

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Gulfstream Utility LLC

Exact Legal Name of Respondent

579S

Certificate Number(s)

Submitted To The

Florida Public Service Commission

FOR THE

YEAR ENDED DECEMBER 31, 2024

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

Gulfstream Utility LLC
(EXACT NAME OF UTILITY)

27777 Franklin Road, Southfield MI 48034	Same as Mailing Address Orange
Mailing Address	Street Address County

Telephone Number 248-208-2500 Date Utility First Organized 2022

Fax Number _____ E-mail Address swoodworth@suncommunities.com

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

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: Sheri Woodworth 27777 Franklin Rd. Suite 200 Southfield, MI 48034

Name of subdivisions where services are provided: Gulfsteam Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Sheri Woodworth</u>	<u>Senior Vice President</u>	<u>2777 Franklin Road</u> <u>Suite 200 Southfield MI</u> <u>48034</u>	_____
Person who prepared this report: <u>Gary Morse</u>	<u>Utility Consultant</u>	_____	_____
Officers and Managers: <u>Gary Shiffman</u>	<u>Registered Agent</u>	<u>2777 Franklin Road</u> <u>Suite 200 Southfield MI</u> <u>48034</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>Asset Investors Operating</u> <u>Partnership, LP</u>	<u>100%</u>	<u>2777 Franklin Road</u> <u>Suite 200 Southfield MI</u> <u>48034</u>	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

UTILITY NAME Gulfstream Utility LLCYEAR OF REPORT
DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue					
Residential_-----		\$ _____	\$ 132,236	\$ _____	\$ 132,236
Commercial_-----		_____	_____	_____	_____
Industrial_-----		_____	_____	_____	_____
Multiple Family_-----		_____	_____	_____	_____
Guaranteed Revenues_		_____	_____	_____	_____
Other (Specify)_ Late Fees		_____	_____	_____	_____
Total Gross Revenue_--		\$ _____	\$ 132,236	\$ _____	\$ 132,236
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ _____	\$ 187,386	\$ _____	\$ 187,386
Depreciation Expense_--	F-5	_____	14,861	_____	14,861
CIAC Amortization Expense_	F-8	_____	0	_____	0
Taxes Other Than Income_	F-7	_____	8,218	_____	8,218
Income Taxes_-----	F-7	_____	0	_____	0
Total Operating Expense		\$ _____	210,465	_____	\$ 210,465
Net Operating Income (Loss)		\$ _____	\$ (78,229)	\$ _____	\$ (78,229)
Other Income:					
Nonutility Income_-----		\$ _____	\$ _____	\$ _____	\$ _____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_-----		\$ _____	\$ _____	\$ _____	\$ _____
Interest Expense		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ (78,229)	\$ _____	\$ (78,229)

UTILITY NAME: Gulfstream Utility LLC

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	\$ <u>523,967</u>	\$ <u>504,005</u>
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	<u>66,862</u>	<u>52,001</u>
Net Utility Plant_____		\$ <u>457,105</u>	\$ <u>452,004</u>
Cash_____		_____	_____
Customer Accounts Receivable (141)_____		_____	_____
Other Assets (Specify):_____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets_____		\$ <u>457,105</u>	\$ <u>452,004</u>
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	<u>(300,010)</u>	<u>(221,781)</u>
Total Capital_____		\$ <u>(300,010)</u>	\$ <u>(221,781)</u>
Long Term Debt (224)_____	F-6	\$ _____	\$ _____
Accounts Payable (231)_____		<u>-</u>	_____
Notes Payable (232)_____		_____	_____
Customer Deposits (235)_____		_____	_____
Accrued Taxes (236)_____		<u>-</u>	_____
Other Liabilities (Specify)		<u>-</u>	_____
Due to Owner		<u>757,116</u>	<u>673,786</u>
_____		_____	_____
Advances for Construction_____		_____	_____
Contributions in Aid of Construction - Net (271-272)_____	F-8	<u>-</u>	_____
Total Liabilities and Capital_____		\$ <u>457,106</u>	\$ <u>452,005</u>

UTILITY NAME Gulfstream Utility LLC

YEAR OF REPORT
DECEMBER 31, 2024

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ _____	\$ <u>523,967</u>	\$ _____	\$ <u>523,967</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____	_____ _____ _____
Total Utility Plant _____	\$ <u>-</u>	\$ <u>523,967</u>	\$ _____	\$ <u>523,967</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ _____	\$ <u>52,001</u>	\$ _____	\$ <u>52,001</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ _____	\$ <u>14,861</u>	\$ _____	\$ <u>14,861</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Total Credits _____	\$ <u>-</u>	\$ <u>66,862</u>	\$ _____	\$ <u>66,862</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u>-</u>	\$ <u>66,862</u>	\$ _____	\$ <u>66,862</u>

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

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 _____	\$ (221,781)	\$ _____
Changes during the year (Specify): Retained Earnings _____	(78,229)	_____
Capital Contributions(Distributions) _____	_____	-
Balance end of year _____	\$ (300,010)	\$ -

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
_____	_____	_____	\$ _____
_____	_____	_____	_____
_____	_____	_____	_____
Total _____			\$ _____

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT	
DECEMBER 31,	2024

TAXES EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax_____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax_____	_____	_____	_____	_____
Taxes Other Than Income:_____	_____	_____	_____	_____
State ad valorem tax_____	_____	_____	_____	_____
Local property tax_____	_____	-	_____	-
Regulatory assessment fees	_____	8,218	_____	8,218
Other (Specify)_____	_____	_____	_____	-
Payroll Tax	-	-	_____	-
Workers Comp	_____	_____	_____	_____
Total Taxes Accrued_____	\$ -	\$ 8,218	\$ _____	\$ 8,218

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside 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.

[illegible]

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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		
New Homes	0	\$ -	\$ -	\$ -
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.) _____			\$ -	\$ -

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

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>100.00</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: _____

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

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

<div></div>

**WATER
OPERATING
SECTION
Not Applicable**

WASTEWATER OPERATING SECTION

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 65,250	\$ _____	\$ _____	\$ 65,250
352	Franchises_____	-	_____	_____	_____
353	Land and Land Rights_____	98,726	_____	_____	98,726
354	Structures and Improvements_____	-	_____	_____	-
355	Power Generation Equipment_____	-	_____	_____	-
360	Collection Sewers - Force_____	-	_____	_____	-
361	Collection Sewers - Gravity_____	10,705	_____	_____	10,705
362	Special Collecting Structures-Manholes_____	-	_____	_____	-
363	Services to Customers_____	-	_____	_____	-
364	Flow Measuring Devices_____	3,764	_____	_____	3,764
365	Flow Measuring Installations_____	-	_____	_____	_____
370	Receiving Wells_____	-	_____	_____	-
371	Pumping Equipment_____	80,746	_____	_____	80,746
380	Treatment and Disposal Equipment_____	- 227,791	19,962	_____	247,753
381	Plant Sewers_____	-	_____	_____	_____
382	Outfall Sewer Lines_____	3,220	-	_____	3,220
389	Other Plant and Miscellaneous Equipment_____	- 13,803	_____	_____	13,803
390	Office Furniture and Equipment_____	- -	_____	_____	_____
391	Transportation Equipment_____	-	_____	_____	_____
392	Stores Equipment_____	-	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	- -	_____	_____	_____
394	Laboratory Equipment_____	-	_____	_____	_____
395	Power Operated Equipment_____	-	_____	_____	_____
396	Communication Equipment_____	-	_____	_____	_____
397	Miscellaneous Equipment_____	-	_____	_____	_____
398	Other Tangible Plant_____	-	_____	_____	-
	Total Wastewater Plant_____	\$ 504,005	\$ 19,962	\$ 0	\$ 523,967 *

* This amount should tie to sheet F-5.

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT	
DECEMBER 31,	2024

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	%	3.70%	\$ -	\$ -	\$ -	\$ -
355	Power Generation Equipment		%		-			-
360	Collection Sewers - Force	27	%	3.70%	-		-	-
361	Collection Sewers - Gravity	40	%	2.50%	134		268	401
362	Special Collecting Structures	27	%	3.70%	-		-	-
363	Services to Customers	35	%	2.86%	-		-	-
364	Flow Measuring Devices	5		20.00%	3,388		753	4,140
365	Flow Measuring Installations		%		-			-
370	Receiving Wells	25		4.00%	-		-	-
371	Pumping Equipment	15	%	6.67%	14,100		5,383	19,483
380	Treatment and Disposal				-			-
	Equipment	32	%	3.13%	33,759		7,430	41,189
381	Plant Sewers		%		-			-
382	Outfall Sewer Lines	30	%	3.33%	161		107	268
389	Other Plant and Miscellaneous				-			-
	Equipment	15		6.67%	460		920	1,380
390	Office Furniture and				-			-
	Equipment		%		-			-
391	Transportation Equipment		%		-			-
392	Stores Equipment		%		-			-
393	Tools, Shop and Garage				-			-
	Equipment		%		-			-
394	Laboratory Equipment		%		-			-
395	Power Operated Equipment		%		-			-
396	Communication Equipment		%		-			-
397	Miscellaneous Equipment		%		-			-
398	Other Tangible Plant	15	%	6.67%	-		-	-
	Totals				\$ 52,001	\$ -	\$ 14,861	\$ 66,863 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _ Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Actual Amount
701	Salaries and Wages - Employees_____	\$ 10,669
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	68,726
711	Sludge Removal Expense_____	15,645
715	Purchased Power_____	4,328
716	Fuel for Power Production_____	
718	Chemicals_____	7,397
720	Materials and Supplies_____	800
730	Contractual Services:	
	Billing (NUBS/Manage America)_____	8,427
	Professional (Contract Ops & Annual Report/Legal)_____	59,675
	Testing_____	
	Other (Repair and Maintenance) and Mgmt Fee_____	9,723
740	Rents_____	
750	Transportation Expense_____	536
755	Insurance Expense_____	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses (includes Bank Service Fees)_____	1,460
	Total Wastewater Operation And Maintenance Expense_____	\$ 187,386 *

* This amount should tie to Sheet F-3.

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of Meter Equivalents (c x e) (f)
Residential Service					
All meter sizes	D	1.0	976	976	976
General Service					
5/8"	D	1.0	2	2	2
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			978	978	978

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT
DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number_____	_____	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed_____	_____	_____	_____	_____	_____	_____
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____	_____	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric_____	_____	_____	_____	_____	_____	_____
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches)_____	_____	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	_____	_____	_____	_____	_____	_____
Average length_____	_____	_____	_____	_____	_____	_____
Number of active service connections_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	_____	_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____	_____	_____
End of year_____	_____	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	_____	_____	_____	_____	_____	_____	_____	_____
Type of main_____	_____	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot)	_____	_____	_____	_____	_____	_____	_____	_____
Begining of year	_____	_____	_____	_____	_____	_____	_____	_____
Added during year	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year	_____	_____	_____	_____	_____	_____	_____	_____
End of year	_____	_____	_____	_____	_____	_____	_____	_____

0 MANHOLES

Size (inches)_____	4Ft	_____	_____	_____
Type of Manhole_____	Precast	_____	_____	_____
Number of Manholes:				
Beginning of year_____	_____	_____	_____	_____
Added during year_____	_____	_____	_____	_____
Retired during year_____	_____	_____	_____	_____
End of Year_____	_____	_____	_____	_____

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT
DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____			
Type_____	Extended Aeration		
"Steel" or "Concrete"_____	Concrete		
Total Permitted Capacity_____	100,000 GPD		
Average Daily Flow_____	41,923		
Method of Effluent Disposal	Perc Ponds		
Permitted Capacity of Disposal	100,000 GPD		
Total Gallons of			
Wastewater treated_____	15,302,000		

MASTER LIFT STATION PUMPS

Manufacturer_____						
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_____	461,000		All
February_____	539,000		All
March_____	1,257,000		All
April_____	1,199,000		All
May_____	1,147,000		All
June_____	1,256,000		All
July_____	1,240,000		All
August_____	1,388,000		All
September_____	1,861,000		All
October_____	1,860,000		All
November_____	1,646,000		All
December_____	1,448,000		All
Total for year_____	15,302,000		

If Wastewater Treatment is purchased, indicate the vendor:

Orange County

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. 978
2. Maximum number of ERCs* which can be served. -
3. Present system connection capacity (in ERCs*) using existing lines 978
4. Future connection capacity (in ERCs*) upon service area buildout. 1,014
5. Estimated annual increase in ERCs*. 38
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

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?
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 # FLA010835

- * 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 are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2024

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|---|--------------------------------|----|--|
| YES
<input checked="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="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="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="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. <input checked="checked" type="checkbox"/>	2. <input checked="checked" type="checkbox"/>	3. <input checked="checked" type="checkbox"/>	4. <input checked="checked" type="checkbox"/>	_____ *
				(signature of chief executive officer of the utility)
1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <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.