

CLASS "C"
WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

Hidden Cove, Ltd.

Exact Legal Name of Respondent

607-W 523-S

Certificate Number(s)

Submitted To The

STATE OF 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

Hidden Cove, Ltd.
(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 Lakeland, Florida 33801	Polk
Mailing Address	Street Address	County

Telephone Number (863) 647-1581 Date Utility First Organized 1982

Fax Number (863) 647-3992 E-mail Address baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. CS2102

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: 500 S. Florida Avenue, Suite 700
Lakeland, Florida

Name of subdivisions where services are provided: Hidden Cove Mobile Home Park

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Altman	Manager	500 S. Florida Ave. Lakeland, FL 33801	
Person who prepared this report: Kim S Kelley	Tax Manager	500 S. FL Ave, Ste 700 Lakeland, FL 33801	
Officers and Managers: Brian Altman	Manager	500 S. Florida Avenue Lakeland FL 33801	\$ 0
			\$
			\$
			\$
			\$

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
T & A Family Partnership	19	500 S. FL Ave, Lakeland	\$ 0
J&M Maxwell Family Partnership	10	500 S. FL Ave, Lakeland	\$ 0
813 North LLC	69	500 S. FL Ave, Lakeland	\$ 0
			\$
			\$
			\$
			\$

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 31,160	31,904	\$ _____	\$ 63,064
Commercial_____		1,892	480	_____	2,372
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 33,052	\$ 32,384	\$ _____	\$ 65,436
Operation Expense (Must tie to pages W-3 and S-3)	W-3				
	S-3	\$ 36,996	32,671	\$ _____	\$ 69,667
Depreciation Expense_____	F-5	8,334	1,295	_____	9,629
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	2,000	4,149	_____	6,149
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 47,330	38,115	_____	\$ 85,445
Net Operating Income (Loss)		\$ (14,278)	\$ (5,731)	\$ _____	\$ (20,009)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 676,769
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 293,313
Interest Expense_____		_____	_____	_____	178,280
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 185,167

UTILITY NAME: Hidden Cove, Ltd.

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	\$ 305,392	\$ 300,639
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	212,376	202,747
Net Utility Plant _____		\$ 93,016	\$ 97,892
Cash _____		86,134	143,136
Customer Accounts Receivable (141) _____		1,918	1,830
Other Assets (Specify): Misc Deferred debits _____		1,729	2,857
Non-utility Prop. Net (121,122) _____		35,127	41,216
Accounts Receivable Assoc. Cos (145) _____		6,157,511	6,146,942
Notes Receivable Assoc. Cos (146) _____		62,038	62,038
Misc. Current & Accrued Assets (174) _____		244,830	0
Total Assets _____		\$ 6,682,303	\$ 6,495,911
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	1,633,738	1,448,571
Total Capital _____		\$ 1,633,738	\$ 1,448,571
Long Term Debt (224) _____	F-6	\$ 5,039,000	\$ 5,039,000
Accounts Payable (231) _____		3,415	2,723
Notes Payable (232) _____		-	0
Customer Deposits (235) _____		0	0
Accrued Taxes (236) _____		6,150	5,617
Other Liabilities (Specify) Prepaid Utility Income _____		0	0
Misc. Current & Accrued Liabilities (241) _____		0	0
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ 6,682,303	\$ 6,495,911

UTILITY NAME: Hidden Cove, Ltd.

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	\$ 173,086	\$ 132,306	\$	\$ 305,392

Construction Work in				

Other (Specify) -----				

Total Utility Plant -----	\$ 173,086	\$ 132,306	\$	\$ 305,392

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 82,549	\$ 120,198	\$	\$ 202,747
Add Credits During Year:				
Accruals charged to depreciation account -----	\$ 8,334	\$ 1,295	\$	\$ 9,629
Salvage -----				
Other Credits (specify) -----				
Amort of Org & Franchise -----				
Total Credits -----	\$ 8,334	\$ 1,295	\$	\$ 9,629
Deduct Debits During Year:				
Book cost of plant retired -----	\$	\$ 0	\$	\$ 0
Cost of removal -----				
Other debits (specify) -----				
Total Debits -----	\$ 0	\$ 0	\$	\$ 0
Balance End of Year -----	\$ 90,883	\$ 121,493	\$	\$ 212,376

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT	
DECEMBER 31,	2024

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share _____	N/A	N/A
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 _____	\$ N/A	\$ N/A
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ 1,448,571
Changes during the year (Specify): Current year income(loss) _____ _____ _____	_____ _____ _____	185,167 _____ _____
Balance end of year _____	\$ _____	\$ 1,633,738

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Walker & Dunlop LLC, Issued 11/27/19 Matures 12/1/29	3.48%	120	\$ 5,039,000
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ 5,039,000

Hidden Cove, Ltd.

YEAR OF REPORT

DECEMBER 31,

2024

TAXES ACCRUED (236)

(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 _____	513	2,692	_____	3,205
Regulatory assessment fee _____	1,487	1,457	_____	2,944
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 2,000	\$ 4,149	\$ _____	\$ 6,149

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: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ 0	\$ 0	\$ 0
2) Add credits during year_____	\$ 0	\$ 0	\$ 0
3) Total_____			
4) Deduct charges during the year_____			
5) Balance end of year_____			
6) Less Accumulated Amortization_____			
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
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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		
		\$	\$	\$
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 Credits During Year:_____			
Deduct Debits During Year:_____			
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: Hidden Cove, Ltd.

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	\$ N/A	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits		%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00 %		%

(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: Hidden Cove, Ltd.

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	\$ <u>N/A</u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
Preferred Stock	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Long Term Debt	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Customer Deposits	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Tax Credits-Zero Cost	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Tax Credits-Weighted	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Cost of Capital	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Deferred Income Taxes	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other (Explain)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>

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

<div></div>

WATER OPERATING SECTION

UTILITY NAME:

Hidden Cove, Ltd.

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_____	320	_____	_____	320
304	Structures and Improvements_____	371	1,193	_____	1,564
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	3,434	_____	_____	3,434
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	1,145	_____	_____	1,145
310	Power Generation Equipment_____	62,121	-	_____	62,121
311	Pumping Equipment_____	2,605	_____	_____	2,605
320	Water Treatment Equipment_____	1,832	_____	_____	1,832
330	Distribution Reservoirs and Standpipes_____	4,579	_____	_____	4,579
331	Transmission and Distribution Lines_____	9,679	_____	_____	9,679
333	Services_____	11,448	_____	_____	11,448
334	Meters and Meter Installations_____	70,799	_____	_____	70,799
335	Hydrants_____	_____	_____	_____	_____
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	0	_____	_____	0
341	Transportation Equipment_____	2,706	_____	_____	2,706
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	157	_____	_____	157
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	697	_____	_____	697
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	0	_____	_____	0
	Total Water Plant_____	\$ 171,893	\$ 1,193	\$ -	\$ 173,086

UTILITY NAME:

Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

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)
304	Structures and Improvements	28	0 %	3.57 %	\$ 371	\$	\$ 43	\$ 414
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	3,434		0	3,434
308	Infiltration Galleries & Tunnels		%	%				0
309	Supply Mains	32	0 %	3.13 %	1,145		0	1,145
310	Power Generating Equipment	17	0 %	5.88 %	3,653		3,652	7,305
311	Pumping Equipment	17	0 %	6.67 %	1,194		130	1,324
320	Water Treatment Equipment	17	0 %	5.88 %	1,832		0	1,832
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,579		0	4,579
331	Trans. & Dist. Mains	38	0 %	2.63 %	9,493		0	9,493
333	Services	35	0 %	2.86 %	11,448		0	11,448
334	Meter & Meter Installations	17	%	5.88 %	42,181		4,163	46,344
335	Hydrants		%	%	131			131
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment	6	%	16.7 %	0		0	0
342	Stores Equipment		%	%	2,367		339	2,706
343	Tools, Shop and Garage Equipment		%	%				
344	Laboratory Equipment		%	6.67 %	20		11	31
345	Power Operated Equipment	10	%	10.00 %	701		-4	697
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	5.00 %			0	0
	Totals				\$ 82,549	\$ 0	\$ 8,334	\$ 90,883 *

* This amount should tie to Sheet F-5.

UTILITY NAME: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 11,187
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	1,426
615	Purchased Power_____	
616	Fuel for Power Production_____	2,097
618	Chemicals_____	1,966
620	Materials and Supplies_____	
630	Contractual Services:	
	Billing_____	573
	Professional_____	3,780
	Testing_____	13,903
	Other_____	
640	Rents_____	327
650	Transportation Expense_____	542
655	Insurance Expense_____	568
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	627
675	Miscellaneous Expenses_____	
	Total Water Operation And Maintenance Expense_____	\$ 36,996 *

* 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	122.0	122.0	122.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	1.0	1.0	1.0
3/4"	D	1.5			
1"	D	2.5	1.0	1.0	2.5
1 1/2"	D,T	5.0			
2"	D,C,T	8.0	1.0	1.0	8.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			125.0	125.0	133.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2023

SYSTEM NAME: _____ Hidden Cove

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	_____	272	74	198	200
February_____	_____	317	0	317	210
March_____	_____	339	44	295	208
April_____	_____	285	30	255	224
May_____	_____	295	66	229	252
June_____	_____	215	44	171	157
July_____	_____	230	30	200	166
August_____	_____	200	30	170	156
September_____	_____	194	44	150	160
October_____	_____	205	29	176	168
November_____	_____	230	43	187	189
December_____	_____	251	66	185	195
Total for Year_____	_____	3,033	500	2,533	2,285

If water is purchased for resale, indicate the following:

Vendor_____ N/A

Point of delivery_____

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

MAINS (FEET)

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	4"	1,600	_____	_____	1,600
PVC	2"	2,300	_____	_____	2,300
PVC	1"	400	_____	_____	400
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2024

SYSTEM NAME: _____ Hidden Cove

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	1982	_____	_____	_____
Types of Well Construction and Casing_____	Steel 70' Casing	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	430'	_____	_____	_____
Diameters of Wells_____	6"	_____	_____	_____
Pump - GPM_____	380	_____	_____	_____
Motor - HP_____	7.5	_____	_____	_____
Motor Type *_____	Turbine	_____	_____	_____
Yields of Wells in GPD_____	300	_____	_____	_____
Auxiliary Power_____	ARCO-ST-5	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank_____	2,500	_____	_____	_____
Ground or Elevated_____	Ground	_____	_____	_____

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	N/A	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	N/A	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2024

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	37,500	_____	_____
Type of Source_____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Primary	_____	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	432,000	_____	_____
High service pumping	_____	_____	_____
Gallons per minute_____	_____	_____	_____
Reverse Osmosis_____	_____	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	_____	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	_____	_____	_____
Gravity GPD/Sq.Ft._____	_____	_____	_____
Disinfection	_____	_____	_____
Chlorinator_____	_____	_____	_____
Ozone_____	_____	_____	_____
Other_____	_____	_____	_____
Auxiliary Power_____	ARCO-ST-5	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: _____ Hidden Cove

GENERAL WATER SYSTEM INFORMATION

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's * the system can efficiently serve. _____ 136
2. Maximum number of ERC's * which can be served. _____ 136
3. Present system connection capacity (in ERCs *) using existing lines. _____ 136
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 136
5. Estimated annual increase in ERCs *. ____ None
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.

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? No
11. Department of Environmental Protection ID # _____ 6534736
12. Water Management District Consumptive Use Permit # 20006893.003
 - 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? _____

* 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) 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

UTILITY NAME:

Hidden Cove, Ltd.

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_____	\$ _____	\$ _____	\$ _____	\$ _____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	1,680	_____	_____	1,680
354	Structures and Improvements_____	343	_____	_____	343
355	Power Generation Equipment_____	160	_____	_____	160
360	Collection Sewers - Force_____	0	_____	_____	_____
361	Collection Sewers - Gravity_____	60,984	_____	_____	60,984
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	0	_____	_____	0
364	Flow Measuring Devices_____	1,145	_____	_____	1,145
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	9,158	_____	_____	9,158
371	Pumping Equipment_____	4,790	_____	_____	4,790
380	Treatment and Disposal Equipment_____	45,228	3,560	_____	48,788
381	Plant Sewers_____	_____	_____	_____	_____
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	437	_____	_____	437
391	Transportation Equipment_____	2,706	_____	_____	2,706
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	811	_____	_____	811
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	1,304	_____	_____	1,304
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	0	_____	_____	_____
	Total Wastewater Plant_____	\$ 128,746	\$ 3,560	\$ _____	\$ 132,306 *

* This amount should tie to sheet F-5.

UTILITY NAME:

Hidden Cove, Ltd.

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	0 %	3.7 %	\$ 343	\$	0	\$ 343
355	Power Generation Equipment		%	5.88 %	52		8	60
360	Collection Sewers - Force	27	0 %	3.7 %				
361	Collection Sewers - Gravity	40	0 %	2.5 %	60,984		0	60,984
362	Special Collecting Structures		%		0			
363	Services to Customers	35	0 %	2.86 %	0			
364	Flow Measuring Devices	5	0 %	20.0 %	1,145		0	1,145
365	Flow Measuring Installations		%					
370	Receiving Wells		%		9,158			9,158
371	Pumping Equipment	18	0 %	5.56 %	871		266	1,137
380	Treatment and Disposal Equipment	18	0 %	5.56 %	43,856		469	44,325
381	Plant Sewers		%					
382	Outfall Sewer Lines		%					
389	Other Plant and Miscellaneous Equipment		%					
390	Office Furniture and Equipment							
391	Transportation Equipment	6	0 %	6.67 %	277		29	306
392	Stores Equipment		%	16.67 %	2,367		339	2,706
393	Tools, Shop and Garage Equipment	6	%	6.67 %	54		54	108
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	10.00 %	1,091		130	1,221
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 120,198	\$	1,295	\$ 121,493 *

* This amount should tie to Sheet F-5.

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT DECEMBER 31, 2024

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 10,885
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	5,457
711	Sludge Removal Expense_____	4,187
715	Purchased Power_____	
716	Fuel for Power Production_____	6,900
718	Chemicals_____	1,234
720	Materials and Supplies_____	
730	Contractual Services:	
	Billing_____	
	Professional_____	960
	Testing_____	800
	Other_____	
740	Rents_____	1,058
750	Transportation Expense_____	542
755	Insurance Expense_____	560
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	88
775	Miscellaneous Expenses_____	
	Total Wastewater Operation And Maintenance Expense_____	\$ 32,671 *

* 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	D	1.0	122.0	122.0	122.0
All meter sizes					
General Service	D	1.0			
5/8"		1.5			
3/4"		2.5	1.0	1.0	2.5
1"		5.0			
1 1/2"		8.0			
2"		15.0			
3"		16.0			
3"		17.5			
Unmetered Customers					
Other (Specify)					
Total			123.0	123.0	124.5

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

PUMPING EQUIPMENT

Lift Station Number _____	1	_____	_____	_____	_____	_____
Make or Type and nameplate data on pump _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Year installed _____	1982	_____	_____	_____	_____	_____
Rated capacity _____	_____	_____	_____	_____	_____	_____
Size _____	5' x 10' 4"	_____	_____	_____	_____	_____
Power:	_____	_____	_____	_____	_____	_____
Electric _____	Electric	_____	_____	_____	_____	_____
Mechanical _____	_____	_____	_____	_____	_____	_____
Nameplate data of motor _____	2-1 HP	_____	_____	_____	_____	_____
_____	230 v	_____	_____	_____	_____	_____
_____	1 Phase	_____	_____	_____	_____	_____

SERVICE CONNECTIONS

Size (inches) _____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.) _____	PVC	_____	_____	_____	_____	_____
Average length _____	_____	_____	_____	_____	_____	_____
Number of active service connections _____	123	_____	_____	_____	_____	_____
Beginning of year _____	123	_____	_____	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____
End of year _____	123	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections _____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches) _____	8"	6"	_____	_____	3"	_____	_____	_____
Type of main _____	PVC	PVC	_____	_____	PVC	_____	_____	_____
Length of main (nearest foot) _____	_____	_____	_____	_____	_____	_____	_____	_____
Beginning of year _____	3,308	250	_____	_____	850	_____	_____	_____
Added during year _____	_____	_____	_____	_____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____	_____	_____	_____	_____
End of year _____	3,308	250	_____	_____	850	_____	_____	_____

MANHOLES

Size (inches) _____	48"	_____	_____	_____
Type of Manhole _____	Concrete	_____	_____	_____
Number of Manholes:	_____	_____	_____	_____
Beginning of year _____	12	_____	_____	_____
Added during year _____	_____	_____	_____	_____
Retired during year _____	_____	_____	_____	_____
End of Year _____	12	_____	_____	_____

UTILITY NAME: _____ Hidden Cove, Ltd.

SYSTEM NAME: _____ Hidden Cove

YEAR OF REPORT DECEMBER 31, 2024

TREATMENT PLANT

Manufacturer_____	Unknown_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete_____	_____	_____
Total Permitted Capacity_____	.02 MGD_____	_____	_____
Average Daily Flow_____	8,422_____	_____	_____
Method of Effluent Disposal_____	_____	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	3,074,000_____	_____	_____

MASTER LIFT STATION PUMPS

Manufacturer_____	N/A_____	_____	_____	_____	_____	_____
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_____	274	_____	274
February_____	298	_____	298
March_____	304	_____	304
April_____	268	_____	268
May_____	232	_____	232
June_____	196	_____	196
July_____	181	_____	181
August_____	187	_____	187
September_____	222	_____	222
October_____	277	_____	277
November_____	306	_____	306
December_____	329	_____	329
Total for year_____	3,074	_____	3,074

If Wastewater Treatment is purchased, indicate the vendor: _____ N/A _____

UTILITY NAME: _____ Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: _____ Hidden Cove

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. _____ 127
2. Maximum number of ERCs* which can be served. _____ 127
3. Present system connection capacity (in ERCs*) using existing lines. _____ 127
4. Future connection capacity (in ERCs*) upon service area buildout. _____ 127
5. Estimated annual increase in ERCs*. _____ None
6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
No current plans to expand or improve the 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? ___ The utility does not engage in reuse nor has a feasibility study been done.
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? _____ February 2015

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 n/a
- c. When will construction begin? _____
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? _____ No

12. Department of Environmental Protection ID # _____ FLA013107

- * 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: Hidden Cove, Ltd.

YEAR OF REPORT
DECEMBER 31, 2024

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input 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="" 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="" 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="" 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.	2.	3.	4.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



(signature of chief executive officer of the utility) *

1.	2.	3.	4.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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.

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Wastewater Operations
Class C**

Company: Hidden Cove, Ltd.

For the Year Ended December 31, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 31,904	\$ 31,904	\$ -
Commercial	480	480	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 32,384	\$ 32,384	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 32,384	\$ 32,384	\$ -

Explanations:

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).

**Reconciliation of Revenue to
Regulatory Assessment Fee Revenue
Water Operations
Class C**

Company: Hidden Cove, Ltd.

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	\$ 31,160	\$ 31,160	\$ -
Commercial	\$ 1,892	\$ 1,892	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 33,052	\$ 33,052	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 33,052	\$ 33,052	\$ -

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).