

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

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2025

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 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 pages 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 statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and 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 Accounting and Finance
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 Accounting and Finance, 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 (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 rscott2@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: Becky Scott

 27777 Franklin Road, Southfield MI 48034

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

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence: _____	_____	_____	\$ _____
Person who prepared this report: Greg Wright	Utility Consultant	_____	\$ _____
Officers and Managers: _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	\$ _____ \$ _____ \$ _____ \$ _____

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	Principal Business Address	Salary Charged Utility
Asset Investors Operating Partnership, LP	100%	27777 Franklin Road, Southfield MI 48034	\$ _____
_____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____	\$ _____ \$ _____ \$ _____ \$ _____

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2025
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INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ _____	219,759	_____	\$ 219,759
Commercial _____		_____	_____	_____	-
Industrial _____		_____	_____	_____	-
Multiple Family _____		_____	_____	_____	-
Guaranteed Revenues _____		_____	_____	_____	-
Other (Specify) _____		_____	_____	_____	-
Total Gross Revenue _____		\$ -	\$ 219,759	\$ -	\$ 219,759
Operation Expense (Must tie to pages W-3 and S-3)					
	W-3 S-3	\$ -	\$ 246,469	\$ _____	\$ 246,469
Depreciation Expense _____	F-5	-	15,170	_____	15,170
CIAC Amortization Expense _____	F-8	-	-	_____	-
Taxes Other Than Income _____	F-7	-	6,951	_____	6,951
Income Taxes _____	F-7	-	-	_____	-
Total Operating Expense _____		\$ -	268,589	-	\$ 268,589
Net Operating Income (Loss) _____		\$ -	\$ (48,830)	\$ -	\$ (48,830)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ -
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ -
Interest Expense _____		_____	_____	_____	-
_____		_____	_____	_____	-
_____		_____	_____	_____	-
Net Income (Loss) _____		\$ -	\$ (48,830)	\$ -	\$ (48,830)

UTILITY NAME: Gulfstream Utility LLC

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	\$ <u>547,417</u>	\$ <u>523,967</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>82,031</u>	<u>66,862</u>
Net Utility Plant _____		\$ <u>465,386</u>	\$ <u>457,105</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____
Total Assets _____		\$ <u><u>465,386</u></u>	\$ <u><u>457,105</u></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>(348,840)</u>	<u>(300,010)</u>
Total Capital _____		\$ <u>(348,840)</u>	\$ <u>(300,010)</u>
Long Term Debt (224) _____	F-6	-	-
Accounts Payable (231) _____		_____	_____
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		6,951	_____
Other Liabilities (Specify) _____		_____	_____
Due to Owner _____		_____	<u>757,116</u>
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	-	-
Total Liabilities and Capital _____		\$ <u><u>(341,889)</u></u>	\$ <u><u>457,106</u></u>

UTILITY NAME: Gulfstream Utility LLC

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 (101)	\$ <u>0</u>	\$ <u>547,417</u>	\$ _____	\$ <u>547,417</u>
Construction Work in Progress (105) _____	_____	_____	_____	_____0
Other (Specify) _____	_____	_____	_____	_____0
_____	_____	_____	_____	_____0
Total Utility Plant _____	\$ <u>0</u>	\$ <u>547,417</u>	\$ <u>0</u>	\$ <u>547,417</u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>0</u>	\$ <u>66,861</u>	\$ _____	\$ <u>66,861</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>0</u>	\$ <u>15,170</u>	\$ _____	\$ <u>15,170</u>
Salvage _____	_____	_____	_____	_____0
Other Credits (specify) _____	_____	_____	_____	_____0
<u>Total Credits</u> _____	<u>\$ <u>0</u></u>	<u>\$ <u>82,031</u></u>	<u>\$ <u>0</u></u>	<u>\$ <u>82,031</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____0
Cost of removal _____	_____	_____	_____	_____0
Other debits (specify) _____	_____	_____	_____	_____0
<u>Total Debits</u> _____	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ _____0</u>
Balance End of Year _____	\$ <u>0</u>	\$ <u>82,031</u>	\$ <u>0</u>	\$ <u>82,031</u>

UTILITY NAME: Gulfstream Utility LLC

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 _____	\$ (300,010)	\$ _____
Changes during the year (Specify): Retained Earnings _____	(48,830)	_____
Capital Contributions _____	_____	_____
Balance end of year _____	\$ (348,840)	\$ _____ -

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, 2025

TAX 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 fee _____	_____	6,951	_____	6,951
Other (Specify) _____	_____	_____	_____	_____ -
_____	_____	_____	_____	_____ -
_____	_____	_____	_____	_____ -
Total Tax Expense _____	\$ _____ -	\$ _____ 6,951	\$ _____ -	\$ _____ 6,951

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.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
Sundstrom & Mindlin LLP	\$ _____	\$ _____ 3,920	Legal fees
US Water Corp	\$ _____	\$ _____ 110,708	Treatment Service
Tigris Aquatic Services	\$ _____	\$ _____ 47,011	Repair Services
A Able Septic & Sewer	\$ _____	\$ _____ 32,825	Sludge Removal
Jones Walker LLP	\$ _____	\$ _____ 10,719	Legal Fees
Milian, Swain, and Associates	\$ _____	\$ _____ 4,175	Legal Fees
Consta Flow	\$ _____	\$ _____ 30,356	Lift Station Maintenance
Florida Public Service Commission	\$ _____	\$ _____ 6,951	PSC Fees
Gary S. Morse	\$ _____	\$ _____ 2,550	Legal Fees
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2025

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	Wastewater	Total
Balance First of Year _____	\$ _____ 0	\$ _____ 0	\$ _____ 0
Add Debits During Year: _____	_____	_____	_____ 0
Deduct Credits During Year: _____	_____	_____	_____ 0
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: Gulfstream Utility LLC

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	\$ _____	_____ %	%	0.00 %
Preferred Stock	_____	_____ %	%	0.00 %
Long Term Debt	_____	_____ %	%	0.00 %
Customer Deposits	_____	_____ %	%	0.00 %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	0.00 %
Tax Credits - Weighted Cost	_____	_____ %	%	0.00 %
Deferred Income Taxes	_____	_____ %	%	0.00 %
Other (Explain)	_____	_____ %	%	0.00 %
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: _____

**WATER
OPERATING
SECTION
NOT APPLICABLE**

WASTEWATER OPERATING SECTION

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2025

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_____	_____	_____	_____	-
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_____	247,753	23,450	_____	271,203
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_____	\$ 523,967	\$ 23,450	\$ -	\$ 547,417 *

* This amount should tie to sheet F-5.

UTILITY NAME: Gulfstream Utility LLC

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)
351	Organization							
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 %	401		268	669
362	Special Collecting Structures	27	%	3.70 %				
363	Services to Customers	35	%	2.86 %				
364	Flow Measuring Devices	5	%	20.00 %	4,140		-	4,140
365	Flow Measuring Installations		%	%				
370	Receiving Wells	25	%	4.00 %				
371	Pumping Equipment	15	%	6.67 %	19,483		5,386	24,869
380	Treatment and Disposal Equipment	32	%	3.13 %	41,189		8,489	49,678
381	Plant Sewers		%	%				
382	Outfall Sewer Lines	30	%	3.33 %	268		107	375
389	Other Plant and Miscellaneous Equipment	15	%	6.67 %	1,380		921	2,301
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				\$ 66,861	\$ -	\$ 15,170	\$ 82,031 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT	
DECEMBER 31,	2025

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 5,518
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	997
710	Purchased Wastewater Treatment	83,050
711	Sludge Removal Expense	32,825
715	Purchased Power	8,622
716	Fuel for Power Production	
718	Chemicals	10,050
720	Materials and Supplies	14,692
730	Contractual Services:	
	Billing	8,423
	Professional	74,537
	Testing	
	Other	2,334
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	5,421
	Total Wastewater Operation And Maintenance Expense	\$ 246,469 *

* 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					
All meter sizes	D	1.0	976	976	976
General Service					
5/8"	D	1.0	2	2	2
3/4"	D	1.5			0
1"	D	2.5			0
1 1/2"	D,T	5.0			0
2"	D,C,T	8.0			0
3"	D	15.0			0
3"	C	16.0			0
3"	T	17.5			0
Unmetered Customers					0
Other (Specify)					0
Total			978	978	978

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: Gulfstream Utility LLC

YEAR OF REPORT DECEMBER 31, 2025

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) _____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	_____	_____	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____
End of year _____	_____	0	0	0	0	0	0

MANHOLES

Size (inches) _____	48	_____	_____	_____
Type of Manhole _____	Precast	_____	_____	_____
Number of Manholes:				
Beginning of year _____	51	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	51	0	0	0

UTILITY NAME: Gulfstream Utility LLC

SYSTEM NAME: _____

YEAR OF REPORT DECEMBER 31, 2025

TREATMENT PLANT

Manufacturer _____ Type _____ "Steel" or "Concrete" _____ Total Permitted Capacity _____ Average Daily Flow _____ Method of Effluent Disposal _____ Permitted Capacity of Disposal _____ Total Gallons of Wastewater treated _____	_____ Extended Aeration Concrete 100,000 GPD _____ Perc Ponds 100000 GPD _____ _____	_____ _____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____ _____
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MASTER LIFT STATION PUMPS

Manufacturer _____ Capacity (GPM's) _____ Motor: Manufacturer _____ Horsepower _____ Power (Electric or Mechanical) _____	_____	_____	_____	_____	_____	_____
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PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January _____	1.471	_____	All
February _____	1.313	_____	All
March _____	_____	_____	All
April _____	1.226	_____	All
May _____	1.543	_____	All
June _____	1.623	_____	All
July _____	1.696	_____	All
August _____	1.691	_____	All
September _____	_____	_____	All
October _____	1.496	_____	All
November _____	1.440	_____	All
December _____	1.728	_____	All
Total for year _____	<u>15.227</u>	<u>0</u>	<u>All</u>

If Wastewater Treatment is purchased, indicate the vendor: Orange County

UTILITY NAME Gulfstream Utility LLC _____

YEAR OF REPORT DECEMBER 31, 2025
--

SYSTEM NAME: _____

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. _____ 1014 _____
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, 2025

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|---------------------------------|--------------------------------|----|--|
| YES
<input 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 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 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 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 type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	Signed by:  <small>AF4FG41AFF664D6...</small> _____ (signature of chief executive officer of the utility)	*
--------------------------------	--------------------------------	--------------------------------	--------------------------------	--	---

Date: 5/8/2026

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

Date: _____

* 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.