

CHESAPEAKE UTILITIES CORPORATION
 FLORIDA DIVISION
 RATE OF RETURN REPORT SUMMARY
 June 30, 2021

SCHEDULE 1

	(1) ACTUAL PER BOOKS	(2) FPSC ADJUSTMENTS	(3) FPSC ADJUSTED	(4) PRO FORMA ADJUSTMENTS	(5) PRO FORMA ADJUSTED
I. AVERAGE RATE OF RETURN (JURISDICTIONAL)					
NET OPERATING INCOME	\$ 6,094,889	(\$200,547)	\$5,894,342	\$0	\$5,894,342
AVERAGE RATE BASE	\$112,027,652	(\$539,558)	\$111,488,095	\$0	\$111,488,095
AVERAGE RATE OF RETURN	5.44%		5.29%		5.29%
II. YEAR-END RATE OF RETURN (JURISDICTIONAL)					
NET OPERATING INCOME	\$6,094,889	(\$204,379)	\$5,890,510	\$0	\$5,890,510
YEAR-END RATE BASE	\$113,303,486	(\$433,816)	\$112,869,670	\$0	\$112,869,670
YEAR-END RATE OF RETURN	5.38%		5.22%		5.22%
III. REQUIRED RATES OF RETURN AVERAGE CAPITAL STRUCTURE (FPSC ADJUSTED BASIS)			IV. EARNED RETURN ON EQUITY (FPSC ADJUSTED BASIS)		
LOW	5.27%		A. INCL COMP RATE ADJ REVENUES		9.85%
MIDPOINT	5.67%		B. EXCL COMP RATE ADJ REVENUES		9.85%
HIGH	6.07%				

I am aware that Section 837.06, Florida Statutes, provides:

Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree punishable as provided in s. 775.082, s. 775.083. or s. 775.084.

Mike Cassel
 AVP, Regulatory Affairs

 Signature

 Date

CHESAPEAKE UTILITIES CORPORATION
 FLORIDA DIVISION
AVERAGE RATE OF RETURN
 For the 12 Months Ending June 30, 2021
 RATE BASE

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	PLANT IN SERVICE	ACCUMULATED DEPRECIATION & AMORTIZATION	PLANT IN SERVICE	NET PROPERTY HELD FOR FUTURE USE	CONSTRUCTION WORK IN PROGRESS	NET UTILITY PLANT	WORKING CAPITAL	TOTAL RATE BASE
PER BOOKS	\$145,337,709	(\$37,236,330)	\$108,101,379	\$0	\$3,790,742	\$111,892,121	\$135,532	\$112,027,652
FPSC ADJUSTMENTS:								
ELIMINATIONS TO WORKING CAPITAL							(\$357,254)	(\$357,254)
ELIMINATE ACQUISITION ADJ.	\$0	\$0	\$0			\$0		\$0
ELIM. FRANCHISE/CONSENT	\$14,132	\$14,083	\$28,215			\$28,215		\$28,215
ELIM. COMMON PLANT	(\$186,586)	\$80,410	(\$106,176)			(\$106,176)		(\$106,176)
ELIMINATE INTEREST EARNING CWIP			\$0		(\$2,187)	(\$2,187)		(\$2,187)
FLEXIBLE GAS SERVICE	(\$259,136)	\$165,984	(\$93,152)			(\$93,152)	(\$9,004)	(\$102,156)
TOTAL FPSC ADJUSTMENTS	(\$431,590)	\$260,477	(\$171,113)	\$0	(\$2,187)	(\$173,300)	(\$366,258)	(\$539,558)
FPSC ADJUSTED	\$144,906,119	(\$36,975,853)	\$107,930,266	\$0	\$3,788,555	\$111,718,821	(\$230,726)	\$111,488,095
COMP RATE ADJ REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADJUSTED FOR COMP RATE ADJ REVENUE	\$144,906,119	(\$36,975,853)	\$107,930,266	\$0	\$3,788,555	\$111,718,821	(\$230,726)	\$111,488,095
PROFORMA ADJUSTMENTS								
TOTAL PRO FORMA ADJUSTMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRO FORMA ADJUSTED	\$144,906,119	(\$36,975,853)	\$107,930,266	\$0	\$3,788,555	\$111,718,821	(\$230,726)	\$111,488,095

CHESAPEAKE UTILITIES CORPORATION
 FLORIDA DIVISION
AVERAGE RATE OF RETURN
 For the 12 Months Ending June 30, 2021
 INCOME STATEMENT

SCHEDULE 2
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	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	OPERATING REVENUES	O & M GAS EXPENSE	O & M OTHER	DEPREC. & AMORTIZATION	TAXES OTHER THAN INCOME	INCOME TAXES CURRENT	D.I.T. (NET)	I.T.C. (NET)	GAIN/LOSS ON DISPOSITION	TOTAL OPERATING EXPENSES	NET OPERATING INCOME
PER BOOKS	\$32,544,201	\$ 8,725,938	\$10,120,462	\$3,801,906	\$2,437,720	\$1,363,286				\$ 26,449,312	\$6,094,889
FPSC ADJUSTMENTS:											
1) Interest Synchronization						\$104,731				\$104,731	(\$104,731)
2) Acquisition adjust.						\$0				\$0	\$0
3) Elim. Property Tax - Common Plant					(\$1,709)	\$419				(\$1,290)	\$1,290
4) Elim. amort org costs				(\$70)		\$17				(\$53)	\$53
5) Elim Economic Dev. Expense			(\$30)			\$7				(\$23)	\$23
6) Elim. Depreciation Exp. Common Plant				(\$29,838)		\$7,317				(\$22,521)	\$22,521
7) Elim. Non-utility O & M			\$0			\$0				\$0	\$0
8) Elim. Ind. Assoc dues			(\$9,526)			\$2,336				(\$7,190)	\$7,190
10) Elim. Social Activities			(\$408)			\$100				(\$308)	\$308
11) Elim. promotional expenses			(\$2,135)			\$524				(\$1,611)	\$1,611
12) Elim. Civic Dues			\$0			\$0				\$0	\$0
13) Interest Income	\$3,226					\$791				\$791	\$2,435
14) Elim. Rev Related Taxes (Franchise & PSC Assess)	(\$812,309)				(\$812,309)	\$0				(\$812,309)	\$0
15) Elim. Conservation Rev & Exp.	(\$1,186,685)				(\$5,939)	(\$0)				(\$1,186,684)	(\$1)
16) Elim. Swing Service Expenses and Revenue	(\$7,583,146)	(\$7,545,194)			(\$38,143)	\$47				(\$7,583,290)	\$144
18) Elim. Flexible Gas Service	(\$156,600)		(\$45,184)	(\$10,104)	(\$2,688)	(\$24,185)				(\$82,160)	(\$74,440)
19) Remove Potential Refund Booked for State Tax	\$ (75,452)					(\$18,502)				(\$18,502)	(\$56,950)
						\$0				\$0	\$0
						\$0				\$0	\$0
						\$0				\$0	\$0
TOTAL FPSC ADJUSTMENTS	<u>(\$9,810,966)</u>	<u>(\$8,725,938)</u>	<u>(\$57,283)</u>	<u>(\$40,012)</u>	<u>(\$860,788)</u>	<u>\$73,602</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>(\$9,610,419)</u>	<u>(\$200,547)</u>
FPSC ADJUSTED	<u>\$22,733,235</u>	<u>\$0</u>	<u>\$10,063,179</u>	<u>\$3,761,894</u>	<u>\$1,576,932</u>	<u>\$1,436,888</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16,838,893</u>	<u>\$5,894,342</u>
COMP RATE ADJ REVENUES - DEFICIT/(SURPLUS)	<u>\$0</u>					<u>\$0</u>				<u>\$0</u>	<u>\$0</u>
ADJUSTED FOR COMP RATE ADJ REVENUES	<u>\$22,733,235</u>	<u>\$0</u>	<u>\$10,063,179</u>	<u>\$3,761,894</u>	<u>\$1,576,932</u>	<u>\$1,436,888</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16,838,893</u>	<u>5,894,342</u>
PROFORMA ADJUSTMENTS											
TOTAL PRO FORMA ADJUSTMENTS	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
PRO FORMA ADJUSTED	<u>\$22,733,235</u>	<u>\$0</u>	<u>\$10,063,179</u>	<u>\$3,761,894</u>	<u>\$1,576,932</u>	<u>\$1,436,888</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16,838,893</u>	<u>\$5,894,342</u>

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	PLANT IN SERVICE	ACCUMULATED DEPRECIATION & AMORTIZATION	PLANT IN SERVICE	NET PROPERTY HELD FOR FUTURE USE	CONSTRUCTION WORK IN PROGRESS	NET UTILITY PLANT	WORKING CAPITAL	TOTAL RATE BASE
PER BOOKS	\$ 150,802,322	\$ (38,599,453)	\$ 112,202,869	\$ -	\$ 1,845,590	\$ 114,048,459	\$ (744,973)	\$ 113,303,486
FPSC ADJUSTMENTS:								
ELIMINATIONS TO WORKING CAPITAL							\$ (249,489)	\$ (249,489)
ELIM. FRANCHISE/CONSENT	\$ (14,132)	\$ 14,091	\$ (41)			\$ (41)		\$ (41)
ELIM. COMMON PLANT	\$ (184,569)	\$ 112,543	\$ (72,026)			\$ (72,026)		\$ (72,026)
FLEXIBLE GAS SERVICE	\$ (259,136)	\$ 155,881	\$ (103,256)			\$ (103,256)	\$ (9,004)	\$ (112,260)
TOTAL FPSC ADJUSTMENTS	\$ (457,838)	\$ 282,515	\$ (175,323)	\$ -	\$ -	\$ (175,323)	\$ (258,493)	\$ (433,816)
FPSC ADJUSTED	\$ 150,344,484	\$ (38,316,938)	\$ 112,027,546	\$ -	\$ 1,845,590	\$ 113,873,136	\$ (1,003,467)	\$ 112,869,670
COMP RATE ADJ REVENUES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ADJUSTED FOR COMP RATE ADJ REVENUE	\$ 150,344,484	\$ (38,316,938)	\$ 112,027,546	\$ -	\$ 1,845,590	\$ 113,873,136	\$ (1,003,467)	\$ 112,869,670
PROFORMA ADJUSTMENTS								
TOTAL PRO FORMA ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PRO FORMA ADJUSTED	\$ 150,344,484	\$ (38,316,938)	\$ 112,027,546	\$ -	\$ 1,845,590	\$ 113,873,136	\$ (1,003,467)	\$ 112,869,670

CHESAPEAKE UTILITIES CORPORATION
 FLORIDA DIVISION
YEAR END RATE OF RETURN
 For the 12 Months Ending June 30, 2021
 INCOME STATEMENT

SCHEDULE 3
 PAGE 2 OF 2

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	OPERATING REVENUES	O & M GAS EXPENSE	O & M OTHER	DEPREC. & AMORTIZATION	TAXES OTHER THAN INCOME	INCOME TAXES CURRENT	D.I.T. (NET)	I.T.C. (NET)	GAIN/LOSS ON DISPOSITION	TOTAL OPERATING EXPENSES	NET OPERATING INCOME
PER BOOKS	\$ 32,544,201	\$ 8,725,938	\$ 10,120,462	\$ 3,801,906	\$ 2,437,720	\$ 1,363,286				\$ 26,449,312	\$ 6,094,889
FPSC ADJUSTMENTS:											
1) Interest Synchronization						\$ 108,563				\$ 108,563	\$ (108,563)
2) Acquisition adjust.						\$ -				\$ -	\$ -
3) Elim. Property Tax - Common Plant					\$ (1,709)	\$ 419				\$ (1,290)	\$ 1,290
4) Elim. Amort. Org. Costs				\$ (70)		\$ 17				\$ (53)	\$ 53
5) Elim Economic Dev. Expense			\$ (30)			\$ 7				\$ (23)	\$ 23
6) Elim. Depreciation Exp. Common Plant				\$ (29,838)		\$ 7,317				\$ (22,521)	\$ 22,521
7) Elim. Non-utility O & M						\$ -				\$ -	\$ -
8) Elim. Ind. Assoc dues			\$ (9,526)			\$ 2,336				\$ (7,190)	\$ 7,190
10) Elim. Social Activities			\$ (408)			\$ 100				\$ (308)	\$ 308
11) Elim. promotional expenses			\$ (2,135)			\$ 524				\$ (1,611)	\$ 1,611
12) Elim. Civic Dues			\$ -			\$ -				\$ -	\$ -
13) Interest Income	\$ 3,226					\$ 791				\$ 791	\$ 2,435
14) Elim. Rev Related Taxes (Franchise & PSC Assess)	\$ (812,309)				\$ (812,309)	\$ -				\$ (812,309)	\$ -
15) Elim. Conservation Rev & Exp.	\$ (1,186,685)	\$ (1,180,744)			\$ (5,939)	\$ (0)				\$ (1,186,684)	\$ (1)
16) Elim. Swing Service Expenses	\$ (7,583,146)	\$ (7,545,194)			\$ (38,143)	\$ 47				\$ (7,583,290)	\$ 144
18) Elim. Flexible Gas Service	\$ (156,600)		\$ (45,184)	\$ (10,104)	\$ (2,688)	\$ (24,185)				\$ (82,160)	\$ (74,440)
19) Remove Potential Refund Booked for State Tax	\$ (75,452)		\$ -	\$ -		\$ (18,502)				\$ (18,502)	\$ (56,950)
						\$ -				\$ -	\$ -
						\$ -				\$ -	\$ -
						\$ -				\$ -	\$ -
						\$ -				\$ -	\$ -
						\$ -				\$ -	\$ -
TOTAL FPSC ADJUSTMENTS	\$ (9,810,966)	\$ (8,725,938)	\$ (57,283)	\$ (40,012)	\$ (860,788)	\$ 77,433	\$ -	\$ -	\$ -	\$ (9,606,588)	\$ (204,379)
FPSC ADJUSTED	\$ 22,733,235	\$ -	\$ 10,063,179	\$ 3,761,894	\$ 1,576,932	\$ 1,440,719	\$ -	\$ -	\$ -	\$ 16,842,724	\$ 5,890,510
COMP RATE ADJ REVENUES - DEFICIT/(SURPLUS)	\$ -					\$ -				\$ -	\$ -
ADJUSTED FOR COMP RATE ADJ REVENUES	\$ 22,733,235	\$ -	\$ 10,063,179	\$ 3,761,894	\$ 1,576,932	\$ 1,440,719	\$ -	\$ -	\$ -	\$ 16,842,724	\$ 5,890,510
PROFORM ADJUSTMENTS											
TOTAL PRO FORMA ADJUSTMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PRO FORMA ADJUSTED	\$ 22,733,235	\$ -	\$ 10,063,179	\$ 3,761,894	\$ 1,576,932	\$ 1,440,719	\$ -	\$ -	\$ -	\$ 16,842,724	\$ 5,890,510

AVERAGE	ADJUSTMENTS		ADJUSTED BOOKS	PRO-RATA	SPECIFIC	BALANCE	RATIO (%)	LOW POINT		MIDPOINT		HIGH POINT	
	PER BOOKS	NON-UTILITY						COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)
COMMON EQUITY	\$45,149,647	\$0	\$45,149,647	\$0	(\$266,324)	\$44,883,323	40.26%	9.80%	3.95%	10.80%	4.35%	11.80%	4.75%
LONG TERM DEBT	\$33,868,236	\$0	\$33,868,236	\$0	(\$199,778)	\$33,668,458	30.20%	3.65%	1.10%	3.65%	1.10%	3.65%	1.10%
SHORT TERM DEBT	\$12,452,864	\$0	\$12,452,864	\$0	(\$73,456)	\$12,379,408	11.10%	1.73%	0.19%	1.73%	0.19%	1.73%	0.19%
SHORT TERM DEBT REFINANCED LTD	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CUSTOMER DEPOSITS	\$1,430,363	\$0	\$1,430,363	\$0	\$0	\$1,430,363	1.28%	2.22%	0.03%	2.22%	0.03%	2.22%	0.03%
DEFERRED INCOME TAXES	\$19,126,543	\$0	\$19,126,543	\$0	\$0	\$19,126,543	17.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
TAX CREDITS - WEIGHTED COST	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	5.24%	0.00%	5.64%	0.00%	6.04%	0.00%
TOTAL AVERAGE	\$112,027,653	\$0	\$112,027,653	\$0	(\$539,558)	\$111,488,095	100.00%		5.27%		5.67%		6.07%

YEAR-END	ADJUSTMENTS		ADJUSTED BOOKS	PRO-RATA	SPECIFIC	BALANCE	RATIO (%)	LOW POINT		MIDPOINT		HIGH POINT	
	PER BOOKS	NON-UTILITY						COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)	COST RATE (%)	WEIGHTED COST (%)
COMMON EQUITY	\$48,221,363	\$0	\$48,221,363	\$0	(\$226,028)	\$47,995,334	42.52%	9.80%	4.17%	10.80%	4.59%	11.80%	5.02%
LONG TERM DEBT	\$33,321,898	\$0	\$33,321,898	\$0	(\$156,191)	\$33,165,707	29.38%	3.66%	1.07%	3.66%	1.07%	3.66%	1.07%
SHORT TERM DEBT	\$11,007,666	\$0	\$11,007,666	\$0	(\$51,597)	\$10,956,069	9.71%	1.93%	0.19%	1.93%	0.19%	1.93%	0.19%
SHORT TERM DEBT REFINANCED LTD	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CUSTOMER DEPOSITS	\$1,522,116	\$0	\$1,522,116	\$0	\$0	\$1,522,116	1.35%	2.09%	0.03%	2.09%	0.03%	2.09%	0.03%
DEFERRED INCOME TAXES	\$19,230,443	\$0	\$19,230,443	\$0	\$0	\$19,230,443	17.04%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
TAX CREDITS - WEIGHTED COST	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	5.43%	0.00%	5.85%	0.00%	6.28%	0.00%
TOTAL YEAR-END	\$113,303,485	\$0	\$113,303,485	\$0	(\$433,816)	\$112,869,670	100.00%		5.46%		5.88%		6.31%