u>	<u>342</u>	<u>350.5</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT DECEMBER 31, 2025

PUMPING EQUIPMENT

Lift Station Number _____	<u>Club House</u>	<u>Summer Wind</u>	<u>Eastwind Drive</u>	<u>ACW Club House</u>	_____	_____
Make or Type and nameplate data on pump _____	<u>Goulds</u>	<u>Hydro-matic</u>	<u>Hydro-matic</u>	<u>Liberty</u>	_____	_____
Year installed _____	<u>1983</u>	<u>?</u>	_____	<u>2019</u>	_____	_____
Rated capacity _____	<u>?</u>	<u>?</u>	_____	_____	_____	_____
Size _____	<u>4' x 11'</u>	<u>4'x12'x6"</u>	<u>6'x12'x6</u>	<u>2'x5'</u>	_____	_____
Power:						
Electric _____	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	<u>Electric</u>	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	<u>2-1 HP</u>	<u>2-1 HP</u>	<u>1 HP</u>	<u>1 HP</u>	_____	_____
	<u>230 v</u>	<u>230 v</u>	<u>230 v</u>	<u>230 v</u>	_____	_____
	<u>1 amp</u>	<u>1 amp</u>	<u>1 ph</u>	<u>1 ph</u>	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	<u>4"</u>	<u>4"</u>	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	<u>PVC</u>	<u>PVC</u>	_____	_____	_____	_____
Average length _____	<u>15'</u>	<u>9'</u>	_____	_____	_____	_____
Number of active service connections _____	<u>90</u>	<u>114</u>	_____	_____	_____	_____
Beginning of year _____	<u>90</u>	<u>114</u>	_____	_____	_____	_____
Added during year _____	<u>0</u>	<u>0</u>	_____	_____	_____	_____
Retired during year _____	<u>0</u>	<u>0</u>	_____	_____	_____	_____
End of year _____	<u>90</u>	<u>114</u>	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	<u>8"</u>	_____	_____	_____	<u>4"</u>	_____	_____	_____
Type of main _____	<u>PVC</u>	_____	_____	_____	<u>PVC</u>	_____	_____	_____
Length of main (nearest foot) _____	<u>10,271</u>	_____	_____	_____	<u>2,200</u>	_____	_____	_____
Beginning of year _____	<u>10,271</u>	_____	_____	_____	<u>2,200</u>	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	<u>10,271</u>	_____	_____	_____	<u>2,200</u>	_____	_____	_____

MANHOLES

Size (inches) _____	<u>4"</u>	_____	_____	_____
Type of Manhole _____	<u>Concrete</u>	_____	_____	_____
Number of Manholes:				
Beginning of year _____	<u>41</u>	_____	_____	_____
Added during year _____	<u>0</u>	_____	_____	_____
Retired during year _____	<u>0</u>	_____	_____	_____
End of Year _____	<u>41</u>	_____	_____	_____

UTILITY NAME: _____ Anglers Cove West, Ltd.

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

YEAR OF REPORT DECEMBER 31, 2025

TREATMENT PLANT

Manufacturer _____			
Type _____	Extended Air _____	_____	_____
"Steel" or "Concrete" _____	Concrete _____	_____	_____
Total Permitted Capacity _____	70,000 GPD _____	_____	_____
Average Daily Flow _____	25,222 _____	_____	_____
Method of Effluent Disposal _____	Perc-Evaporation _____	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	9,206,000 _____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer _____	None _____					
Capacity (GPM's) _____	_____	_____	_____	_____	_____	_____
Motor: _____	_____	_____	_____	_____	_____	_____
Manufacturer _____	_____	_____	_____	_____	_____	_____
Horsepower _____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____

PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	868	_____	868
February _____	924	_____	924
March _____	868	_____	868
April _____	750	_____	750
May _____	589	_____	589
June _____	480	_____	480
July _____	496	_____	496
August _____	620	_____	620
September _____	600	_____	600
October _____	775	_____	775
November _____	1,080	_____	1,080
December _____	1,156	_____	1,156
Total for year _____	9,206	_____	9,206

If Wastewater Treatment is purchased, indicate the vendor: _____ N/A _____

UTILITY NAME: _____ Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME: _____ Anglers Cove and Anglers Cove West

GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs* now being served. _____ 356
- 2. Maximum number of ERCs* which can be served. _____ 356
- 3. Present system connection capacity (in ERCs*) using existing lines _____ 356
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____ 356
- 5. Estimated annual increase in ERCs*. _____ None

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

There are no current plans to enlarge or improve this system which serves a mobile home park that is at capacity.

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

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

If so, when? _____

9. Has the utility been required by the DEP or water management district to implement reuse? No

If so, what are the utility's plans to comply with this requirement? _____

10. When did the company last file a capacity analysis report with the DEP? _____ September 2024

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

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? _____
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____

12. Department of Environmental Protection ID # _____ FLA013062

* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Anglers Cove West, Ltd.

YEAR OF REPORT
DECEMBER 31, 2025

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. | 2. | 3. | 4. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |



(signature of chief executive officer of the utility) *

- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | 2. | 3. | 4. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(signature of chief financial officer of the utility) *

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

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

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

Company: Anglers Cove West, Ltd.

For the Year Ended December 31, 2025

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 98,123	\$ 98,123	\$ -
Commercial	\$ 6,642	\$ 6,642	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 104,765	\$ 104,765	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 104,765	\$ 104,765	\$ -

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

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

Company: Anglers Cove West, Ltd.

For the Year Ended December 31, 2025

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 93,332	\$ 93,332	\$ -
Commercial	2,377	2,377	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 95,709	\$ 95,709	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 95,709	\$ 95,709	\$ -

Explanations:

Instructions:

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).