

07/01/2025 08:48:09 AM

ORIGIN: CHIA (312) 279-1400
MIKE SMITH
EQUITY LIFESTYLE PROPERTIES
2 N. RIVERSIDE PLAZA
SUITE 1100
CHICAGO, IL 60606
UNITED STATES US

SHIP DATE: 27 JUN 25
ACT WGT: 5.00 LB
CAD: 263819211/INET/4535

BILL SENDER

DIVISION OF ECONOMIC REGULATION
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD

TALLAHASSEE FL 32399

6571 423-1564

REF: 100540

PO:

DEPT:



J253026062301uv

TRK# 8823 6059 6061

MON - 30 JUN 5:00P
STANDARD OVERNIGHT

XH TLHA

FL-US TLH

32399



After printing this label:

CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH

1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](https://www.fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

To Whom It May Concern,

Enclosed is our submission of nine 2024 Annual Reports (3 copies each) for the following regulated utilities in accordance with our extended deadline of 6/30/2025:

Buccaneer Water Service (WU730-24-AR)
MHC HV FL Utility Systems, L.L.C. (WU960-24-AR)
MHC OL Utility Systems, L.L.C. (WS961-24-AR)
OB Utility Systems, L.L.C. (WS945-24-AR)
COL Utility Systems, L.L.C. (WS946-24-AR)
MFL Utility Systems, L.L.C. (WS948-24-AR)
Coral Cay Water & Sewer Company (WS731-24-AR)
HV Utility Systems, L.L.C. (SU866-24-AR and WU947-24-AR)
NHC Utilities, Inc. (WU963-24-AR)

Please let me know if you have any issues or questions with these forms.

Regards,



Mike Smith
Utility Accounting
Equity LifeStyle Properties
P: (773) 960-5830
mike_smith@equitylifestyle.com

Chicago Office • Two N. Riverside Plaza Chicago, IL 60606
• **EquityLifeStyle.com**

CLASS "C"

WATER and/or WASTEWATER UTILITIES

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

ANNUAL REPORT

WU963-24-AR

NHC Utilities, Inc.

EXACT LEGAL NAME OF RESPONDENT

663-W

Certificate Number(s)

Submitted To The

STATE OF FLORIDA



WU963

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2024

GENERAL INSTRUCTIONS

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

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

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

GENERAL DEFINITIONS

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

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION - this account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction 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 utilities property, facilities, or equipment used to provide services to the public. (Section 367.021 (3), Florida Statutes)

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

DEPRECIATION - The loss of 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 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)

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Balance Sheet	F-4
Net Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Taxes Accrued	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
AFUDC Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

NHC Utilities, Inc.
(Exact name of utility)

Two North Riverside Plaza		3737 El Jobean Road	
Chicago, IL 60606		Port Charlotte, FL 33953	Charlotte
Mailing Address		Street Address	County
Telephone Number	305-242-7127	Date Utility First Organized	12/96
Fax Number	(941) 624-5238	E-mail Address: Mike_Smith@equitylifestyle.com	
Sunshine State One-Call of Florida, Inc. Member No.		243938	

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

☐ Individual ☐ Sub Chapter S Corporation ☒ 1120 Corporation ☐ Partnership

Location where books and records are located: Two North Riverside Plaza
Chicago, IL 60606

Names of subdivisions where service is provided:
Harbor Lakes Encore Super Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Mike Smith	Accounting Manager	Two North Riverside Plaza Chicago, IL 60606	
Person who prepared this report: Jones & Company LLC	CPAs	161 West Main Street Lancaster, OH 43130	
Officers and Managers: Erin Wetherington	General manager	2210 N. Tamiami Trail, N Ft Myers Fl	None
Everett Butler	Regional Vice President	4300 W. Cypress Street - Suite 400 Tampa, FL 33607	None

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
LEMB LP	100%	Two North Riverside Plaza Chicago, IL 60606	None

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT December 31, 2024
--

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other (1)	Total Company
Gross Revenue:					
Residential _____		\$ 145,249	N/A	N/A	\$ 145,249
Commercial _____					-
Industrial _____					-
Multiple Family _____					-
Guarenteed Revenues _____					-
Other (Specify) _____					-
Total Gross Revenue _____		145,249	-	-	145,249
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	178,828	-		178,828
Depreciation Expense _____	F-5	12,479	-		12,479
CIAC Amortization Expense _____	F-8	(2,249)	-		(2,249)
Taxes Other Than Income _____	F-7	8,298	-	-	8,298
Income Taxes _____	F-7	-	-		-
Total Operating Expenses _____		197,356	-		197,356
Net Operating Income (Loss)		(52,107)	-	-	(52,107)
Other Income:					
Nonutility Income _____		-			-
Interest Income _____		-	-		-
_____					-
Other Deductions:					
Miscellaneous Nonutilty Expenses _____		-	-		-
Interest Expense _____		-	-		-
AFUDC _____		-	-		-
_____			-		-
_____			-		-
Net Income (Loss)		\$ (52,107)	N/A	N/A	\$ (52,107)

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
ASSETS:			
Utility Plant In Service (101 - 105) _____	F-5, W-1, S-1	\$ 572,492	\$ 568,360
Accumulated Depreciation and Amortization (108) _____	F-5, W-2, S-2	(561,376)	(548,897)
Net Utility Plant _____		11,116	19,463
Cash _____		100,148	65,840
Customer Accounts Receivable (141) _____		1,873	2,663
Other Assets (Specify):			
Due from LEMB _____		-	-
Misc Accrued assets _____		(103,471)	(39,769)
Total Assets _____		\$ 9,666	\$ 48,197
LIABILITIES AND CAPITAL:			
Common Stock Issued (201) _____	F-6	\$ 1,000	\$ 1,000
Preferred Stock Issued (204) _____	F-6	-	-
Other Paid In Capital (211) _____		295,337	295,337
Retained Earnings (Deficit)(215) _____	F-6	(312,769)	(260,662)
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	-	-
Total Capital _____		(16,432)	35,675
Long Term Debt (224) _____	F-6		
Accounts Payable (231) _____		321	
Notes Payable (232) _____			
Customer Deposits (235) _____			
Accrued Taxes (236) _____		6,536	6,751
Other Liabilities (Specify):			
Misc. Accrued Liab. _____		5,360	(10,359)
Advances For Construction (252) _____			
Contributions In Aid Of Construction - Net (271 - 272) _____	F-8	13,881	16,130
Total Liabilities and Capital _____		\$ 9,666	\$ 48,197

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) Inclusive	Water	Sewer	Plant Other Than Reporting Systems	Total
Utility Plant In Service (101) _____	\$ 572,492	N/A	N/A	\$ 572,492
Construction Work In Progress (105) _____				-
Other (Specify) _____		-		-
_____	-			-
Total Utility Plant _____	\$ 572,492	N/A	N/A	\$ 572,492

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First Of Year _____	\$ 548,897	\$ -	N/A	\$ 548,897
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	12,479	-		12,479
Salvage _____	-	-		-
Other credits (specify) _____	-	-		-
Rounding _____	-			-
Total credits _____	12,479			12,479
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	-	-		-
Cost of removal _____	-			-
Other debits (specify) _____	-			
Total debits _____	-	-		-
Balance End of Year _____	\$ 561,376	N/A	N/A	\$ 561,376

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	\$ 10.00	N/A
Shares authorized _____	100	
Shares issued and outstanding _____	100	
Total par value of stock issued _____	1,000	
Dividends declared per share for year _____	-	

RETAINED EARNINGS (215)

	Appropriated	Un- Appropriated
Balance first of year _____	N/A	\$ (260,662)
Charges during the year (specify):		
Current Year Loss _____	-	(52,107)
Rounding _____		-
Balance end of year _____	\$	\$ (312,769)

PROPRIETARY CAPITAL (218)

	Proprietor or Partner	Partner
Balance first of year _____	N/A	N/A
Charges during the year (specify):		
Current year income _____		-
Balance end of year _____		

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity)	Interest		Principal Per Balance Sheet Date
	Rate	# of Payments	
_____	%		\$ -
_____	%		-
_____	%		-
_____	%		
Total _____			N/A

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

TAX EXPENSE

(a)	WATER (b)	SEWER (c)	OTHER (d)	TOTAL (e)
Income Taxes:				
Federal income tax _ _ _ _ _	\$ -	N/A	N/A	\$ -
State income tax _ _ _ _ _	-	-		
Taxes Other Than Income:				
State ad valorem tax _ _ _ _ _	-	-		
Local property tax _ _ _ _ _	1,762	-		1,762
Regulatory assessment fee _ _	6,536			6,536
Other (Specify):	-			
Total taxes accrued _ _ _ _ _	\$ 8,298			\$ 8,298

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

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

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
	\$ -	\$ -	
	-		

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	TOTAL (d)
1. Balance first of year_____	\$ 102,221	N/A	\$ 102,221
2. Add credits during year:			
	-	-	-
3. Total_____			-
4. Deduct charges during year_____			-
5. Balance end of year_____	102,221		102,221
6. Less Accumulated Amortization_____	(88,340)		(88,340)
7. Net CIAC_____	\$ 13,881		\$ 13,881

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 _____			NONE	NONE

Report below all capacity charges, main extension charges and customer connections charges received during the year.			Water	Wastewater
Description of Charge	Number of Connections	Charge per Connection		
None				
Total Credits During Year (Must agree with line # 2 above)_____			\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC

	Water	Wastewater	Total
Balance First of Year_____	\$ 86,091	N/A	\$ 86,091
Add Debits During Year:_____	2,249	-	
Rounding_____	-	-	
Deduct Credits During Year:_____	-	-	
Balance End of Year (Must agree with line #6 above)_____	\$ 88,340	\$ -	\$ 88,340

WATER OPERATION SECTION

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

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	Structure and Improvements_____	8,065	-	-	8,065
305	Collecting and Impounding Reservoirs_____	-	-	-	-
306	Lake, River and Other Intakes_____	-	-	-	-
307	Wells and Springs_____	-	-	-	-
308	Infiltration Galleries and Tunnels_____	-	-	-	-
309	Supply Mains_____	220,052	4,132	-	224,184
310	Power Generation Equipment_____	-	-	-	-
311	Pumping Equipment_____	-	-	-	-
320	Water Treatment Equipment_____	155,412	-	-	155,412
330	Distribution Reservoirs and Standpipes_____	129,830	-	-	129,830
331	Transmission and Distribution Mains_____	-	-	-	-
333	Services_____	33,275	-	-	33,275
334	Meters and Meter Installations_____	6,689	-	-	6,689
335	Hydrants_____	9,935	-	-	9,935
339	Other Plant and Miscellaneous Equipment_____	-	-	-	-
340	Office Furniture and Equipmen_____	5,102	-	-	5,102
341	Transportation Equipment_____	-	-	-	-
342	Stores Equipment_____	-	-	-	-
343	Tools, Shop and Garage Equip_____	-	-	-	-
344	Laboratory Equipment_____	-	-	-	-
345	Power Operated Equipment_____	-	-	-	-
346	Communication Equipment_____	-	-	-	-
347	Miscellaneous Equipment_____	-	-	-	-
348	Other Tangible Plant_____	-	-	-	-
	Total Water Plant_____	\$ 568,360	\$ 4,132	\$ -	\$ 572,492

NOTE: Any adjustments made to reclassify property from one account to another must be footnoted

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

ACCT. NO. (a)	ACCOUNT NAME (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)(1)	Credits (h)	Accum. Depr. Balance End of year (f-g+h=i) (i)
301	Organization	-	-	-	\$ -	-	-	\$ -
302	Franchises	-	-	-	-	-	-	-
304	Structure and Improvements	27	-	3.70	8,065	-	-	8,065
305	Collecting and Impounding Reservoirs	-	-	-	-	-	-	-
306	Lake, River and Other Intakes	-	-	-	-	-	-	-
307	Wells and Springs	-	-	-	-	-	-	-
308	Infiltration Galleries and Tunnels	-	-	-	-	-	-	-
309	Supply Mains	32	-	3.13	211,886	-	6,952	218,838
310	Power Generation Equipment	-	-	-	-	-	-	-
311	Pumping Equipment	-	-	-	-	-	-	-
320	Water Treatment Equipment	17	-	5.88	155,412	-	-	155,412
330	Distribution Reservoirs and Standpipes	33	-	3.03	123,977	-	3,934	127,911
331	Transmission and Distribution Mains	-	-	-	-	-	-	-
333	Services	35	-	2.86	31,323	-	952	32,275
334	Meters and Meter Installations	17	-	5.88	4,069	-	393	4,462
335	Hydrants	40	-	2.50	9,063	-	248	9,311
339	Other Plant and Miscellaneous Equipment	-	-	-	-	-	-	-
340	Office Furniture and Equipment	15	-	6.67	5,102	-	-	5,102
341	Transportation Equipment	-	-	-	-	-	-	-
342	Stores Equipment	-	-	-	-	-	-	-
343	Tools, Shop and Garage Equipment	-	-	-	-	-	-	-
344	Laboratory Equipment	-	-	-	-	-	-	-
345	Power Operated Equipment	-	-	-	-	-	-	-
346	Communication Equipment	-	-	-	-	-	-	-
347	Miscellaneous Equipment	-	-	-	-	-	-	-
348	Other Tangible Plant	-	-	-	-	-	-	-
	Totals				\$ 548,897		\$ 12,479	\$ 561,376

* This amount should tie to Sheet F-5

Note : (1) Rounding

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees _____	
603	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	
604	Employee Pensions and Benefits _____	
610	Purchased Water _____	144,149
615	Purchased Power _____	
616	Fuel for Power Production _____	
618	Chemicals _____	
620	Materials and Supplies _____	
630	Contractual Services:	
	Billing _____	
	Operator and Management _____	
	Testing _____	4,283
	Other _____	28,200
640	Rents _____	
650	Transportation Expense _____	
655	Insurance Expense _____	
665	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	
670	Bad Debt Expense _____	277
675	Miscellaneous Expenses _____	1,919
	Total Water Operation and Maintenance Expense _____	\$ 178,828 *
* 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	589	589	589
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1	1	1
3/4"	D	1.5	2	2	3
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	2	2	16
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers		1.0			
Other (Specify):					
Total			594	594	609
** D = Displacement C = Compound T = Turbine					

UTILITY NAME: NHC Utilities, Inc.
 SYSTEM NAME: NHC Utilities

YEAR OF REPORT
 December 31, 2024

PUMPING AND PURCHASED WATER STATISTICS

MONTH (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_____	1,928	-	-	1,928	1,928
February_____	1,680	-	-	1,680	1,680
March_____	1,690	-	-	1,690	1,690
April_____	1,852	-	-	1,852	1,852
May_____	1,503	-	-	1,503	1,503
June_____	1,444	-	-	1,444	1,444
July_____	312	-	-	312	312
August_____	995	-	-	995	995
September_____	1,038	-	-	1,038	1,038
October_____	1,065	-	-	1,065	1,065
November_____	1,433	-	-	1,433	1,433
December_____	1,121	-	-	1,121	1,121
Total for year_____	16,061	N/A		16,061	16,061

If water is purchased for resale, indicate the following:

Vendor Charlotte County Utilities
 Point of Delivery 2-Master Meters

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

MAINS (Feet)

Kind of Pipe (Cast Iron, coated steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	8"	10,420		-	10,420
PVC	6"	5,470		-	5,470
DR255CH900	12"	2,874		-	2,874
Dr255DH900	8"	76		-	76
CL51DIP	6"	6		-	6
				-	
				-	
				-	

UTILITY NAME: NHC Utilities, Inc.
 SYSTEM NAME: NHC Utilities

YEAR OF REPORT
 December 31, 2024

WELLS AND WELL PUMPS
 (If Available)

(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 * _____				
Yeilds of Wells in GPD _____				
Auxillary Power _____				
* Submersable, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>MOTORS</u>				
Manufacturer _____	None			
Type _____				
Rated Horsepower _____				
(a)	(b)	(c)	(d)	(e)
<u>PUMPS</u>				
Manufacturer _____	None			
Type _____				
Capacity in GPM _____				
Average Number of Hours Operated Per Day _____				
Auxiliary Power _____				

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT December 31, 2024
--

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water, etc):			
Gallons per day of source_____	44,003		
Type of source_____	Purchased		

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	N/A		
Make_____			
Permitted Capacity (GPD)			
High service pumping			
Gallons per minute_____ See Page W-5 _____			
Reverse Osmosis_____			
Lime treatment			
Unit Rating_____			
Filtration			
Pressure Sq. Ft._____			
Gravity GPD/Sq. Ft._____			
Disinfection			
Chlorinator_____			
Ozone_____			
Other_____			
Auxiliary Power_____			

UTILITY NAME: NHC Utilities, Inc.
SYSTEM NAME: NHC Utilities

YEAR OF REPORT
December 31, 2024

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve 609
2. Maximum number of ERC's * which can be served 609
3. Present system connection capacity (in ERC's *) using existing lines 609
4. Future connection capacity (in ERC's *) upon service area buildout 609
5. Estimated annual increase in ERC's* None - System is built-out
6. Is the utility required to have fire flow capacity? No
If so, how much capacity is required?
7. Attach a description of the fire fighting facilities: 1 Fire Hydrant
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
None
9. When did the company last file a capacity analysis report with the DEP? None
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 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?
11. Department of Environmental Protection ID # None
12. Water Management District Consumptive Use Permit # SFWMD 36-02082-W
 - a. Is the system in compliance with the requirements of the CUP? Yes
 - b. If not, what are the utility's plans to gain compliance? N/A

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

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

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

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

ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).

WASTEWATER OPERATION SECTION

NHC Utilities provides water service only; therefore, Pages S-1 through S-6 have been omitted from this report.

UTILITY NAME: NHC Utilities, Inc.

YEAR OF REPORT
December 31, 2024

CERTIFICATION OF ANNUAL REPORT

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

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

ITEMS CERTIFIED

1.	2.	3.	4.
()	()	()	()

(signature of chief executive officer of the utility) *

1.	2.	3.	4.
(X)	(X)	(X)	(X)

(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: NHC Utilities, Inc.

For the Year Ended December 31, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues per Sch. F-3	Gross Water Revenues per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 145,249	145,249	\$ -
Commercial	-	-	-
Industrial	-	-	-
Multiple Family	-	-	-
Guaranteed Revenues	-	-	-
Other (Irrigation)	-	-	-
Total Water Operating Revenue	\$ 145,249	\$ 145,249	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	-	-	-
Net Water Operating Revenues	\$ 145,249	\$ 145,249	\$ -
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).			