CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS662-19-AR
Dolores A. Uddo
St. Johns Landing Utilities Services
P. O. Box 237
Edgewater, FL 32132-0237

OFFICIAL COPY
Public Service Commission
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Submitted To The

STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31,

Form PSC/AFD 006-W (Rev. 12/99)

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 the next page.
- 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 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.

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FINANCIAL SECTION

REPORT OF

St Johns Landing Utilities	Services		
	(EXACT NAME OF U	Street Address	County
Telephone Number 32 286 6	563	Date Utility First Organized	
Fax Number		E-mail Address	
Sunshine State One-Call of Florida, Inc.	Member No. NA		
Check the business entity of the utility as	filed with the Internal Rev	venue Service:	
Individual X Sub Chapter	S Corporation	1120 Corporation	Partnership
Name, Address and Phone where record	is are located:		
Name of subdivisions where services are	e provided: NA CONTACTS		
Name Person to send correspondence:	Title	Principal Business Address	Salary Charged Utility
Person who prepared this report:	Pus		
Officers and Managers:			\$ \$ \$ \$ \$ \$ \$
Report every corporation or person ownithe reporting utility:	ng or holding directly or in	directly 5 percent or more of the vot	ing securities of
Name	Percent Ownership in Utility	Principal Business Address	Salary Charged Utility
N/A			\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$

UTILITY NAME: St John's Landing Utilities

YEAR OF REPORT DECEMBER 31, 2020 2019

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
ACCOUNT TO THE	, ago	1001	1001
Assets:			
Utility Plant in Service (101-105)	F-5,W-1,S-1	\$	\$
Accumulated Depreciation and	1 -0,00-1,0-1	\$	Ψ
Amortization (108)	F-5,W-2,S-2	/	
		1	
NIA LIKUL Dima		s //	\ \\$
Net Utility Plant		• - / - /	\ _{\phi}
CashCustomer Accounts Receivable (141)			/
Customer Accounts Receivable (141)			1
Other Assets (Specify):			
Total Assets		\$	\$
Total A3300			Ψ ======
Liabilities and Capital:			
Liabilities and Capital:			200
Common Stock Issued (201)			/
Preferred Stock Issued (204)			1
Other Paid in Capital (211)	F-6		
Retained Earnings (215) Propietary Capital (Proprietary and	1-0		
Partnership only) (218)	F-6		
Total Capital		\$	\$
Long Term Debt (224)	F-6	\$ /	\$
Accounts Payable (231)	' '		*
Notes Payable (232)			
Customer Deposits (235)			
Accrued Taxes (236)	1		
Other Liabilities (Specify)			
Advances for Construction			
Contributions in Aid of Construction - Net (271-272)	F-8		
Construction - Net (2/1-2/2)			
Total Liabilities and Capital		\$	\$

UTILITY NAME: St John's landing

YEAR OF REPORT
DECEMBER 31, 20202019

CAPITAL STOCK (201 - 204)

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

RETAINED EARNINGS (215)

	Appropriated 6	Un- Appropriated
Balance first of yearChanges during the year (Specify):	\$	\$
Balance end of year	\$	\$

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year Changes during the year (Specify):	\$	\$
		-
Balance end of year	\$	\$

LONG TERM DEBT (224)

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

UTILITY NAME: St Wha's landing Utilities

YEAR OF REPORT
DECEMBER 31, 2020 2019

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

Report below all developers agreements from which cash received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
Sub-totalReport below all capacity character connection charges re	arges, main extens		\$	\$
Description of Charge	Number of Connections	Charge per Connection		
Booting ion of ondigo	1	·	1 \$	10
2000/pilon of Charge		\$	Φ	\$

ACCUMULATED AMORTIZATION OF CIAC (272)

	Water	∭astewater	Total
Balance First of YearAdd Debits During Year:	\$	\$	\$
Deduct Credits During Year:			
Balance End of Year (Must agree with line #6 above.)	\$	\$	\$

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

	CLII	1 - 1.	11/200	
UTILITY NAME:	DT JOHNS	Landing	Unlitees	YEAR OF REPORT
-				 DECEMBER 31 2 22019

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):

WATER OPERATING SECTION

YEAR OF REPORT DECEMBER 31, 252 Zolf

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights				
304	Structures and Improvements			-	
305	Collecting and Impounding			-	
	Reservoirs				
306	Lake, River and Other				
	Intakes				
307	Wells and Springs			-	
308	Infiltration Galleries and				
	Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment			X /	
320	Water Treatment Equipment				
330	Distribution Reservoirs and				
	Standpipes				
331	Transmission and Distribution		/		
	Lines			1	
333	Services			/	
334	Meters and Meter			<i>Y</i> 1	
225	Installations			\	
335 336	Hydrants				
339	Backflow Prevention Devices Other Plant and				
339	Miscellaneous Equipment				
340	Office Furniture and				
040	Equipment		/		
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		(1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
348	Other Tangible Plant				
	Total Water Plant	\$	\$	\$	\$

YEAR OF REPORT DECEMBER 31, 2020 2019

WATER OPERATION AND MAINTENANCE EXPENSE

Acct.		
No.	Account Name	Amount
601 603 604 610 615 616 618 620 630	Salaries and Wages - Employees_ Salaries and Wages - Officers, Directors, and Majority Stockholders Employee Pensions and Benefits Purchased Water Purchased Power Fuel for Power Production Chemicals Materials and Supplies Contractual Services:	\$
640	Billing	
650	Transportation Expense	
655	Insurance Expense	
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	
	Total Water Operation And Maintenance Expense* This amount should tie to Sheet F-3.	\$*

WATER CUSTOMERS

			Number of Act	ive Customers	Total Number of
	Type of	Equivalent	Start	End	Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0		X	
3/4"	D	1.5		/	· · · · · · · · · · · · · · · · · · ·
1"	D	2.5		<i>Y</i>	
1 1/2"	D,T	5.0	/		
2"	D,C,T	8.0		/	
3"	D	15.0			
3"	C T	16.0			
3"	Т	17.5			
Unmetered Customers					V
Other (Specify)					T
** D = Displacement		Tatel			
C = Compound		Total			
T = Turbine					

UTILITY NAME: St John's La	nding Utilitie	25	YEAR OF DECEMBER 31	REPORT 2019				
WELLS AND WELL PUMPS								
(a)	(b)	(c)	(d)	(e)				
Year Constructed Types of Well Construction and Casing								
Depth of Wells Diameters of Wells Pump - GPM Motor - HP Motor Type * Yields of Wells in GPD Auxiliary Power * Submersible, centrifugal, etc.								
	RESI	ERVOIRS						
(a)	(b)	(c)	(d)	(e)				
Description (steel, concrete) Capacity of Tank Ground or Elevated		2						
	HIGH SER	VICE PUMPING						
(a)	(b)	(c)	(d)	(e)				
Motors Manufacturer Type Rated Horsepower			A					
Pumps Manufacturer Type Capacity in GPM Average Number of Hours Operated Per Day Auxiliary Power								

CIMPILITANA ALABAM.	
UTILITY NAME:	

St John's	larding	Up	litier	

YEAR OF REPORT DECEMBER 31, 2020 2019

SYSTEM NAME: ____

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.	
Present ERC's * the system can efficiently serve	
2. Maximum number of ERCs * which can be served.	
Present system connection capacity (in ERCs *) using existing lines	
4. Future connection capacity (in ERCs *) upon service area buildout.	
5. Estimated annual increase in ERCs *.	
6. Is the utility required to have fire flow capacity? If so, how much capacity is required?	
7. Attach a description of the fire fighting facilities.	
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.	
	_
9. When did the company last file a capacity analysis report with the DEP?	_
10. If the present system does not meet the requirements of DEP rules, submit the following:	
a. Attach a description of the plant upgrade necessary to meet the DEP rules.	
b. Have these plans been approved by DEP?	
c. When will construction begin?	_
d. Attach plans for funding the required upgrading.	
e. Is this system under any Consent Order with DEP?	= 5
11. Department of Environmental Protection ID #	
12. Water Management District Consumptive Use Permit #	_
a. Is the system in compliance with the requirements of the CUP?	
b. If not, what are the utility's plans to gain compliance?	_
	_
 * An ERC is determined based on one of the following methods: (a) If actual flow data are available from the preceding 12 months: Divide the total annual single family residence (SFR) gallons sold by the average number of SFR customers for the same period and divide the result by 365 days. (b) If no historical flow data are available use: 	
ERC = (Total SFR gallons sold (omit 000)/365 days/350 gallons per day).	

WASTEWATER OPERATING SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351 352 353 354 355 360 361 362 363 364 365 370 371 380 381 382 389 390 391 392 393 394 395 396	Organization		\$	\$	\$
397 398	Miscellaneous Equipment Other Tangible Plant Total Wastewater Plant		\$	\$	\$*

^{*} This amount should tie to sheet F-5.

UTILITY NAME: TRANSILL Stron's Landing Utilities

YEAR OF REPORT DECEMBER 31, 226 2019

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct.		1
No.	Account Name	Amount
701 703	Salaries and Wages - EmployeesSalaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	-
711 715	Sludge Removal Expense	_
715 716	Purchased Power	
718	Fuel for Power ProductionChemicals	
710	Chemicals Metarials and Symplica	
730	Materials and Supplies Contractual Services: Billing Professional Testing Other	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	-
	Total Wastewater Operation And Maintenance Expense * This amount should tie to Sheet F-3.	\$

WASTEWATER CUSTOMERS

			Number of Act	ive Customers	Total Number of
1	Type of	Equivalent	Start	End	Meter Equivalents
Description	Meter **	Factor	of Year	of Year	(c x e)
(a)	(b)	(c)	(d)	(e)	(f)
Residential Service		19/	(0)	(0)	\'/
All meter sizes	D	1.0			
General Service			1		
5/8"	D	1.0	7		
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"	С	16.0			
3"	Т	17.5			3
Unmetered Customers					i
Other (Specify)				:	
** D = Displacement					
C = Compound		Total			
T = Turbine					

UTILITY NAME: SYSTEM NAME:	St John's	Landing Utilities			AR OF REPO BER 31, 262	
		TREATMENT P	LANT			
Manufacturer Type "Steel" or "Concr Total Permitted (Average Daily F Method of Effluen Permitted Capaci Total Gallons of Wastewater trea	cete" Capacity low at Disposal ty of Disposal_		NA			
		MASTER LIFT STATI	ON PUMPS			
Horsepower Power (Electric o	r					
	P	UMPING WASTEWATE	R STATISTICS			
Months		Gallons of Treated Wastewater	Effluent Re Gallons to Customer	0	Dispo	t Gallons esed of site
January February March April May June July August September October November December Total for year						
If Wastewater Tre	eatment is purch	nased, indicate the vend	or:			

CERTIFICATION OF ANNUAL REPORT

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

YES	NO	1.	of Accounts	is in substantial compliance with the Uniform System sprescribed by the Florida Public Service Commission 30.115 (1), Florida Administrative Code.				
YES	NO	2.	-	he utility is in substantial compliance with all applicable rules and rders of the Florida Public Service Commission.				
YES	NO	3.	concerning	e been no communications from regulatory agencies noncompliance with, or deficiencies in, financial reporting at could have a material effect on the financial statement.				
	NO	4.	results of o other inforn business af	The annual report fairly represents the financial condition and esults of operations of the respondent for the period presented and other information and statements presented in the report as to the cusiness affairs of the respondent are true, correct, and complete for the period for which it represents.				
Items Co	ertified							
1,	2./	3./ X	*	(signature of Chief Executive Officer of the utility)				
			Date:					
1.	2.	3.	4.	(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.

Reconciliation of Revenue to Regulatory Assessment Fee Revenue

Water Operations

Class C

Company:

For the Year Ended December 31, 25 2 19

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$	\$	\$
Commercial	- 1	,	
Industrial	1 — (X		
Multiple Family		<u> </u>	
Guaranteed Revenues		,	
Other-	433411	1	
Total Water Operating Revenue	\$	\$	\$
LESS: Expense for Purchased Water from FPSC-Regulated Utility	:-	1	
Net Water Operating Revenues	\$	\$	\$

r? !	
CXD.	lanations:

Instructions:

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

Reconciliation of Revenue to Regulatory Assessment Fee Revenue

Wastewater Operations Class C

Company:

For the Year Ended December 31, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$	\$	\$
Commercial		-	
Industrial	- J	$-\mathcal{A}$	1
Multiple Family	J	4	Ψ
Guaranteed Revenues		,	-
Other	,		-
Total Wastewater Operating Revenue	\$	\$	\$
LESS: Expense for Purchased Wastewater			
from FPSC-Regulated Utility	:		
Net Wastewater Operating Revenues	\$	\$	\$

HVD	anations:	
LAND.	lanations.	

Instructions:

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

	v ·		8.0	